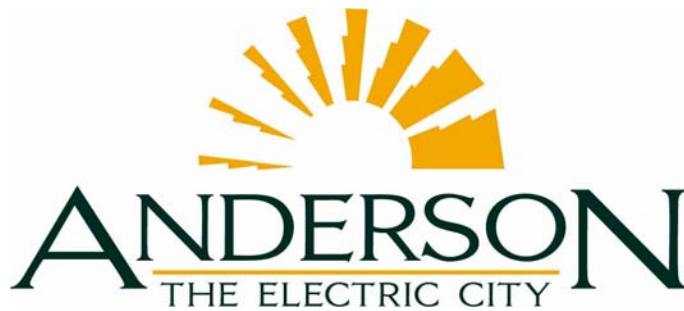


# CITY OF ANDERSON, SOUTH CAROLINA



## OFFICIAL ZONING ORDINANCE

### ADOPTED

January 1998

Amended:

September 2003

June 2006

June 2007

May 2004

October 2006

December 2007

# City of Anderson, South Carolina

## Official Zoning Ordinance

Adopted January 12, 1998

Amended:

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<b>City Council</b>	<b>Planning Commission</b>
<p><i>Darwin H. Wright, Mayor</i> <i>Richard Shirley</i> <i>Philip Cheney</i> <i>J.C. Nix</i> <i>David Walker</i> <i>Beatrice Thompson</i> <i>Dennis McKee</i> <i>Tom Dunaway</i> <i>Francis Cason, Mayor Pro-Tem</i></p>	<p><i>Gregg Jones, Chairman</i> <i>Olin Bell</i> <i>Frank Eskridge</i> <i>Carter Knobel</i> <i>Homer Yon</i> <i>Herman Keith</i> <i>J.O. Rich</i> <i>Susan Richardson</i> <i>Arthur McCombs</i></p>

**John Moore, Jr.**  
*City Manager*

**Linda McConnell**  
*Community Planning & Development*  
*Director*

**Maurice McKenzie, AICP**  
*City Planner*

**Horace Holloway**  
*Building Official*

**Assistance by:**



*AN ORDINANCE TO AMEND THE 1968 CITY OF ANDERSON ZONING ORDINANCE (REVISED IN 1980), AND TO ESTABLISH ZONING REGULATIONS FOR THE CITY OF ANDERSON, SOUTH CAROLINA, REGULATING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND, THE SIZE OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS, AND THE DENSITY AND DISTRIBUTION OF POPULATION; CREATING DISTRICTS FOR SAID PURPOSES AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF; PROVIDING FOR A BOARD OF ZONING APPEALS; AND PROVIDING FOR THE IMPOSITION OF PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE.*

BE IT ORDAINED by the Mayor and Council of the City of Anderson, South Carolina that:

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## **ARTICLE 1 TITLE AND AUTHORITY**

### **1.1 TITLE**

This Ordinance shall be known as and may be cited as "The Zoning Ordinance of the City of Anderson, South Carolina."

### **1.2 AUTHORITY**

This Zoning Ordinance is designed and adopted pursuant to the authority conferred by the General Statutes of South Carolina, 1976 Code of Laws, 1994 Cumulative Supplement, Title VI, Chapter 29 [S.C. Planning Enabling Act of 1994]

### **1.3 LEGAL STATUS**

Whenever the regulations set forth in this Ordinance require more restrictive standards than are required in or under any other statute, the requirements of this Ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this Ordinance, the provisions of such statute shall govern.

## **ARTICLE 2 PURPOSE**

### **2.1 PURPOSE**

The zoning regulations and districts set forth herein, have been made in accordance with the City of Anderson, 1990 Comprehensive Land Use Plan, and are deemed necessary in order to preserve and promote health, safety, welfare, comfort, convenience, order, efficient government, and the systematic future development of the City, economic and industrial prosperity; prevent or relieve congestion of population and traffic, control fire hazards, preserve the natural and historic features of the City and beautify the same. This Ordinance divides the City into districts (zones) and regulates them in a way that facilitates the use and development of all areas of the City, and is designed to insure a fair and adequate division of light and air among buildings, protect the residential districts, conserve property values, facilitate adequate provision of water, sewage, schools, parks and other public facilities, and generally encourage the most appropriate use of land throughout the City.

The format of this Ordinance is designed to expedite administration and promote understanding for land use regulation. Use of this Ordinance requires familiarity with its total content. It is necessary to consider the intent of any individual clause with respect to the comprehensive context in which it is presented.



**ARTICLE 3**  
**ESTABLISHMENT OF ZONING DISTRICTS AND**  
**DISTRICT BOUNDARIES**

**3.1 CRITERIA**

The City of Anderson is divided into seventeen (17) zoning districts and two (2) overlay districts as determined by the purposes set forth in Article II, taking into account the design, size, and intensity of the use, and/or location of one or more of the following:

<ul style="list-style-type: none"><li>• <b>Sanitary sewer and stormwater drainage structures;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Water mains (lines) for purposes of extinguishing fires, and for consumption;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Fire stations and fire equipment;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Police protection;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Transportation facilities, including streets, sidewalks, and bridges;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Schools, parks, greenways and other public facilities and requirements;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Other utilities services;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Potential hazards from fire, flooding and diseases;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Access of light and air to buildings;</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Access for fire and police protection and refuse collection;</b></li></ul>

### 3.2 ESTABLISHMENT OF THE DISTRICTS

For the purpose of this Ordinance and based upon the criteria established in Section 3.1, the City of Anderson is hereby divided into the following zoning districts:

ABBREVIATION	CLASSIFICATION
RA	Residential, Agriculture, 40,000 sf. min.
R-40	Residential, Single-Family, 40,000 sf. min.
R-20	Residential, Single-Family, 20,000 sf. min.
R-15	Residential, Single-Family, 15,000 sf. min.
R-10	Residential, Single-Family, 10,000 sf. min.
R-5	Residential, Single-Family, 5,000 sf. min.
RG	Residential General, Multi-Family, 4 units/acre
RM-10	Residential, Multi-Family, 10 units/acre
RM-18	Residential, Multi-Family, 18 units/acre
NP	Neighborhood Professional District
LO	Limited Office District
NC	Neighborhood Commercial District
GC	General Commercial District
CBD	Central Business District
LI	Light Industrial District
HI	Heavy Industrial District
HO	Historic Overlay District
EO	Environmental Overlay District
PDD	Planned Development District

### **3.3 DISTRICT BOUNDARIES**

The boundaries of the zoning districts established in Section 3.2 are hereby delineated on the Official Zoning Map of the City of Anderson, which together with all explanatory matter thereon, is hereby adopted and declared to be an integral part of this Ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the Seal of the City under the words: "Official Zoning Map, City of Anderson, South Carolina," together with the date of the adoption of this Ordinance.

If, in accordance with the provisions of this Ordinance and South Carolina 1976 Code of Laws, 1994 Supplement, Title VI, Article 29, changes are made in district boundaries or other matters, such changes shall be portrayed on the Official Zoning Map promptly by the City Clerk within seven days after the amendment has been approved by the City Council. No amendment to this Ordinance that involves matter portrayed on the Official Zoning Map shall become effective until after such change has been made on said map.

No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind, by any person or persons, shall be considered a violation of this Ordinance and punishable as provided by law.

Regardless of the existence of copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in Office of the Division of Planning and Transportation, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City.

### **3.4 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES**

Where uncertainty exists as to the location of a district boundary line as delineated on the Official Zoning Map, the precise location of the boundary line is to be determined as follows:

- 3.4.1** Where a district boundary line is shown as following along or superimposed upon a lot or tract line (public or private), such lot or tract line shall be deemed to be the boundary line;
- 3.4.2** Where a district boundary line is indicated by a designated number of feet, that distance shall control;
- 3.4.3** Where a district boundary line is shown within or following along a highway, street, alley, or public thoroughfare, such boundary line shall be deemed to be in the center of that facility except in the cases where the side of said facility is designated as the boundary line;
- 3.4.4** Where a district boundary line is shown as following along or superimposed upon a railroad track or tracks, such boundary line shall be deemed to be in the center of the tracks when there is one set of tracks, and in the center of the railroad right-of-way in the event that there are numerous tracks;
- 3.4.5** Where a district boundary line is shown as following along or superimposed upon a stream, river, canal, or lake, such boundary line shall be deemed to be located in the center of the watercourse, except in cases where the bank (side) of watercourse is designated as the boundary line;

**3.4.6** Where a district boundary line is shown as parallel to or an extension of features indicated in sub-sections 1 through 5, such boundary line shall be construed to be parallel to or an extension of the existing feature.

**3.4.7** Where a district boundary line is shown and its location cannot be determined by any of the rules in sub-sections 1 through 6, its precise location shall be determined by the Board of Zoning Appeals, using a process of scaling on the map, from fixtures, objects, or other features shown on the maps.

### **3.5 ANNEXATION AND OTHER ADJUSTMENTS TO CITY LIMITS**

Where city limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

**3.5.1** The appropriate classification of newly annexed lands into the city shall be determined by the City Council during the annexation process, based upon the proposed use of the land, as well as those criteria listed in Section 3-1. Of course, the City Council or property owner may later desire to change such classification through normal amendment procedure.

**3.5.2** In all cases, where additions or deletions in the City of Anderson's total land area require adjustments in the Zoning District boundaries, said amendments shall be made on the Official Zoning Map within 60 days and the date of Council action shall be noted.

**ARTICLE 4**  
**APPLICATION OF DISTRICT REGULATIONS**

The regulations set forth by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of land use. Additionally, the following general standards for the enforcement of regulations shall apply, except where provisions for relief are set forth elsewhere in this Ordinance.

**4.1 USE OF LAND OR STRUCTURES**

**4.1.1** No land or structure shall hereafter be used or occupied, and no structure or parts thereof, be constructed, erected, altered or moved, unless in conformity with all the regulations herein specified for the zoning district in which the structure or land is located.

**4.1.2** No structure shall hereafter be erected or altered:

- a) with greater height, size, bulk, or other dimensions;
- b) to accommodate or house a greater number of families;
- c) to occupy a greater percentage of lot area;
- d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces, than is herein allowed; or in any other manner contrary to the provisions of this Ordinance.

**4.1.3** No part of a yard, open space, off-street parking or loading space required in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

**4.2 REDUCTION OF LOT SIZE**

No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

**4.3 USE OF SUBSTANDARD LOTS OF RECORD**

Recorded lots which at the time of the adoption of this Ordinance, do not conform to the dimensional requirements of this Ordinance, may nonetheless be utilized as building sites and the Zoning Administrator is authorized to issue a Certificate of Zoning Compliance for the use of the property. The Zoning Administrator shall establish setbacks to conform as closely as possible to the dimensional requirements of the zoning district in which the non-conforming lot is located, but not so as to prohibit a reasonable use of the parcel. If any two (2) or more adjoining lots under the same ownership do not conform to the dimensional requirements of this Ordinance, then the lots must be combined to meet more closely, if not completely, the dimensional requirements of this Ordinance prior to the issuance of a Certificate of Zoning Compliance.

## 5.1 RA, RESIDENTIAL AGRICULTURAL DISTRICT

### 5.1.1 Purpose

It is the intent and purpose of the RA District to provide for and protect very low density, single-family residential development together with traditional low intensity agricultural and farming activities. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings located on farm lots having an area of at least 40,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential and agricultural character of the district.

### 5.1.2 Permitted Uses

The following uses shall be permitted in any RA Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.1.3)
- **Single-family dwelling**

### 5.1.3 Conditional Uses

The following uses shall be permitted in any RA Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

#### ***Bed and Breakfast Inn***

- *REVIEW & PUBLIC HEARING BY BZA:* Yes
- *MINIMUM LOT SIZE:* RA minimum lot size applies
- *SPECIAL BUFFER REQUIREMENTS:* See Section 14.19
- *SPECIAL LIGHTING RESTRICTIONS:* See Section 14.19
- *MAXIMUM IMPERVIOUS SURFACE AREA:* See Section 14.19
- *SPECIAL SIGNAGE RESTRICTIONS:* See Section 14.19
- *OTHER SPECIAL CONDITIONS:* See Section 14.19

#### ***Cemetery or Memorial Garden***

- *REVIEW & PUBLIC HEARING BY BZA:* No
- *MINIMUM LOT SIZE:* 5 acres
- *SPECIAL BUFFER REQUIREMENTS:* N/A
- *SPECIAL LIGHTING RESTRICTIONS:* No illumination at night
- *MAXIMUM IMPERVIOUS SURFACE AREA:* N/A
- *SPECIAL SIGNAGE RESTRICTIONS:* Ground illumination only
- *OTHER SPECIAL CONDITIONS:* No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Farm, Orchard, Plant, or Tree Nursery**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: N/A
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: No sign allowed
- OTHER SPECIAL CONDITIONS:
  1. No retail sales shall be conducted on the premises.
  2. Animal farms shall be limited to the keeping of horses, mules, donkeys, goats, cows, and similar animals.
  3. The number of animals shall be limited to one (1) animal per one (1) acre.

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

<b>Public Utility Substation, Installation, Water Tower</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property.
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	No sign is allowed
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns, & peaceful nature of the community.
<b>School (Elementary, Middle, or High)</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community

### 5.1.4 Prohibited Uses

The following uses are expressly prohibited within any RA Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

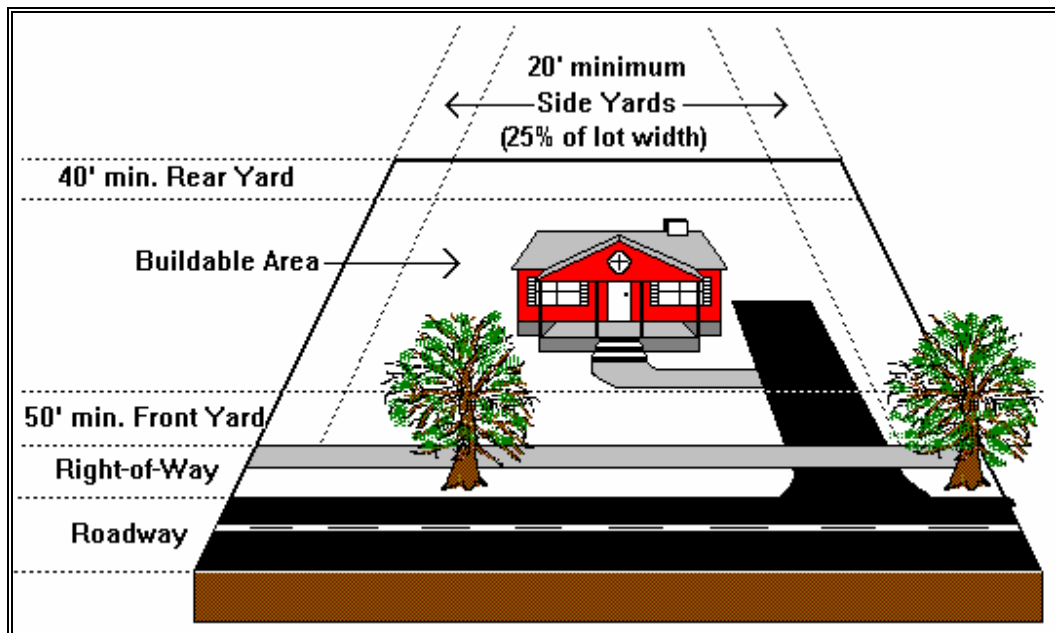
• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations



### 5.1.5 Lot Specifications

Uses permitted in any RA Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>40,000 s.f. 150 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>50 feet 40 feet 25% of lot width at the building line, but not less than 20 feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 5.2 R-40, SINGLE-FAMILY RESIDENTIAL DISTRICT (Estate District)

### 5.2.1 Purpose

It is the intent and purpose of the R-40 "Estate" District to provide for and protect the quiet and peaceful character of very low density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 40,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.2.2 Permitted Uses

The following uses shall be permitted in any R-40 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building**, facility, or land (except those listed in 5.2.3)
- **Single-family dwelling**

### 5.2.3 Conditional Uses

The following uses shall be permitted in any R-40 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-40 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator’s primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

### 5.2.4 Prohibited Uses

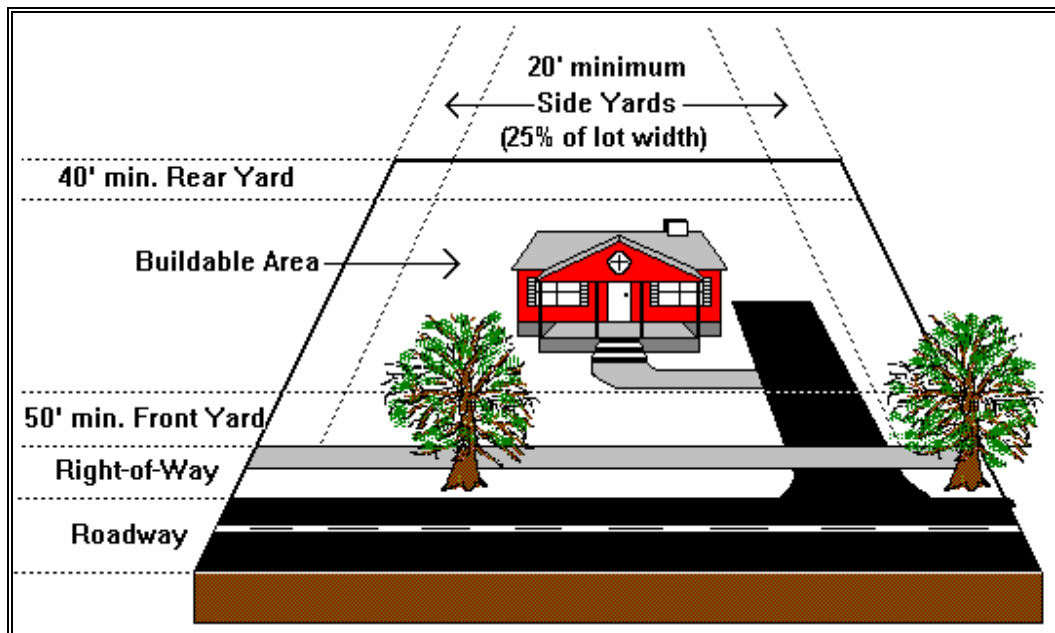
The following uses are expressly prohibited within any R-40 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

## 5.2.5 Lot Specifications

Uses permitted in any R-40 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<i>40,000 square feet</i> <i>150 feet</i>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<i>50 feet</i> <i>40 feet</i> <i>25% of lot width at the building line, but not less than 20 feet per side.</i>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<i>35 feet</i> <i>2 1/2 stories</i>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<i>4 persons</i>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<i>see Article 11</i>



## 5.3 R-20, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.3.1 Purpose

It is the intent and purpose of the R-20 District to provide for and protect the quiet and peaceful character of low density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 20,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.3.2 Permitted Uses

The following uses shall be permitted in any R-20 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.3.3)
- **Single-family dwelling**

### 5.3.3 Conditional Uses

The following uses shall be permitted in any R-20 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-20 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community

### 5.3.4 Prohibited Uses

The following uses are expressly prohibited within any R-20 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

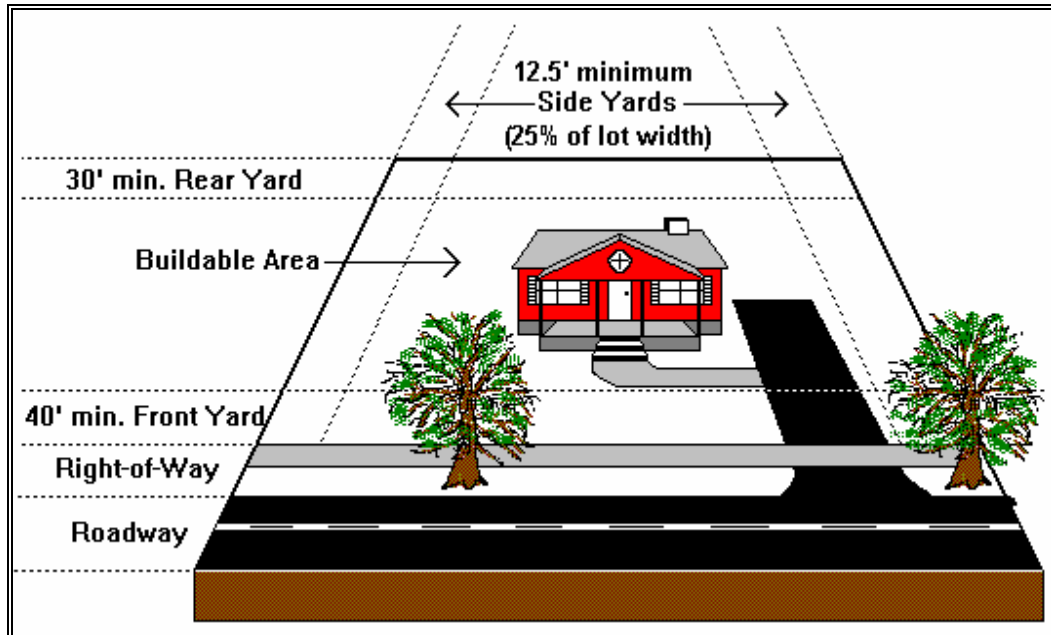
• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations



### 5.3.5 Lot Specifications

Uses permitted in any R-20 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance:

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>20,000 square feet 100 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>40 feet 30 feet 25% of lot width at the building line, but not less than 12.5feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 5.4 R-15, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.4.1 Purpose

It is the intent and purpose of the R-15 District to provide for and protect the quiet and peaceful character of low to medium density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 15,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.4.2 Permitted Uses

The following uses shall be permitted in any R-15 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.4.3)
- **Single-family dwelling**

### 5.4.3 Conditional Uses

The following uses shall be permitted in any R-15 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-15 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.4.4 Prohibited Uses

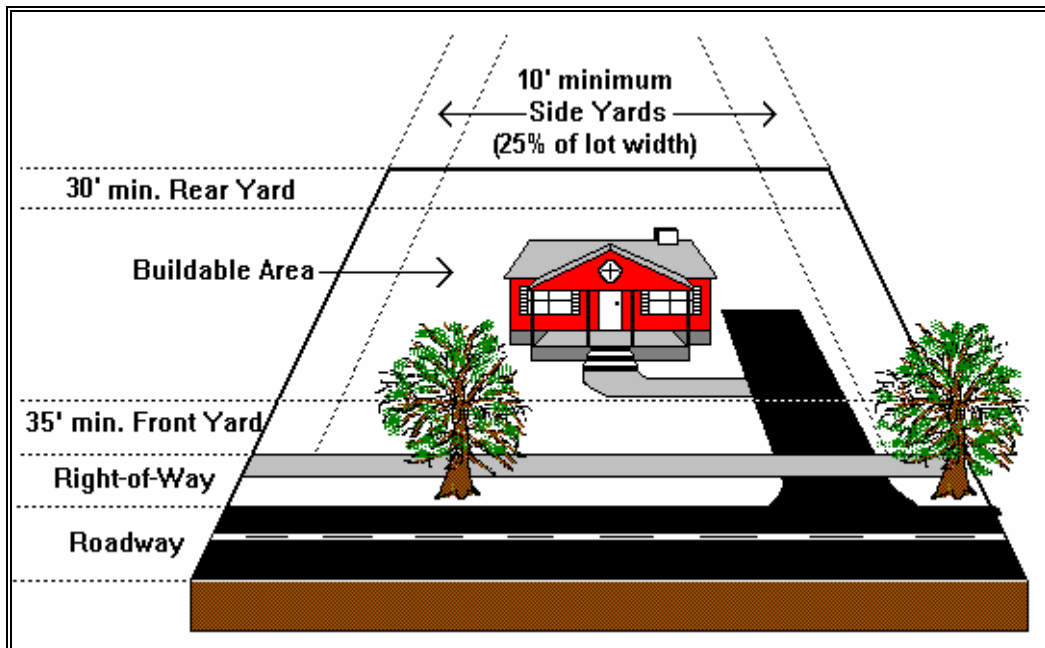
The following uses are expressly prohibited within any R-15 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.4.5 Lot Specifications

Uses permitted in any R-15 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>15,000 square feet 80 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>35 feet 30 feet 25 % of lot width at the building line, but not less than 10 feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 5.5 R-10, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.5.1 Purpose

It is the intent and purpose of the R-10 District to provide for and protect the general character of medium to high density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 10,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.5.2 Permitted Uses

The following uses shall be permitted in any R-10 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.5.3)
- **Single-family dwelling**

### 5.5.3 Conditional Uses

The following uses shall be permitted in any R-10 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-10 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.

<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.5.4 Prohibited Uses

The following uses are expressly prohibited within any R-10 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

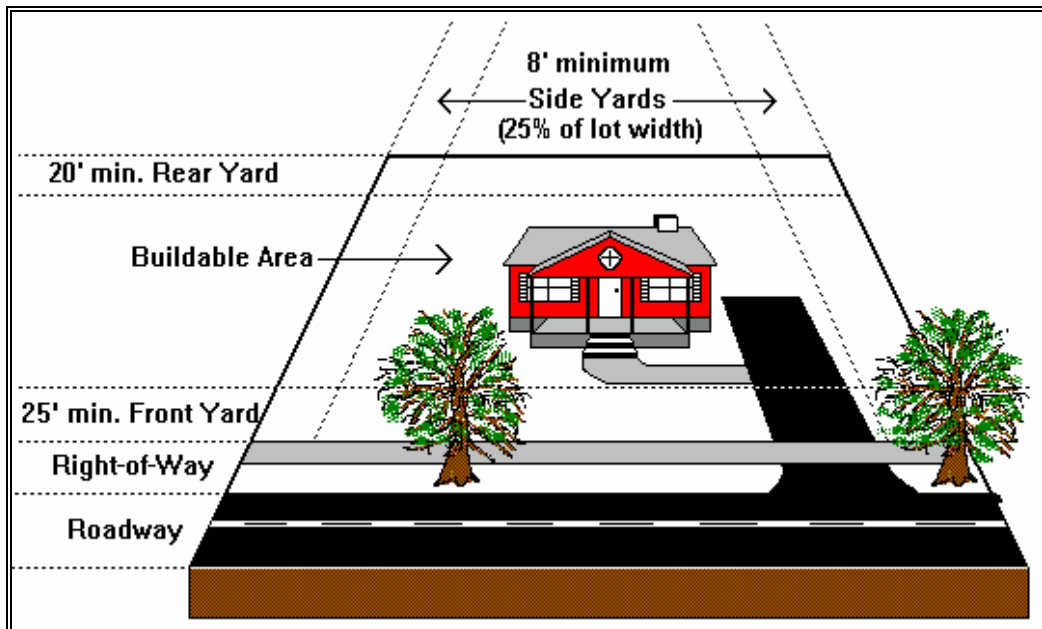
• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations



### 5.5.5 Lot Specifications

Uses permitted in any R-10 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<i>10,000 square feet</i> <i>65 feet</i>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<i>25 feet</i> <i>20 feet</i> <i>25% of lot width at building line, but not less than 8 feet per side</i>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<i>35 feet</i> <i>2 1/2 stories</i>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<i>4 persons</i>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li><b>Off-Street Parking</b></li> </ul>	<i>see Article 11</i>



## 5.6 R-5, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.6.1 Purpose

It is the intent and purpose of the R-5 District to provide for and protect the general residential character of high density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 5,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.6.2 Permitted Uses

The following uses shall be permitted in any R-5 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.6.3)
- **Single-family dwelling**

### 5.6.3 Conditional Uses

The following uses shall be permitted in any R-5 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-5 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.6.4 Prohibited Uses

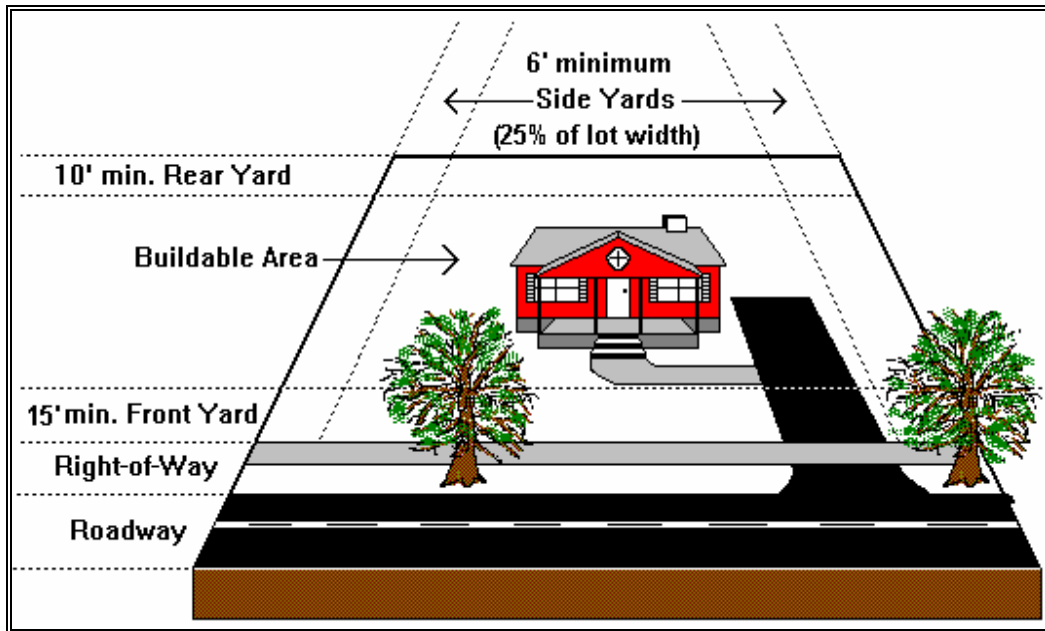
The following uses are expressly prohibited within any R-5 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.6.5 Lot Specifications

Uses permitted in any R-5 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	5,000 square feet 50 feet
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	15 feet 10 feet 25% of lot width at the building line, but not less than 6 feet per side
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	35 feet 2 1/2 stories
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	4 persons
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<i>see Article 11</i>



## 6.1 RG GENERAL RESIDENTIAL DISTRICT

### 6.1.1 Purpose

It is the intent and purpose of the RG General Residential District to provide for and protect an adequate supply of affordable housing in the medium density range, specifically, one and two-family residences and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one and two-family dwellings (including manufactured housing) situated on lots having an area of at least 5,000 square feet, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 6.1.2 Permitted Uses

The following uses shall be permitted in any RG Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land**
- **Single-family dwellings** (detached)
- **Two-family dwellings** (attached duplexes )

### 6.1.3 Conditional Uses

The following uses shall be permitted in any RG Zoning District on a conditional basis, subject to the requirements set forth in the Multi-Family Conditional Use Matrix below:

#### ***Bed and Breakfast Inn***

- **REVIEW & PUBLIC HEARING BY BZA:** Yes
- **MINIMUM LOT SIZE:** RG minimum lot size applies
- **SPECIAL BUFFER REQUIREMENTS:** See Section 14.19
- **SPECIAL LIGHTING RESTRICTIONS:** See Section 14.19
- **MAXIMUM IMPERVIOUS SURFACE AREA:** See Section 14.19
- **SPECIAL SIGNAGE RESTRICTIONS:** See Section 14.19
- **OTHER SPECIAL CONDITIONS:** See Section 14.19

<b><i>Cemetery or Memorial Garden</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
<b><i>Church, Synagogue, Temple, or Other Place of Worship</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	2 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns, & peaceful nature of the community.
<b><i>Family Child Care Home</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence
<b><i>Golf Course (excluding miniature golf)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	Clubhouse & parking must comply with office standards set forth in Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	No nighttime illumination of fairways or greens
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b><i>Manufactured Housing (Mobile Home)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5,000 square feet
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must comply with the standards set forth in Section 14.15
<b><i>Park or Playground</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60 %
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A

<b>Public Utility Substation, Installation, Water Tower</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns, & peaceful nature of the community.
<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 6.1.4 Prohibited Uses

The following uses are expressly prohibited within any RG Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

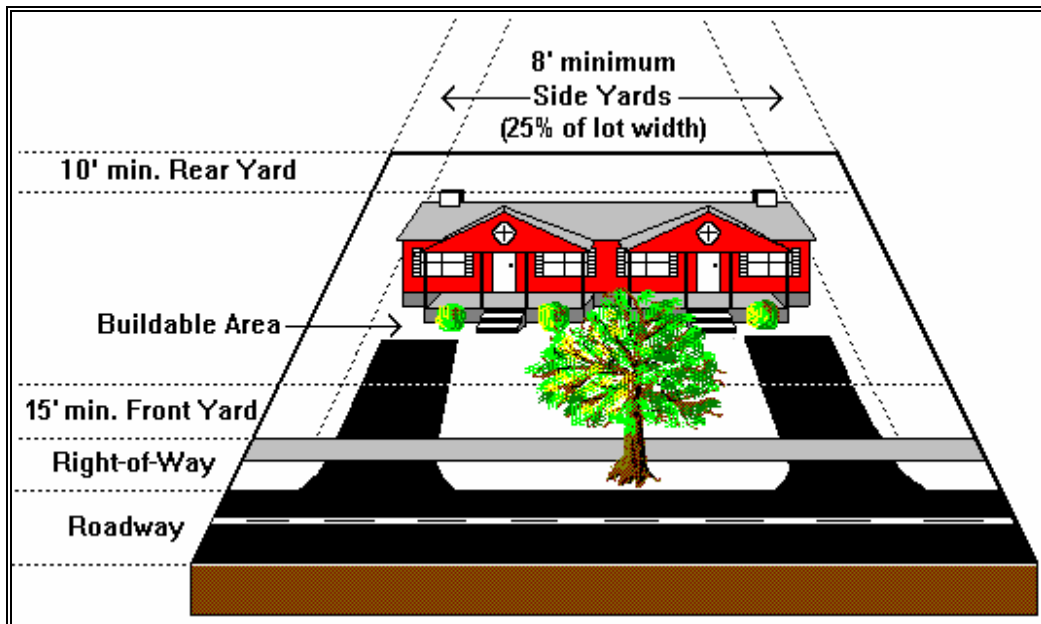
- **Commercial communication** and cellular towers
- **Outdoor storage** of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- **Retail**, office, service, business activities except permitted customary home occupations



### 6.1.5 Lot Specifications

Uses permitted in any RG Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>5,000 square feet 50 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>15 feet 10 feet 25% of lot width at the building line, but not less than 6 feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 6.2 RM-10 MULTI-FAMILY DISTRICT

### 6.2.1 Purpose

It is the intent and purpose of the RM-10 Multi-Family District to provide for and protect medium density multi-family development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 6.2.2 Permitted Uses

The following uses shall be permitted in any RM-10 Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture (not including the keeping of poultry, livestock, or kennels)
- **Multi-family dwellings** (attached)
- **Publicly-owned building**, facility, or land
- **Single-family dwellings** (detached)
- **Townhouse dwellings** (attached)
- **Two-family dwellings** (attached duplexes )

### 6.2.3 Conditional Uses

The following uses shall be permitted in any RM-10 Zoning District on a conditional basis, subject to the requirements set forth in the Multi-Family Conditional Use Matrix below:

#### ***Bed and Breakfast Inn***

- |  |                        |
|--|------------------------|
| • <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i> | Yes                    |
| • <i>MINIMUM LOT SIZE:</i>                   | RM-10 lot size applies |
| • <i>SPECIAL BUFFER REQUIREMENTS:</i>        | See Section 14.19      |
| • <i>SPECIAL LIGHTING RESTRICTIONS:</i>      | See Section 14.19      |
| • <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>    | See Section 14.19      |
| • <i>SPECIAL SIGNAGE RESTRICTIONS:</i>       | See Section 14.19      |
| • <i>OTHER SPECIAL CONDITIONS:</i>           | See Section 14.19      |

<b>Boarding, Lodging, or Rooming House</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	20,000 s.f
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b>Cemetery or Memorial Garden</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
<b>Church, Synagogue, Temple, or Other Place of Worship</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	2 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b>Family Child Care Home</b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence
<b>Dormitory</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None
<b>Fraternity/Sorority House, Civic Club House, or Lodge</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None

<b><i>Golf Course (excluding miniature golf)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	Clubhouse & parking must comply with office standards set forth in Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	No nighttime illumination of fairways or greens
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>Group or Congregate Care Facility</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	20,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign allowed
• OTHER SPECIAL CONDITIONS:	See Section 14.16
<b><i>Nursing Home</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.
• OTHER SPECIAL CONDITIONS:	
<b><i>Park or Playground</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65 %
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>Public Utility Substation, Installation, Water Tower</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>School (Elementary, Middle, or High)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.

<b><i>Sports or Community Recreation Facility</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	65%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community
<b><i>University, College, or Junior College</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	N/A
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	65%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.

## 6.2.4 Prohibited Uses

The following uses are expressly prohibited within any RM-10 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

• <b>Adult entertainment establishments</b>
• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

## 6.2.5 Lot Specifications

Uses permitted in any RM-10 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	MULTI FAMILY	TOWN HOUSE	TWO FAMILY	SINGLE FAMILY
• <b>Maximum Density</b>	10 units/acre	8 units/acre	8 units/acre (4 struct./acre)	4 units/acre
• <b>Min. Lot Requirements</b> <i>Minimum Lot Area</i> <i>Minimum Lot Width</i> <i>(at building line)</i>	21,780 s.f. N/A	21,780 s.f. N/A*	10,000 s.f. 65 ft.	5,000 s.f. 50 ft.
• <b>Min. Lot Area per Unit</b> <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	4,350 s.f. 4,850 s.f. 5,450 s.f.	5,000 s.f. n/a n/a n/a	5,000 s.f. n/a n/a n/a	5,000 s.f. n/a n/a n/a
• <b>Min. Heated Floor Area each Unit</b> <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.
• <b>Min. Yard Requirements</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yards</i>	25 ft. 20 ft. 15 ft.	25 ft. 20 ft. 15 ft.**	15 ft. 10 ft. 25% of lot width at building line, but not less than 8 feet per side.	15 ft. 10 ft. 25% of lot width at building line, but not less than 6 feet per side
• <b>Maximum Building Heights</b> <i>Vertical Height</i> <i>Stories</i>	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories
• <b>Maximum Impervious Surface Area (see def.)</b>	65% of total lot area	65% of total lot area	65% of total lot area	65% of total lot area
• <b>Landscaping and Screening</b>	see Article 13			
• <b>Signage</b>	see Article 12			
• <b>Off-Street Parking/Loading</b>	see Article 11			

\* The minimum lot width for townhouse lots shall be 20 feet for interior lots and 35 feet for corner lots.

\*\* The distance between buildings shall be a minimum of 15 feet. No side yard setbacks shall exist for units within a building that share a wall as a common property line.

## 6.3 RM-18 MULTI-FAMILY DISTRICT

### 6.3.1 Purpose

It is the intent and purpose of the RM-18 Multi-Family District to provide for and protect high density multi-family development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 6.3.2 Permitted Uses

The following uses shall be permitted in any RM-18 Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture (not including the keeping of poultry, livestock, or kennels)
- **Multi-family dwellings** (attached)
- **Publicly-owned building, facility, or land**
- **Single-family dwellings** (detached)
- **Townhouse dwellings** (attached)
- **Two-family dwellings** (attached duplexes )

### 6.3.3 Conditional Uses

The following uses shall be permitted in any RM-18 Zoning District on a conditional basis, subject to the requirements set forth in the Multi-Family Conditional Use Matrix below:

#### ***Bed and Breakfast Inn***

- |  |                        |
|--|------------------------|
| • <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i> | Yes                    |
| • <i>MINIMUM LOT SIZE:</i>                   | RM-18 lot size applies |
| • <i>SPECIAL BUFFER REQUIREMENTS:</i>        | See Section 14.19      |
| • <i>SPECIAL LIGHTING RESTRICTIONS:</i>      | See Section 14.19      |
| • <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>    | See Section 14.19      |
| • <i>SPECIAL SIGNAGE RESTRICTIONS:</i>       | See Section 14.19      |
| • <i>OTHER SPECIAL CONDITIONS:</i>           | See Section 14.19      |

<b>Boarding, Lodging, or Rooming House</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	20,000 s.f
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b>Cemetery or Memorial Garden</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
<b>Church, Synagogue, Temple, or Other Place of Worship</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	2 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b>Family Child Care Home</b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence
<b>Dormitory</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None
<b>Fraternity/Sorority House, Civic Club House, or Lodge</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None



<b><i>Golf Course (excluding miniature golf)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	Clubhouse & parking must comply with office standards set forth in Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	No nighttime illumination of fairways or greens
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>Group or Congregate Care Facility</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	20,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign allowed
• OTHER SPECIAL CONDITIONS:	See Section 14.16
<b><i>Nursing Home</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.
• OTHER SPECIAL CONDITIONS:	
<b><i>Park or Playground</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65 %
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>Public Utility Substation, Installation, Water Tower</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>School (Elementary, Middle, or High)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.

<b><i>Sports or Community Recreation Facility</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	65%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community
<b><i>University, College, or Junior College</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	N/A
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	65%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.

### 6.3.4 Prohibited Uses

The following uses are expressly prohibited within any RM-18 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

• <b>Adult entertainment establishments</b>
• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 6.3.5 Lot Specifications

Uses permitted in any RM-18 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	MULTI FAMILY	TOWN HOUSE	TWO FAMILY	SINGLE FAMILY
• <b>Maximum Density (approx.)</b>	18 units/acre	17 units/acre	14 units/acre (7 structures)	8 units/acre
• <b>Min. Lot Requirements</b> <i>Minimum Lot Area</i> <i>Minimum Lot Width (at building line)</i>	43,560 s.f. N/A	43,560 s.f. N/A*	6,000 s.f. 65 ft.	5,000 s.f. 50 ft.
• <b>Min. Lot Area per Unit</b> <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	2,450 s.f. 2,750 s.f. 3,150 s.f.	2,500 s.f. N/A N/A N/A	3,000 s.f. N/A N/A N/A	5,000 s.f. N/A N/A N/A
• <b>Min. Heated Floor Area each Unit</b> <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.
• <b>Min. Yard Requirements</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yards</i>	25 ft. 20 ft. 15 ft.	25 ft. 20 ft. 15 ft.**	15 ft. 10 ft. 25% of lot width at building line, but not less than 8 feet per side	15 ft. 10 ft. 25% of lot width at building line, but not less than 6 feet per side
• <b>Maximum Building Heights</b> <i>Vertical Height</i> <i>Stories</i>	40 ft. 3 stories	40 ft. 3 stories	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories
• <b>Maximum Impervious Surface Area (see def.)</b>	65% of total lot area	65% of total lot area	65% of total lot area	65% of total lot area
• <b>Landscaping and Screening</b>	see Article 13			
• <b>Signage</b>	see Article 12			
• <b>Off-Street Parking/Loading</b>	see Article 11			

\* The minimum lot width for townhouse lots shall be 20 feet for interior lots and 35 feet for corner lots.

\*\* The distance between buildings shall be a minimum of 15 feet. No side yard setbacks shall exist for units within a building that share a wall as a common property line.

## 7.1 NP, NEIGHBORHOOD PROFESSIONAL DISTRICT

### 7.1.1 Purpose

To accommodate low intensity professional and business office development that is environmentally and aesthetically compatible with surrounding residential areas. The requirements of this district are designed so that new development or redevelopment harmonizes with the surrounding area.

### 7.1.2 Permitted Uses

The following uses shall be permitted in any NP Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Medical** and health services
- **Professional** or business offices, including – but not limited to accountants, attorneys, brokerages, engineers, financial planners, insurance agents, realtors and surveyors
- **Single-family dwelling** (detached)

### 7.1.3 Prohibited Uses

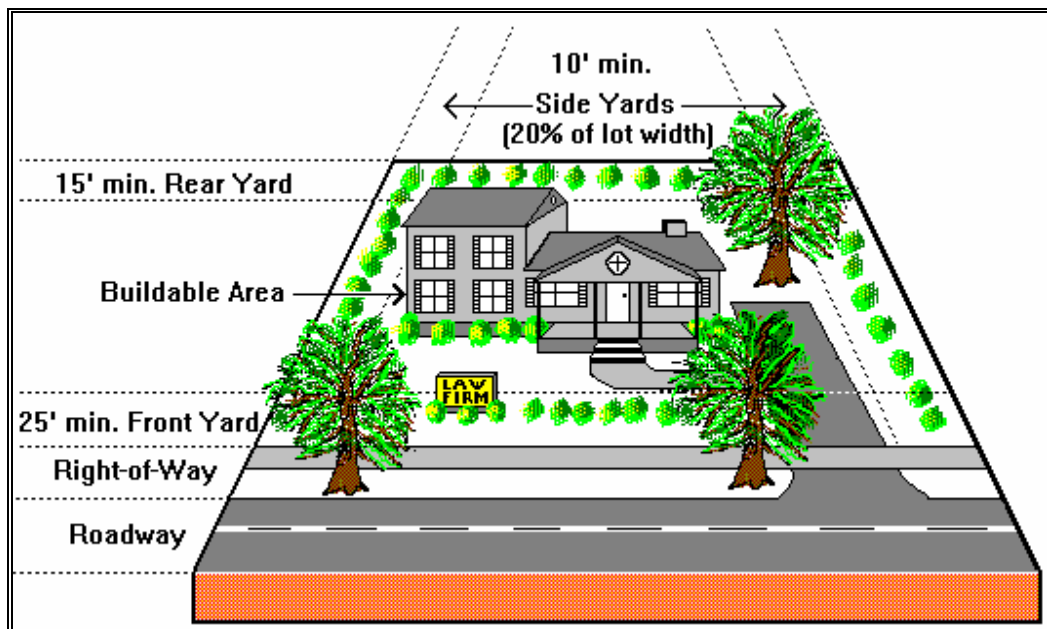
The following uses are expressly prohibited within any NP Zoning District:

- **Adult entertainment**
- **Automobile service stations**
- **Day care center**, kindergarten, or pre-school
- **Manufactured housing**
- **Parking lots** or decks not required by a permitted or conditional use
- **Personal services**, including - but not limited to uses such as barber shops, beauty parlors, florists, photo and artist studio, framing shops, travel agency, ticket office, laundromat/dry cleaner, messenger service, and newsstand
- **Outdoor storage** of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- **Restaurant**
- **Retail sales**, except that which is incidental to a professional or business office
- **Storage facility** or warehouse

### 7.1.5 Lot Specifications

Uses permitted in any NP Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	NON-RESIDENTIAL	RESIDENTIAL
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per unit</i> <i>Lot width (at building line)</i></li> </ul>	10,000 s.f. 65 feet	10,000 s.f. 65 feet
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	25 ft. 15 ft. 20% of lot width at building line, but not less than 10 feet per side	25 ft 15 ft. 20% of lot width at building line, but not less than 10 feet per side
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical Height</i> <i>Stories</i> <i>Gross Floor Area</i></li> </ul>	35 ft. 2 1/2 stories 5,000 square feet	35 ft. 2 1/2 stories NA
<ul style="list-style-type: none"> <li><b>Max. Impervious Surface Area</b></li> </ul>	60%	60%
<ul style="list-style-type: none"> <li><b>Max. # of Unrelated Residents</b></li> </ul>	N/A	4 persons
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	See Article 13	See Article 13
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	see Article 12	see Article 12
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	see Article 11	see Article 11



## 7.2 LO, LIMITED OFFICE DISTRICT

### 7.2.1 Purpose

The purpose of this district is to encourage office and related uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses.

### 7.2.2 Permitted Uses

The following uses shall be permitted in any LO Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Day care center**, kindergarten, or pre-school
- **Financial** or insurance institution
- **Golf course**
- **Governmental office** or facility
- **Medical** and health services
- **Nursing home, assisted living facility, or congregate care facility**
- **Park**, or playground
- **Personal services** including - but not limited to barber shops, beauty parlors, florists, photo and artist studio, framing shops, travel agency, ticket office, laundromat/dry cleaner, messenger service, and newsstand
- **Pharmacy**, drug stores, medical supply stores
- **Publicly owned building**, facility or land
- **Professional** or business office

### 7.2.3 Conditional Uses

The following uses shall be permitted in any LO Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

#### ***Cemetery or Memorial Garden***

- |  |                          |
|--|--------------------------|
| • <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i> | No                       |
| • <i>MINIMUM LOT SIZE:</i>                   | 5 acres                  |
| • <i>SPECIAL BUFFER REQUIREMENTS:</i>        | See Section 13.10        |
| • <i>SPECIAL LIGHTING RESTRICTIONS:</i>      | No illumination at night |
| • <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>    | N/A                      |
| • <i>SPECIAL SIGNAGE RESTRICTIONS:</i>       | Ground illumination only |
| • <i>OTHER SPECIAL CONDITIONS:</i>           | No on-site crematorium   |

<b>Church, Synagogue, Temple, or Other Place of Worship</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	2 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b>Residential (Single-Family, Townhouses, Two-Family)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5,000 square feet per unit
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Setbacks: Front – 15 feet Rear – 10 feet Side – 25% of lot width at building line, but not less than 6 feet per side
<b>Public Utility Substation, Installation, Water Tower</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	None
<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

## 7.2.4 Prohibited Uses

The following uses are expressly prohibited within any LO Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

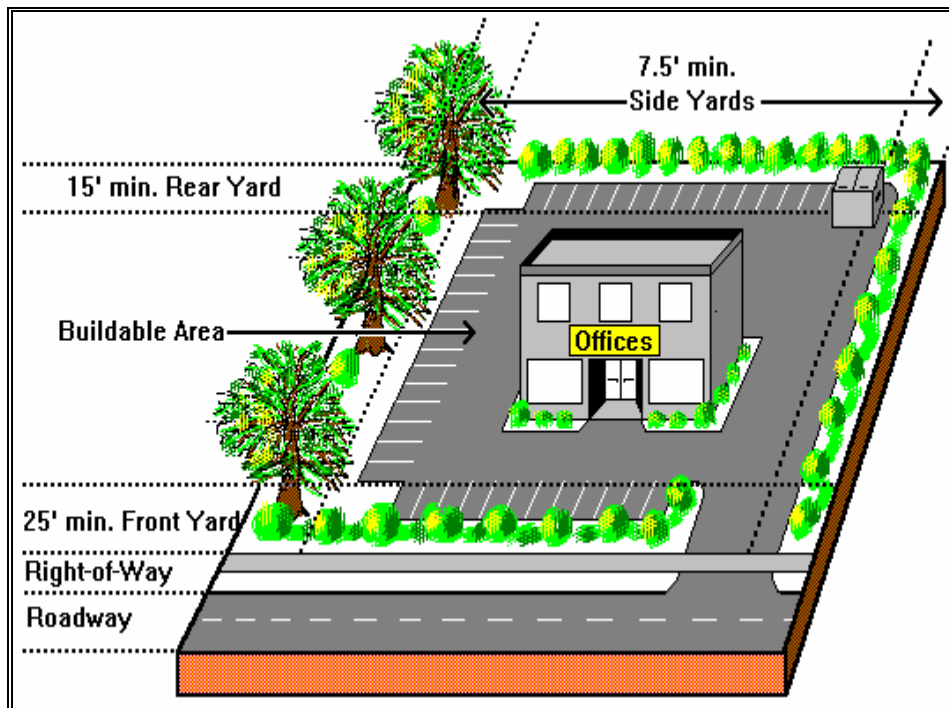
- **Adult entertainment establishment**
- **Automobile service station**
- **Commercial** communication and cellular towers
- **Parking lots** or decks, not required by a permitted or conditional use
- **Manufactured housing**
- **Retail sales**, except those specifically permitted in Section 7.2.2
- **Restaurants**
- **Storage facility** or warehouse



## 7.2.5 Lot Specifications

Uses permitted in any LO Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot width (at building line)</i></li> </ul>	65 feet
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	25 feet 15 feet 7.5 feet <i>(except where the lot abuts a residential district or a lot occupied by a residential dwelling, where the yards shall at least be equal to that of the district)</i>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	35 feet 2 1/2 stories
<ul style="list-style-type: none"> <li><b>Maximum Impervious Surface Area</b></li> </ul>	65 % of total lot area
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	See Article 13
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	see Article 12
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	see Article 11



## 7.3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT

### 7.3.1 Purpose

The purpose of this district is to encourage office and low intensity retail uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses, and will service local neighborhoods.

### 7.3.2 Permitted Uses

The following uses shall be permitted in any NC Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Catering** or food preparation business
- **Church**, synagogue, temple, or other place of worship
- **Cultural or community centers** including - but not limited to libraries, theaters, museums
- **Day care center**, kindergarten, or pre-school nursery
- **Financial** or insurance institutions
- **Funeral home**, mortuary
- **Government offices** or facilities
- **Golf Course**
- **Multi-Family dwellings** subject to the RM-10 Multi-Family Guidelines
- **Nursing home**, assisted living, or congregate care facility
- **Park**, playground, community recreation or sports facility
- **Personal services** including - but not limited to barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- **Pharmacy**, drug store, or medical supply store
- **Publicly owned building**, facility or land
- **Professional** or business office
- **Restaurant**
- **Veterinary Hospital**

### 7.3.3 Conditional Uses

The following uses shall be permitted in any NC Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Automobile Service Station</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. No operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles.</li> <li>2. No sale or rental of new or used automotive vehicles or boats.</li> <li>3. Fuel pumps must be set back a minimum of 25 feet from all property lines.</li> <li>4. Canopy must be set back 15 feet from all property lines.</li> </ol>
<b><i>Cemetery or Memorial Garden</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
<b><i>Grocery Store</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Maximum gross floor area of 50,000 sf
<b><i>Motorized Vehicle Sales</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. No sales of farm or construction equipment.</li> <li>2. Outdoor display of products must meet all setback requirements, and be oriented toward the primary street (if the lot is located on a corner).</li> <li>3. Any products displayed outdoors must be confined to a 250 square foot area and may not be placed in any required parking spaces.</li> <li>4. Only new products or equipment may be displayed outdoors.</li> <li>5. All repairs or maintenance of equipment must take place within a completely enclosed building.</li> </ol>

<b>Neighborhood Shopping Center</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Total gross floor area of center, including outparcels, shall not exceed 75,000 sf
<b>Public Utility Substation, Installation, Water Tower</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	None
<b>Retail Goods Store (other than grocery store or store in a neighborhood shopping center)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within an L4-High Wall or F2-Fence. 2. Maximum gross floor area of 20,000 sf
<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Service or Repair Business</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. All services must take place within an enclosed building 2. Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within an L4-High Wall or F2-Fence 3. Maximum gross floor area of 15,000 sf

### 7.3.4 Prohibited Uses

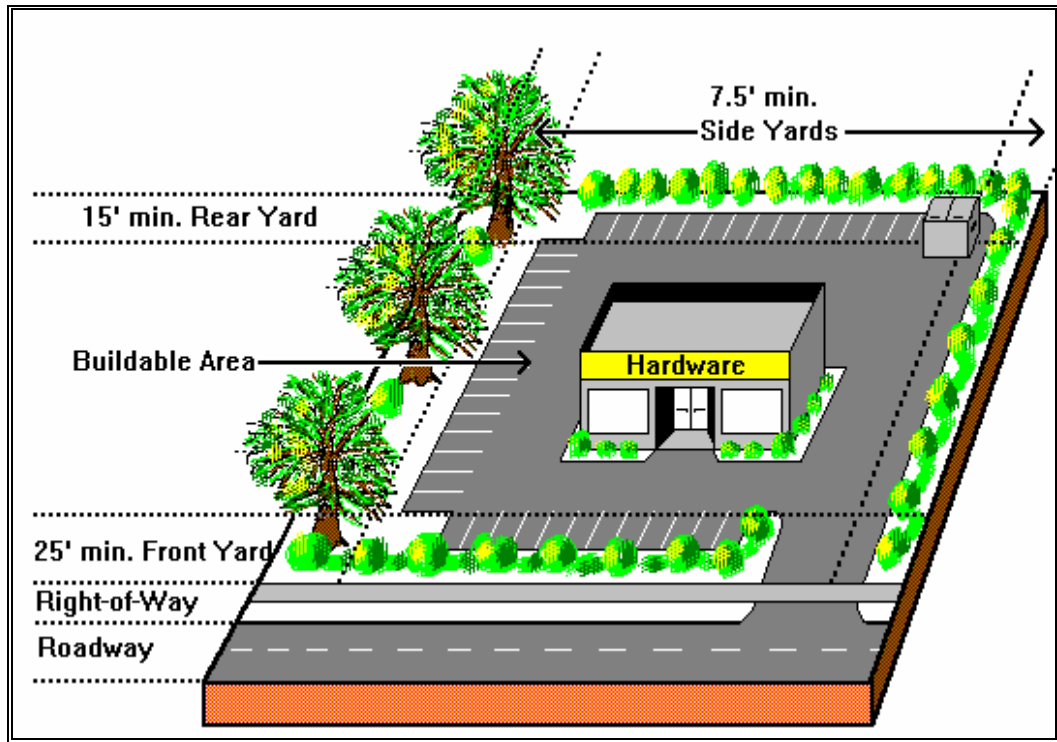
The following uses are expressly prohibited within any NC Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

<ul style="list-style-type: none"> <li>• <b>Adult entertainment establishment</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Commercial communication</b> and cellular towers</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Manufactured housing</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Parking lots</b> or decks not required by a permitted or conditional use</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Storage facility</b> or warehouse</li> </ul>

### 7.3.5 Lot Specifications

Uses permitted in any NC Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li>• <b>Minimum Lot Size</b> <i>Lot area</i> <i>Lot width (at building line)</i></li> </ul>	<p>N/A N/A</p>
<ul style="list-style-type: none"> <li>• <b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i></li> </ul>	<p>25 feet 15 feet 7.5 feet <i>[except where the lot abuts a residential district, where the yards shall at least be equal to that of the residential district]</i></p>
<ul style="list-style-type: none"> <li>• <b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li>• <b>Maximum Impervious Surface Area</b></li> </ul>	<p>70 % of total lot area</p>
<ul style="list-style-type: none"> <li>• <b>Landscaping and Screening</b></li> </ul>	<p>see Article 13</p>
<ul style="list-style-type: none"> <li>• <b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li>• <b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 7.4 GC, GENERAL COMMERCIAL DISTRICT

### 7.4.1 Purpose

The purpose of the General Commercial District is to encourage high intensity office, commercial, retail, and service activities generally servicing a city-wide area. This district will be primarily located along major thoroughfares.

### 7.4.2 Permitted Uses

The following uses shall be permitted in any GC Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Automobile**, boat, or recreational vehicle dealership
- **Automobile**, truck or trailer rental
- **Boarding**, lodging, or rooming house
- **Car wash (full-service or self-service)**
- **Catering** or food preparation business
- **Cemetery** or memorial garden
- **Church**, synagogue, temple, or other place of worship
- **Cultural or community centers** including - but not limited to libraries, theaters, museums
- **Day care center**, kindergarten, or pre-school nursery
- **Financial** or insurance institutions
- **Funeral home**, mortuary
- **Garden shop**, plant nursery, or greenhouse facility
- **Golf course**
- **Government office** or facility
- **Grocery store**, retail food store, produce stand, or meat market
- **Hospital** or health clinic
- **Hotel** or motel
- **Motorized Vehicle Sales**
- **Multi-Family Dwellings** subject to the RM-18 Multi-Family Guidelines
- **Nursing home** or congregate care facility
- **Park**, playground, community recreation or sports facility
- **Parking lots or decks**
- **Personal services** including - but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- **Pharmacy**, drug store, or medical supply store
- **Publicly owned building**, facility or land
- **Professional** or business office
- **Restaurant**
- **Retail goods store**
- **Service or repair business** (including but not limited to a plumber, electrician, heating/air conditioning etc.)
- **Theaters**, amusement places, private clubs
- **Veterinary Hospital**

### 7.4.3 Conditional Uses

The following uses shall be permitted in any GC Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b>Automobile Service Station</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. Operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles must be conducted within a fully enclosed building</li> <li>2. Storage of vehicles/boats for reasons other than sale, must be within a fully enclosed building or L4 High Wall or F2-Fence.</li> <li>3. Fuel pumps must be set back a minimum of 25 feet from all property lines.</li> <li>4. Canopy must be set back 15 feet from all property lines.</li> </ol>
<b>Commercial communication and cellular towers</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 14.17
• SPECIAL LIGHTING RESTRICTIONS:	See Section 14.17
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	See Section 14.17
• OTHER SPECIAL CONDITIONS:	See Section 14.17
<b>Enclosed self-storage</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Use must be secondary to another permitted use.
<b>Kennel</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. Treatment rooms, cages, kennels, etc. must be maintained within a completely enclosed soundproof building.</li> <li>2. No objectionable noise or odors outside its walls</li> </ol>
<b>Public Utility Substation, Installation, Water Tower, or Cellular Tower</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	None



## 7.4.4 Prohibited Uses

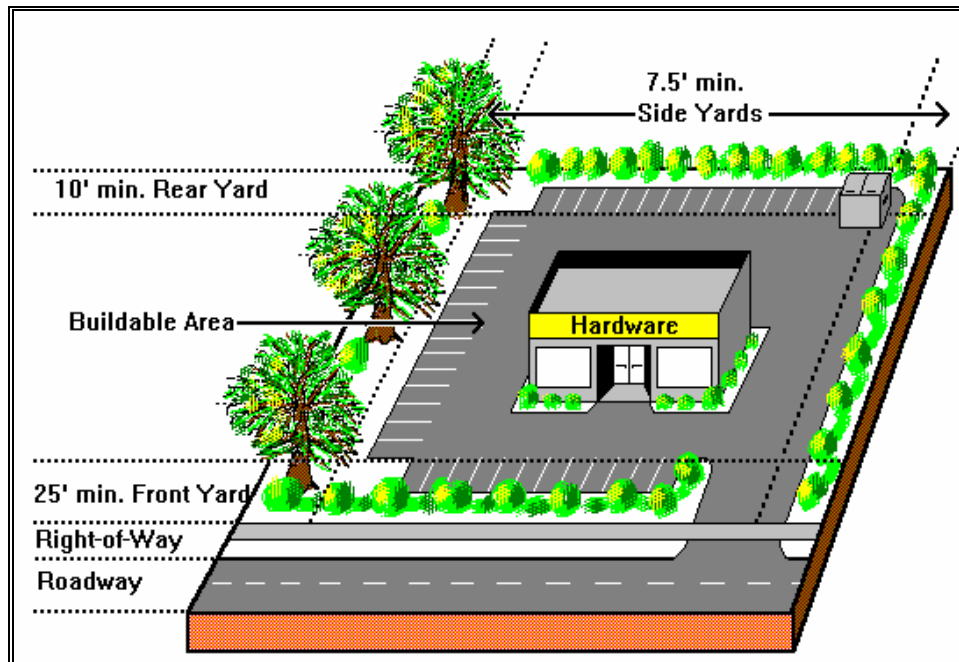
The following uses are expressly prohibited within any GC Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- **Adult Entertainment Establishment**
- **Manufactured housing**
- **Outdoor storage** of junk, scrap, unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- **Storage facility** or warehouse

## 7.4.5 Lot Specifications

Uses permitted in any GC Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li>• <b>Minimum Lot Size</b> <i>Lot area</i> <i>Lot width (at building line)</i></li> </ul>	<i>N/A</i> <i>N/A</i>
<ul style="list-style-type: none"> <li>• <b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i></li> </ul>	<i>25 feet</i> <i>10 feet</i> <i>7.5 feet</i> <i>[except where the lot abuts a residential district, where the yards shall at least be equal to that of the district]</i>
<ul style="list-style-type: none"> <li>• <b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<i>35 feet</i> <i>2 1/2 stories</i>
<ul style="list-style-type: none"> <li>• <b>Maximum Impervious Surface Area</b></li> </ul>	<i>75 % of total lot area</i>
<ul style="list-style-type: none"> <li>• <b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li>• <b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li>• <b>Off-Street Parking/Loading</b></li> </ul>	<i>see Article 11</i>



## 7.5 CBD, CENTRAL BUSINESS DISTRICT

### 7.5.1 Purpose

This district is intended to accommodate those uses which, taken together, form the central business district, characterized by retail core uses, intensive office employment, and complimentary uses intended to serve persons who shop or work in the central business district. Certain related structures and uses required to serve the needs of the area are permitted outright or are permissible upon review, subject to restrictions and requirements intended to best fulfill the intent of the central business district, while prohibiting some uses which detract from the historic and aesthetic identity of the City.

### 7.5.2 Permitted Uses

The following uses shall be permitted in the CBD Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Automobile parking lot** or parking garage
- **Catering** or food preparation business
- **College** or university
- **Cultural or community centers** including - but not limited to libraries, theaters, museums
- **Day care center**, kindergarten, or pre-school nursery
- **Financial** or insurance institutions
- **Funeral home**, mortuary
- **Government office** or facility
- **Hospital** or health clinic
- **Hotels and motels**
- **Nursing home** or congregate care facility
- **Park or courtyard**
- **Personal services** including - but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- **Pharmacy**, drug store, or medical supply store
- **Publicly owned building**, facility or land
- **Professional** or business office
- **Restaurant** (including sidewalk cafe)
- **Retail goods store**

### 7.5.3 Conditional Uses

The following uses shall be permitted in any CBD Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix located below:

<b><i>Automobile Service Station</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. No operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles.</li> <li>2. No sale or rental of new or used automotive vehicles or boats.</li> <li>3. Fuel pumps must be set back a minimum of 25 feet from all property lines.</li> <li>4. Canopies must be set back 15 feet from all property lines</li> </ol>
<b><i>Church, Temple, Synagogue or Other Place of Worship</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	2 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<b><i>Civic Clubs, Lodges, or Fraternal Organizations</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Limited to the upper floors of buildings
<b><i>Grocery Store, Retail Food Store, Produce Stand, or Meat Market</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must not exceed 15,000 s.f. gross floor area
<b><i>Public Utility Substation</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the retail and cultural character, traffic patterns, and nature of the district

<b>Residential Dwelling</b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. Single-family residential uses are allowed on the ground floor in the rear 50% of the building with access allowed to a front door.</li> <li>2. Single story buildings may be used as residential with BZA approval.</li> <li>3. Must not adversely affect the retail and cultural character of the CBD area.</li> <li>4. Residential units must meet the minimum heated square footage requirements listed in the Building Code.</li> </ol>
<b>Service or Repair Business (excluding automotive)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> <li>1. All services, as well as any storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building.</li> <li>2. Maximum gross floor area of 15,000 s.f.</li> </ol>
<b>Wholesaling and distribution</b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within a L4 – High Wall or F2 - Fence

#### 7.5.4 Prohibited Uses

The following uses are expressly prohibited within any CBD Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

• <b>Adult entertainment</b>
• <b>Commercial communication or cellular towers</b>
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Storage facility</b> or warehouse

### 7.5.5 Lot Specifications

Uses permitted in any CBD Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li>• <b>Minimum Lot Size</b>  <i>Lot area</i>  <i>Lot width (at building line)</i></li> </ul>	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> <li>• <b>Minimum Yard Sizes</b>  <i>Front Yard</i>  <i>Rear Yard</i>  <i>Side Yard</i></li> </ul>	<p><i>N/A</i> <i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> <li>• <b>Maximum Building Height</b>  <i>Vertical height (highest point)</i>  <i>Stories</i></li> </ul>	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> <li>• <b>Maximum Impervious Surface Area</b></li> </ul>	<p><i>N/A</i></p>
<ul style="list-style-type: none"> <li>• <b>Landscaping and Screening</b></li> </ul>	<p><i>see Article 13</i></p>
<ul style="list-style-type: none"> <li>• <b>Signage</b></li> </ul>	<p><i>see Article 12</i></p>
<ul style="list-style-type: none"> <li>• <b>Off-Street Parking/Loading</b></li> </ul>	<p><i>see Article 11</i></p>

## 8.1 LI, LIGHT INDUSTRIAL

### 8.1.1 Purpose

It is the intent and purpose of the LI Zoning District to provide for low intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature; to protect and reserve suitable undeveloped areas in the City of Anderson; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

### 8.1.2 Permitted Uses

The following uses shall be permitted in any LI Zoning District:

- **Accessory use** in compliance with the provisions of Section 14.10
- **Agricultural farm**
- **Automotive service station** or repair facility
- **Crematorium**
- **Bulk products facility** (storage, sorting, breaking)
- **Day care center**
- **Fairgrounds** and associated facilities
- **Kennel**, cattery, or animal hospital
- **Light manufacturing** or production facility
- **Park**, playground, community recreation or sports facility
- **Parking lot**, deck, garage, motor pool
- **Professional** or business office
- **Public utility substation**, installation, water tower, or telecommunication tower
- **Publicly owned building**, facility or land
- **Restaurant**
- **Retail**
- **Storage facility**
- **Warehouse**
- **Wholesale facility**

### 8.1.3 Conditional Uses

The following uses shall be permitted in any LI Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Sexually Oriented Business</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Use subject to the conditions set forth in City Council Ordinance 05-22
<b><i>Single-Family Residential Dwellings</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	For use incidental to a permitted use, such as for a caretaker, watchman, or security officer
<b><i>Tattoo Parlor</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Must not be placed closer than 1000 feet to any school, place of worship, institution, park or recreation facility 2. Must not adversely affect the character, traffic patterns or nature of the district

### 8.1.4 Prohibited Uses

The following uses are expressly prohibited within any LI Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

<ul style="list-style-type: none"> <li>• <b>Auto salvage, wrecking, or junk yards</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Offensive or obnoxious operation</b> which though properly and safely operated with ordinary care according to industry standards causes noxious or offensive dust, fumes, gas, noise, odor, smoke, or vibration which substantially interferes with other lawful uses</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Manufacture of:</b> acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, fireworks, explosives, fish meal, nitrogenous tankage, paints, varnish, shellac, phosphates, turpentine, or vinegar</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Oil refinery</b> or petroleum distillation facility (excluding oil recycling facility)</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Open landfill</b> or dump</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Slaughter house</b> or tanyard</li> </ul>

### 8.1.5 Lot Specifications

Uses permitted in any LI Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li>• <b>Minimum Lot Size</b> <i>Lot area</i> <i>Lot width (at building line)</i></li> </ul>	<p>N/A N/A</p>
<ul style="list-style-type: none"> <li>• <b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>20 feet 20 feet 20 % of lot width at the building line, but not less than 15 feet per side, except where the lot abuts a residential district, where the yards shall at least be equal to that the residential district.</p>
<ul style="list-style-type: none"> <li>• <b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>40 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li>• <b>Landscaping and Screening</b></li> </ul>	<p>see Article 13</p>
<ul style="list-style-type: none"> <li>• <b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li>• <b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 8.2 HI, HEAVY INDUSTRIAL DISTRICT

### 8.2.1 Purpose

It is the intent and purpose of the HI Zoning District to provide for medium to high intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be heavy industrial in nature; to protect and reserve suitable undeveloped areas in the City of Anderson; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

### 8.2.2 Permitted Uses

The following uses shall be permitted in any HI Zoning District:

- **Accessory use** in compliance with the provisions of Section 14.10
- **Agricultural farm**
- **Automotive service station** or repair facility
- **Crematorium**
- **Bulk products facility** (storage, sorting, breaking)
- **Day care center**
- **Fairgrounds** and associated facilities
- **Kennel**, cattery, or animal hospital
- **Manufacturing** or production facility
- **Park**, playground, community recreation or sports facility
- **Parking lot**, deck, garage, motor pool
- **Professional** or business office
- **Public utility substation**, installation, water tower, or cellular tower
- **Publicly owned building**, facility or land
- **Restaurant**
- **Storage facility**
- **Warehouse**
- **Wholesale facility**

### 8.2.3 Conditional Uses

The following uses shall be permitted in any HI Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Sexually Oriented Business</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Use subject to the conditions set forth in City Council Ordinance 05-22
<b><i>Auto salvage, wrecking, or junk yard</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Use must be screened completely from the public right-of-way
<b><i>Freight Terminal (trucks/rail)</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Provided that a paved acceleration and deceleration lanes of at least 10 feet in width and 100 feet in length, respectively, are constructed and maintained at every point where trucks enter or leave terminal site
<b><i>Single-Family Residential Dwellings</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	For use incidental to a permitted use, such as for a caretaker, watchman, or security officer
<b><i>Tattoo Parlor</i></b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Must not be placed closer than 1000 feet to any school, place of worship, institution, park or recreation facility 2. Must not adversely affect the character, traffic patterns or nature of the district

### 8.2.4 Prohibited Uses

The following uses are expressly prohibited within any HI Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

<ul style="list-style-type: none"> <li>• <b>Offensive or obnoxious operation</b> which though properly and safely operated with ordinary care according to industry standards causes noxious or offensive dust, fumes, gas, noise, odor, smoke, or vibration which substantially interferes with other lawful uses</li> <li>• <b>Manufacture of:</b> acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, fireworks, explosives, fish meal, nitrogenous tankage, paints, varnish, shellac, phosphates, turpentine, or vinegar</li> <li>• <b>Oil refinery</b> or petroleum distillation facility (excluding oil recycling facility)</li> <li>• <b>Open landfill</b> or dump</li> <li>• <b>Slaughter house</b> or tanyard</li> </ul>
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### 8.2.5 Lot Specifications

Uses permitted in any HI Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li>• <b>Minimum Lot Size</b> <i>Lot area</i> <i>Lot width (at building line)</i></li> </ul>	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> <li>• <b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p><i>20 feet</i> <i>20 feet</i> <i>20 % of lot width at the building line, but not less than 15 feet per side, except where the lot abuts a residential district, where the yards shall at least be equal to that the residential district.</i></p>
<ul style="list-style-type: none"> <li>• <b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p><i>40 feet</i> <i>2 1/2 stories</i></p>
<ul style="list-style-type: none"> <li>• <b>Landscaping and Screening</b></li> </ul>	<p><i>see Article 13</i></p>
<ul style="list-style-type: none"> <li>• <b>Signage</b></li> </ul>	<p><i>see Article 12</i></p>
<ul style="list-style-type: none"> <li>• <b>Off-Street Parking/Loading</b></li> </ul>	<p><i>see Article 11</i></p>

## **9.1 HISTORIC OVERLAY DISTRICT**

### **9.1.1 Purpose**

It is the intent and purpose of the Historic Overlay District to encourage and promote the educational, cultural, and economic welfare of the citizens of the City of Anderson by preserving and protecting historic structures, sites, monuments, streets, areas and neighborhoods which serve as visible reminders of the history and cultural heritage of the community. Furthermore, it is the purpose of this district to strengthen the economy of the City by stabilizing and improving property values in historic areas, and to encourage construction and development that will be harmonious with existing historic structures and areas.

The Historic Preservation Overlay District shall operate in conjunction with any other zoning district over which it is imposed, and that such areas may be used as permitted by the underlying zoning districts except as may be specifically restricted by this section. Where the regulations and permitted/conditional uses of a zoning district conflict with those of the Overlay District, the more restrictive standards apply.

### **9.1.2 Board of Architectural Review**

The Board of Architectural Review (BAR) (established by Ordinance Number 86-04) is responsible for the preservation and protection of historically and architecturally significant structures, and to preserve the cultural and historical heritage of the City within the designated historical zones.

### **9.1.3 Conditional Use Review**

The Board of Architectural Review (BAR) shall review and approve all conditional uses which are to be located within a historic overlay district. In the event that a proposed conditional use requires review and approval by the BZA, the BAR shall issue its recommendations to the BZA.

### **9.1.4 Imposing or Extending an Historic Overlay**

An Historic Overlay District shall be imposed or extended in a manner similar to other zoning changes, except that a public hearing shall be conducted by the BAR, and a recommendation by that Board shall be made to the Anderson City Council. The public hearing shall be advertised in a newspaper of general circulation in the City of Anderson, for a period of not less than fifteen (15) days prior to the hearing date.

### **9.1.5 Exterior Alterations of Historic Structures and Sites**

In order to protect and preserve the distinctive characteristics of historic buildings, structures and sites included in this overlay district, all exterior alterations and additions to such structures and sites shall be subject to review by the Board of Architectural Review. Review is not required for repair, maintenance, and replacement with comparable materials. Trees located within the historic overlay district shall not be removed or altered significantly without first obtaining a tree removal permit.

### **9.1.6 Demolition and Moving of Historic Structures**

In order to ensure that historical and culturally distinctive structures are moved or destroyed only after all other alternatives have been considered, all moving and demolition permits for historic structures in this overlay district shall be approved by the Board of Architectural Review.

### **9.1.7 Non-Historic Structures**

Structures which are not historic landmarks themselves, but are located within an historic area can and often do have a significant impact upon surrounding historic structures and sites. Therefore, in order to preserve the historic character of the district, all exterior alterations and additions to such structures and sites shall be subject to review by the Board of Architectural Review. Review is not required for repair, maintenance, and replacement with comparable materials.

It is just as vital, that any development and construction of new structures within historic overlay districts be compatible with the historic character of the area. Therefore, building permits for such structures located within historic overlay districts shall be subject to review by the Board of Architectural Review.

### **9.1.8 Procedures**

A special historic district application for new construction, alterations, moving, or demolition shall be submitted to the Building Official along with the required building permit application. Applications shall be reviewed by the City Planning Staff, and a staff recommendation issued to the Board of Architectural Review. (Applications must be submitted no less than thirty (30) days prior to the regularly scheduled Board meeting in order to be placed on the agenda). Incomplete applications may be returned, or may require additional information.

At a minimum, the historic preservation overlay district application shall include:

- A.** A description of the location of the property, address, tax parcel number, and site of proposed work.
- B.** A detailed site plan showing the location of the structure on the site, setback dimensions, the location of driveways, streets and alleyways, landscape areas, and the general location of structures on adjacent lots. Photographs may be used in addition to the site plan.
- C.** A description of the proposed construction or alteration detailing the objectives of the work, listing the proposed changes as well as the materials and design (wood, brick, stucco, paint color, lighting etc.)

Upon receipt of an application, the board may request that a public hearing be conducted prior to rendering a decision on the application. The public hearing may be held in conjunction with the next scheduled meeting of the Board or scheduled separately. In either case, notice of the hearing must be given in a newspaper of general circulation in the City, at least fifteen (15) days in advance of the hearing.

## 9.1.9 Review Criteria

### A. *Alterations and New Construction*

The Board must find that one of the following criteria has been met in order to approve an alteration or new construction request on all structures in the historic overlay area.

1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than it's current state. For non-historic structures, the proposed alteration will cause the structure to more closely resemble the historic structures in the area than it's current state.\*
2. The proposed alteration will not further deviate from the historical character, appearance, or material composition than it's current state.\*
3. The materials and design of proposed new construction will not conflict with or detract from nearby historic structures or the district as a whole.\*

\* **Note:** City Planning Staff shall ensure that reasonable assistance is provided to the applicant as well as a general listing of appropriate materials, design guidelines, and these regulations.

### B. *Moving or Demolition*

The Board may approve a request to move or demolish a structure in an historic district if all of the following criteria are met:

1. The structure cannot be economically rehabilitated on the site to provide a reasonable income or residential environment compared to other structures in the general area.
2. There is a demonstrated public need for the new use which outweighs any public benefit which might be gained by preserving the subject buildings on the site.
3. The proposed development, if any, is compatible with the surrounding area considering such factors as location, use, bulk, landscaping, and exterior design.
4. If the building is proposed to be moved, the new site and surrounding area will benefit from the move.

## 9.1.10 Design Standards

The Board of Architectural Review shall construct and maintain a set of specific design standards for each individual Historic Preservation Overlay District. Such standards shall be presented to the Anderson City Council for adoption by ordinance. The design standards should be tailored to reflect the historic character of each individual overlay district.

### **9.1.11 Designated Historic Districts**

The following Districts have been designated by the Board of Architectural Review and Anderson City Council as being historic in nature (for a complete description of the districts as well as all applicable design standards, see the specified ordinance):

- |                                |                 |
|--------------------------------|-----------------|
| A. Anderson Historic District  | Ordinance 74-24 |
| B. Boulevard Historic District | Ordinance 90-30 |
| C. Downtown Historic District  | Ordinance 06-28 |
| C. Westside Historic District  | Ordinance 90-30 |

### **9.1.12 Board Membership**

The Board of Architectural Review shall consist of nine (9) members appointed as follows:

Anderson Historic District  
Boulevard Historic District  
Downtown Historic District  
Westside Historic District  
Field of Architecture/Design  
Field of Real Estate  
Licensed Contractor  
Anderson County Historical Society or Anderson Heritage  
At-Large

## **9.2 ENVIRONMENTAL PRESERVATION OVERLAY DISTRICT**

### **9.2.1 Relationship to the Land Use Plan**

The Environmental Preservation Overlay District (EPOD) implements in part, the City of Anderson Land Use Plan regarding Land Use, Urban Form, and Environment. Specifically, the EPOD implements Goal A on page 14, " To encourage an attractive community that represents the natural environment, provides for land uses located in proper relationship to each other, and to land, energy, water and air resources, and to further development at an orderly pace."

The purpose and intent of the EPOD is to conserve parks, recreational areas, open space, flood plains and unique environmental features. Additionally, the EPOD is designed to protect environmentally sensitive and erosion prone areas along stream and lake shores.

### **9.2.2 Map Applications**

This overlay district shall be appropriately located in areas of environmental, physical, and/or biological significance and habitats, as designated by the City Council.

### **9.2.3 Regulation of Uses**

The EPOD shall operate in conjunction with any other zoning district over which it is imposed, and that such areas may be used as permitted by the underlying zoning districts except as may be specifically restricted by this section. Where the regulations and permitted/conditional uses of a zoning district conflict with those of the Overlay District, the more restrictive standards apply.

### **9.2.4 Imposing or Extending an EPOD**

An EPOD shall be imposed or extended in a manner similar to other zoning changes, except that a public hearing shall be conducted by the Planning Commission, and a recommendation by that Commission shall be made to the Anderson City Council. The public hearing shall be advertised in a newspaper of general circulation in the City of Anderson, for a period of not less than fifteen (15) days prior to the hearing date.

### **9.2.5 Exempt Uses**

Bona fide farms, including land held for forestry practices are exempt from the provisions of this section, provided that farming constitutes the primary use of the property. Any use of farm property for non-farm/agricultural/forestry purposes, is subject to these regulations.



## 9.2.6 Development Standards

The standards of both the overlay district and the underlying district shall apply. Where the standards of the overlay district and the underlying district differ, the more restrictive standard shall control.

All new construction, additions, or other land uses not specifically exempt, shall adhere to the following standards:

- A. A seventy-five (75) foot wide water impoundment buffer shall be maintained around water bodies included within the boundaries of this overlay district. Such water impoundment buffers shall be measured perpendicular from all points along the normal full pool shoreline of the impoundment.
- B. Vegetation within such buffers shall remain undisturbed except as may be necessary to accommodate any of the following uses:
  - 1. Boat docks, ramps, piers, or similar structures;
  - 2. Greenways, pedestrian paths, path shelters and benches, and related recreational uses;
  - 3. Reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places;
  - 4. Drainage of facilities or utilities;
  - 5. Roads and driveways provided that they cross the buffer at a horizontal angle of at least sixty (60) degrees.
  - 6. Forestry and husbandry activities that eliminate diseased, infected or damaged timber, and nuisance vegetation.
  - 7. Sedimentation and erosion control measures and devices.
  - 8. Grassed yards;
  - 9. Construction of new water impoundments provided that applicable buffers shall be designated around such impoundments.

## 10.1 General Provisions

### 10.1.1 Purpose

The intent and purposes of the Planned Development District (PDD) are as follows:

- *To provide for planned residential, commercial, industrial and mobile home districts, containing a variety of structures and diversity of building arrangements, with complementary and compatible uses; and public and semi-public facilities developed in accordance with an approved development plan.*
- *To allow for diversification of uses, structures, and open spaces in a manner compatible with existing and permitted land uses on abutting properties.*
- *To reduce improvement and energy costs through a more efficient use of land design and smaller networks of utilities and streets than is possible through application of other zoning districts and subdivision requirements.*
- *To ensure that development will occur according to limitations of use, design, density, coverage, and phasing stipulated on an approved development plan.*
- *To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.*
- *To encourage an increase in the amount and use of open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional zoning districts.*
- *To provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.*

### 10.1.2 Permitted Uses

The following uses shall be permitted in the planned development district if designated on an approved development plan:

**A. Planned Residential Community.**

Complementary and compatible commercial uses may be included if they are compatible and harmoniously designed into the total residential community within a Planned Development District.

**B. Planned Mobile Home Community**

Complementary and compatible residential and commercial uses may be included if they are compatibly and harmoniously designed into the total residential community within a Planned Development District.

**C. Planned Commercial Development**

Complementary and compatible residential and light industrial uses may be included if they are compatibly and harmoniously designed into the total commercial center within a Planned Development District.

**D. Planned Industrial Development**

Complementary and compatible commercial uses may be included if properly related to the total industrial park within a Planned Development District.

**10.1.3 Approval Procedure**

Approval of a proposed PDD shall be based upon the following criteria:

- Consistency with the City of Anderson Comprehensive Plan
- Compatibility with surrounding development
- Consistency with purpose of Planned Development Districts

The procedure for obtaining approval of a planned development shall be as follows:

**A. Preapplication Conference**

At the prospective applicant's request, a preapplication conference shall be scheduled by the Planning Director and Building Official. The prospective applicant shall submit one (1) copy of the concept plan to the Planning Director at least five (5) working days prior to the preapplication conference. During that time frame, the Planning Director, Building Official, and other staff as required, shall review the concept plan, and prepare for the preapplication conference. The purpose of this meeting will be to acquaint the staff with the proposed project and to provide the prospective applicant with preliminary review comments to identify major concerns or the need for additional support data. Within five (5) working days following the meeting, the Planning Director shall send a letter to the prospective applicant summarizing the major points of the meeting. The concept plan shall not be binding.

**B. Planned Development Land Use Plan**

The applicant shall submit to the Planning Department, after payment of application fees, ten (10) copies of the PD land use plan and support data. The Planning staff shall review the land use plan, and prepare a comprehensive staff report and recommendation for presentation to the Planning Commission at the next regularly scheduled meeting (as agenda deadlines dictate). The Planning Commission shall conduct a public review hearing, which may occur in conjunction with the regularly scheduled meeting. A copy of the staff report and recommendation shall be sent to the applicant at least five (5) days prior to the public review hearing. Public notice of the review hearing shall occur at least fifteen (15) days prior to the hearing date. The Planning Commission shall prepare a recommendation (which may include conditions of approval) to the City Council for official action.

### **C. Development Plan**

After approval of the Land Use Plan by City Council, the applicant shall submit to the Planning Department, four (4) copies of the development plan and support materials.

1. The development plan may cover all or a portion of the approved land use plan. (For instance, if the PD is to be a phased project, there may be several development plans over time) The Planning staff shall review the plan to determine if all appropriate data and information has been properly provided.
2. The development plan shall be reviewed by the Planning Director in order to determine that:
  - It complies with the approved land use plan;
  - The phase of development can exist as a stable independent unit; and
  - Existing or proposed utility services and transportation systems are adequate for the uses proposed.
3. The Planning Director shall either approve the development plan (which may include technical conditions, consistent with applicable ordinances, regulations, and policies), or deny the plan based upon specific findings which shall be stated. The applicant may appeal the decision to the Board of Zoning Appeals.

## **10.1.4 Plan Requirements**

### **A. Concept Plan Requirements**

The concept plan shall consist of a generalized sketch which is drawn to scale (the proportion and locations of land uses may be generalized), and which shows or addresses (with supporting information) the following items and matters:

1. Boundary of the subject property, identified with a heavy line
2. Major natural features such as lakes, streams and conservation areas
3. Existing or proposed streets abutting the project and other major streets and intersections within five hundred (500) feet of access points to the subject property
4. Generalized location map and legal description, including acreage
5. Proposed land use types and locations (generalized)
6. Gross densities
7. Approximate minimum lot size
8. Approximate number of units
9. Approximate floor area for commercial or industrial uses
10. Adjacent zoning
11. Anticipated internal major road network
12. Anticipated maximum building height
13. Anticipated phasing plan
14. Proposed method of providing water (fire protection), sewage disposal, stormwater management, parks/recreation facilities, schools

## **B. Land Use Plan Requirements**

The land use plan, consisting of properly identified maps, exhibits and support materials, shall clearly indicate the following:

1. The project name, legal description, total acreage and location map
2. Name of property owner
3. Name and license number of surveyor
4. Date prepared
5. North pointing arrow
6. Graphic scale
7. Existing topography at contours to be determined by the Building Official, based on the USGS topographic maps, and other natural features including lakes, watercourses and conservation area. On site soil (based on the soil conservation service classification system), flood hazard areas and generalized vegetation. All plans shall be drawn to scale, not to exceed one (1) inch equals two hundred (200) feet, unless otherwise permitted by the Building Official.
8. Existing and proposed land uses, with each phase of the total development identified as follows:
  - (a) Residential: Maximum gross density, total number of units, type of unit where feasible or necessary, minimum net lot size, minimum net living floor area, building heights, open space, and recreation areas.
  - (b) Commercial: Types of uses, gross floor area, floor area ratio, building height, setbacks and open space
  - (c) Mobile Homes: Maximum gross density, total number of units, type of unit where feasible or necessary, minimum net lot size, minimum net living floor area, open space, and recreation areas.
  - (d) Industrial: Types of uses, gross floor area, floor area ratio, building height, setbacks, open space and buffers.
9. The phasing of development and the manner in which each phase of development can exist as an independent stable unit.
10. The location of collector and arterial streets and highways proposed in the development, right-of-way widths, the location of access points to abutting streets and highways, and projected traffic generation based on established standards. (A traffic study may be required)
11. Identification of existing major street setbacks and planned right-of-way lines as required.
12. Proposed method of providing the following services:
  - (a) Water service (including fire flows and gallons per day requirements)
  - (b) Sewage disposal (including gallons per day generated)
  - (c) Stormwater management (per storm event)
  - (d) Schools (including school age population)
  - (e) Parks/recreation facilities

## C. Development Plan Requirements

The development plan for the entire project or any phase, consisting of four (4) copies of properly identified exhibits and support materials, shall include:

1. Development project name and phase number
2. Legal description and gross acreage of the proposed development, including and identifying land and water bodies
3. A location map identifying the relationship of the development plan to the approved land use plan
4. Subdivision plan if the applicant proposes to subdivide the project
5. The development plan, drawn at an approximate scale of one (1) inch equals one hundred (100) feet with all dimensions provided, shall identify:
  - (a) Certified topography drawn at contour intervals to be determined by the Building Official, and showing all natural features
  - (b) Existing street intersections or rights-of-way within five hundred (500) feet of access points
  - (c) Surface improvements of primary streets serving the project
  - (d) Location of all proposed uses
  - (e) Number of dwelling units, density, minimum square footage of living area, minimum net lot area
  - (f) Total square footage of commercial, industrial or office space and floor area ratio
  - (g) Maximum building heights
  - (h) Acreage, types and percent of open space and recreation areas
  - (i) Pedestrian/bike path facilities
  - (j) Stormwater management plan, including direction of surface drainage flow (storm event design flow)
  - (k) On-site soils based upon the soil conservation service classification system
  - (l) On-site vegetation including that which is proposed to be removed during construction
  - (m) Method of providing the following support utilities:
    - Water service (including fire flows and gallons per day requirements)
    - Sewage disposal (including gallons per day generated)
    - Solid waste disposal/storage
  - (n) Existing or proposed easements
  - (o) Parking spaces and location in accordance with Article 11
  - (p) Exterior lighting
7. Recreation area plan
8. Landscape, tree planting and screening plan
9. Design elevations or renderings of structures
10. Sign plan, including scaled plans of proposed signs
11. Preliminary engineering plans for the provisions of road, water, sewer, and storm-water management for the proposed phase and relationship to the master infrastructure utilities plan
12. Proposed covenants, conditions, restrictions, agreements, and grants which govern the use maintenance and continued protection of building structures, drainage systems and landscaping within the planned development

13. Areas to be conveyed or dedicated and improved for roadways, parks, parkways, playgrounds, school sites, utilities, public buildings and other similar public and semi-public service uses. Improvement bonds for facilities to be owned and maintained by the City and not completed shall be posted before the issuance of building permits.
14. Identification of owners, developers and the consultants involved in the development plan

### **10.1.5 Amendments to the Land Use Plan and Development Plans**

Amendments to the approved land use plan or development plan shall be classified as either significant or non-significant. The determination of significance or non-significance shall be made jointly by the Planning Director and the Building Official.

#### **A. Significant Amendments**

The following criteria shall be used to identify a significant amendment:

1. A change which would include a land use not previously permitted under the approved PD.
2. A change which would alter the land use type adjacent to a property boundary.
3. A change which would require an amendment to the conditions placed on the project by the City Council.
4. A change which would increase the land use intensity within any development phase without a corresponding decrease in some other portion of the overall PD.
5. An amendment to the phasing which would propose a land use in advance of the development it was designed to support.
6. Any other change which would cause a significant impact on the surrounding properties.

Amendments to the land use plan which are determined to be significant, must submit plans and support data (following land use plan requirements) for review by the Planning Commission, a public review hearing, and final action by the City Council.

#### **B. Non-Significant Amendments**

The following criteria shall be used to identify a non-significant amendment:

1. A change which would reduce the number of units or floor area in one (1) phase of the project, and increase the number of units or floor area in another phase, and which does not adversely affect any conditions of the PD.
2. A change which would increase the overall amenity space or open space within the PD.

Amendments to the land use plan which are determined to be non-significant, must submit plans and support data (following land use plan requirements) to the Planning Department.

### **10.1.6 Control of Development**

Upon the approval of the development plan or any phase thereof, the use of land and the construction or modification of any buildings or structures within the PD shall be in accordance with the approved development plan, rather than with the other provisions of this Ordinance; however, all other ordinances, policies and resolutions shall apply to the project.

The Planning Director shall be responsible for certifying that all aspects of the PD, including conditions of approval (applicable to the subject portion of the project) have been satisfactorily completed prior to the issuance of a certificate of completion for the project or phase.

### **10.1.7 Other Requirements**

At the time of development, the PD or any phase proposed for development shall comply with all regulations and ordinances in force at the time of plan approval.



## **10.2 PLANNED DEVELOPMENT STANDARDS**

### **10.2.1 Purpose**

Site development standards are established for planned development to insure adequate levels of light, air, and density, to maintain and promote functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, to provide for orderly phasing of development, and to otherwise protect the public health, safety and general welfare.

### **10.2.2 Variances**

Variances from the minimum standards set forth in this section may be granted for hardship by the Board of Zoning Appeals. However, such variances must be specified in conjunction with the land use plan, otherwise all standards shall apply. Variance requests shall be identified in the public hearing notice. Variances requested after approval of the land use plan, may be approved by the Board of Zoning Appeals only after a public hearing has been conducted. Abutting property owners shall be notified.

### **10.2.3 Preservation of Natural Features and Vegetation**

The natural topography, soils, and vegetation should be preserved and utilized, where possible, through the careful location and design of circulation ways, buildings and structures, parking areas, recreation areas, open space, and drainage facilities.

### **10.2.4 Circulation, Access, and Sidewalks**

All streets shall meet minimum City standards with appropriate design widths of pavement surfaces to accommodate projected traffic with free movement, safety, and efficient use within the development. Provisions should be made for the continuation of all arterial streets and highways where applicable. Local/minor streets shall provide access to each parcel/lot of land within the development in a manner which will discourage through traffic.

A system of walkways between buildings (commercial and residential), common open spaces, recreation areas, community facilities and parking areas should be distinctly designed and adequately lighted for nighttime use. Each PD shall be serviced by sidewalks with a minimum width of thirty (30) inches in the public right-of-way, to be located parallel to the front yard lines of each lot in the PD. Said sidewalks shall be installed by the PD developer.

### **10.2.5 Parking Facilities**

Prior to Planning Commission approval of the PD Land Use Plan and/or Development Plan, the Planning Director shall review and approve an overall parking scheme for the PD, in accordance with the requirements set forth in Article 11 of this Ordinance.

### **10.2.6 Stormwater Management**

The design and construction of stormwater management systems shall be in accordance with the subdivision regulations and applicable codes, ordinances, resolutions, rules, and regulations.

### **10.2.7 Impervious Surface Area**

The maximum impervious surface area shall be not more than sixty (60) percent of the gross land area for planned residential communities and not more than seventy (70) percent for planned commercial and industrial developments.

### **10.2.8 Signage**

Signs shall be regulated in accordance with Article 12 of this Ordinance. The Planning Commission shall recommend and Council shall approve, based upon the type and intensity of development, which level of signage regulation shall be used for each use type in the PD.

### **10.2.9 Utilities Systems**

Water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the subdivision regulations and applicable codes, ordinances, resolutions, rules, and regulations. All utilities shall be supplied through underground networks.

### **10.2.10 Landscaping**

Prior to Planning Commission approval of the PD Land Use Plan and/or Development Plan, the Planning Director shall review and approve an overall landscaping and buffering scheme for the PD, in accordance with an appropriate level of landscaping requirements set forth in Article 13 of this Ordinance, based upon the type and intensity of development.

**10.2.11 Minimum Area Required**

Type of Development	Minimum Area Required (acres)
Planned Residential Development	5 acres
Planned Mobile Home Development	5 acres
Planned Commercial Development	10 acres
Planned Industrial Development	25 acres

**10.2.12 Ownership**

The land to be used in a planned development district shall be under single ownership by an individual, corporation or other legal entity at the time of approval, and proper assurances shall be provided that the project can be successfully completed, as deemed necessary by City Council. Individual properties in a PD may be sold after a final plat has been recorded, with the properties subject to private deed covenants that ensure the continuance of the PD.

**10.2.13 General Private Deed Covenants**

The entire PD shall be included within private deed covenants running with the land to ensure the continuance of the PD in accordance with the approved land use plan and development plan. Covenants shall be recorded and presented to the Planning Department after plan approval, but prior to issuance of building permits.

**10.2.14 Delay in Construction**

In the event that construction is not begun within two (2) years from the date of approval by the City Council, the district shall revert to its previous zoning classification, and all regulations of that district shall thereupon be in full force and effect.

**10.2.15 Common Open Space and Amenity Requirements**

Common open space or amenity areas shall be provided within all planned developments in order to enhance the living and working environment.

- A. Open space areas are defined as areas serving any one of the following four (4) basic functions:
  - [1]. Landscaping, screening, greenbelts, buffers, or similar areas which help define and delineate urban boundaries on a large scale (i.e. forest, water impoundment, open pasture);
  - [2] Outdoor recreation (passive or active);
  - [3] Conservation of areas with unique natural qualities or physical benefits which need protection or preservation from man-built developments; or
  - [4] Agricultural production.

- B. Open/amenity space shall be provided within the planned development based on the following:

Type of Planned Development	Percentage of the gross land area
Single-Family Residential (excluding lot area)	10%
Multi-Family Residential	25%
Office	20%
Commercial	20%
Industrial	15%

- [1] Not more than thirty (30) percent of the common open space may lie in a floodplain.
- [2] The required yards, parking areas, and buffers shall not be credited toward the minimum open space requirements.
- [3] The required open space and amenities shall be developed and landscaped in accordance with the approved land use and development plan prior to the issuance of more than fifty (50) percent of the occupancy permits.

**10.2.16 Density**

The applicant shall propose, and the planning staff shall review using the following criteria, and recommend to the Planning Commission, the density standards for each PD:

- A. Existing density requirements.
- B. Existing density of surrounding development.
- C. Location of the planned development in relation to current and anticipated growth patterns in the region.
- D. Preservation of natural features of the site.
- E. Provision of landscaped common open space for the leisure and recreational use of residents and/or employees.
- F. Adequacy of public utilities, services, and facilities to serve development.

**10.2.17 Minimum Lot Width, Minimum Setback Requirements, Maximum Lot Coverage, and Maximum Height of Structures**

No structure shall be erected within twenty-five (25) feet of any external PD property line. Minimum lot width, minimum setback requirements, maximum lot coverage, and maximum height are not otherwise regulated within PD districts, provided, however, that the Planning Commission ensure that the characteristics of building siting design shall be appropriate as related to overall compatibility with adjacent uses, properties, and districts in keeping with the intent of this Ordinance.

### **10.2.18 Special Requirements for Planned Mobile Home Developments**

All mobile home planned developments shall comply with the following special requirements:

- A. Mobile homes shall be placed no closer than twenty (20) feet to one another or any other structure on the premises.
- B. Shall be emplaced according to the standards set forth in Section 14.15 of this Ordinance

## **11.1 OFF STREET PARKING REGULATIONS**

### **11.1.1 Purpose**

It is the intent and purpose of off street parking regulations to provide adequate off-street parking in both residential and non-residential areas to ensure the safety and ease of movement of all motorists and pedestrians within the community. Except on specifically designed streets, automobiles parked on the roadway can obstruct clear visibility at intersections and driveways, and may pose an obstruction to large emergency vehicles such as fire trucks and utility repair vehicles. Additionally, commercial areas require ample parking in order to maintain a healthy business climate and clientele.

### **11.1.2 Off-Street Parking Required Before Occupancy Or Use**

Any and all off-street parking facilities shall be reviewed and approved by the Zoning Administrator, City Engineer and City Planner, prior to occupancy or use or lot improvements or clearing or grading. A site plan, location map, lighting plan, grading plan, landscape plan, stormwater drainage plan, and sedimentation control plan shall be submitted to the Administrator no less than thirty (30) days prior to the requested date of project implementation. For off-street parking lots storing ten (10) or more vehicles, the aforementioned maps and plans shall be prepared by an engineer licensed by the State of South Carolina.

No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient off-street parking (or motor vehicle storage) has been identified, set apart, and constructed on each lot or tract of land in an amount equal to at least the minimum requirements set forth in the Off-Street Parking Standards Matrix, except as modified below:

#### **(A) Parking requirements for multiple uses.**

The required parking spaces for separate uses may be combined in one parking lot, but the required space assigned to one use may not be assigned to another use during the same hours of operation.

Where more than one use is included within any one building, or on any lot, the parking requirements shall be the sum total of the requirements of the various uses set forth in the Off-Street Parking Standards Matrix, except as permitted under shopping centers.

#### **(B) Parking for additions to existing structures and uses.**

Additional parking spaces will be required for any addition to a building, structure, or use, which increases in any of the units of measure (i.e., dwelling units, square footage, seating capacity, or number of employees) used to determine how much parking is required. Use the Off-Street Parking Standards Matrix to find the minimum number of required spaces for the addition.

**(C) 20 Percent Rule**

When a use has more than 20 percent of its floor area in a distinct function (i.e. office, warehouse, or retail), the required parking is calculated separately for each function. [An example would be a 20,000 square foot use with a 4,000 square foot office area, and a 16,000 square foot warehouse. The required parking would be computed separately for the office and warehouse functions.]

**(D) Joint Use and Off-Site Facilities**

When the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a recorded covenant or agreement is required. This covenant shall be valid for the total period that parking is needed for the use or uses. A certificate of recording of the covenant or agreement shall be furnished to the Zoning Administrator.

**11.1.3 Design Standards**

All required off-street parking shall be surfaced, marked, sized, arranged, oriented and landscaped in accordance with this Ordinance. All off-street parking provided but not required by this Ordinance shall also be surfaced, marked, sized, arranged and landscaped in accordance with this Ordinance.

**(A) Parking Surfaces**

All off-street parking which is constructed after adoption of this Ordinance shall be constructed of permanent, non-erodible surface treatment limited to masonry, concrete, or asphalt, with the following two (2) exceptions:

- (1) Parking facilities for outdoor athletic facilities or outdoor theaters with fifteen hundred (1,500) or more permanent seats, or design capacity, may use grass as the parking surface.
- (2) Alternative surfaces which allow greater water infiltration in floodplain areas

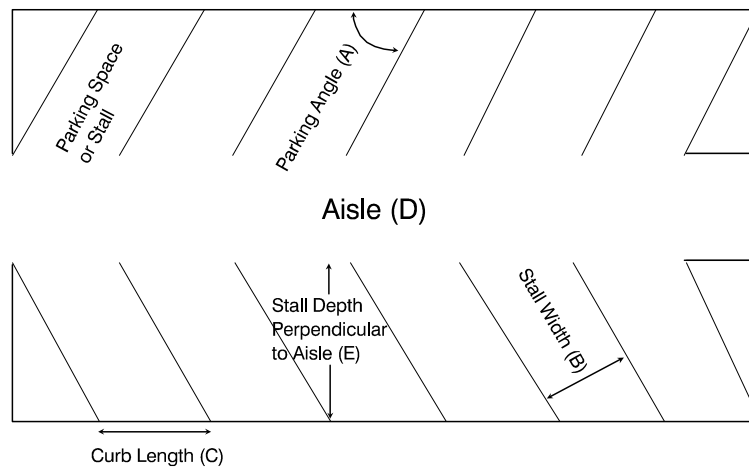
**(B) Arrangement, Size, and Orientation**

All off-street parking shall be arranged so that vehicle ingress and egress to parking areas is by forward motion of the vehicle, except for drives (parking bays) serving single family detached units, duplex units, and mobile home spaces and lots. Additionally, all off-street parking shall be arranged and sized in accordance with the Parking Area Design Standards on the following page.

**(C) Parking in Front Yards**

Off-street parking spaces may be located in not more that half (1/2) of the required minimum front yard - measured from the building line. Driveway space for access to parking areas or drive-in service facilities may be located in a required front yard.

### Parking Dimension Factors



<b>MINIMUM PARKING SPACE AND AISLE DIMENSIONS</b>						
<b>Angle (A)</b>	<b>Type</b>	<b>Width (B)</b>	<b>Curb Length (C)</b>	<b>1 Way Aisle Width (D)*</b>	<b>2 Way Aisle Width (D)*</b>	<b>Stall Depth (E)</b>
0 Degrees (parallel)	Standard	9'	22' 6"	12'	24'	N/A
	Disabled	13'	22' 6"	12'	24'	N/A
30 Degrees	Standard	9'	18'	12'	24'	17'
	Disabled	13'	18'	12'	24'	17'
45 Degrees	Standard	9'	12' 6"	12'	24'	19'
	Disabled	13'	12' 6"	12'	24'	19'
60 Degrees	Standard	9'	10' 6"	18'	24'	20'
	Disabled	13'	10' 6"	18'	24'	20'
90 Degrees	Standard	9'	9'	24'	24'	19'
	Disabled	13'	9'	24'	24'	19'

**\*Note:** A reduction in the aisle width for parking decks and structures if there is a compensating increase in stall width. The parking space dimensional criteria shall not apply when parking is performed by paid employee attendants provided such physical arrangements are first approved by the Zoning Administrator.



**(D) Maintenance, Markings, and Use**

Required parking spaces shall be properly maintained and shall not be converted to other uses. Each required parking space shall be clearly delineated by painted lines at least four (4) inches wide and at least as long as the stall depth. Alternate means of delineation may be approved by the Zoning Administrator.

**(E) Landscape Requirements**

- (1) In addition to other landscape requirements, all surface parking areas with more than 25 spaces, but less than 75 spaces shall provide the following interior landscaping (parking structures are exempt):
  - a. One (1) shade tree per 2225 square feet of parking surface or portion thereof; and
  - b. One (1) shrub per 600 square feet of parking surface or portion thereof; and
  - c. Additional trees as necessary to ensure that each parking space (stall) shall be not more than 60 feet from the trunk of a shade tree, and
- (2) In addition to other landscape requirements, all surface parking areas with 75 spaces or more, must provide the following interior landscaping (parking structures are exempt):
  - a. One (1) shade tree per 2000 square feet of parking surface or portion thereof.
  - b. One (1) shrub per 500 square feet of parking surface or portion thereof.
  - c. Additional trees as necessary to ensure that each parking space (stall) shall be not more than 50 feet from the trunk of a shade tree.
- (3) Interior landscaped planting areas are to be located within or adjacent to the parking area as tree islands, at the end of parking bays, inside six (6) foot wide or wider medians, or between rows of cars. The number, size and shape of landscaped planting areas shall be at the discretion of the owner. Trees planted as part of the bufferyard landscaping requirements do not count towards the interior landscaping requirements.
- (4) Trees and shrubs must be fully protected from potential damage by vehicles. Interior landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.
- (5) Other required landscaping along the perimeter of a lot may not substitute for interior landscaping; however, interior landscaping may join perimeter landscaping.
- (6) Parking areas which are too narrow in width (less than 30 ft.) to locate interior landscaping, may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.
- (7) The interior landscaping must be made up of shade trees, such as Oaks and Maples. See Article 17 for definition of shade trees.

### 11.1.4 Minimum Off-Street Parking Standards

The following table establishes the minimum number of required spaces by use.

<b>Minimum Off-Street Parking Standards</b>	
<b>COMMERCIAL</b>	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> <li>• <i>Automotive Service Repair Facilities (not including car washes and service stations)</i></li> </ul>	3 spaces per service bay or per mechanic where bays are not used
<ul style="list-style-type: none"> <li>• <i>Automotive Service Station</i></li> </ul>	1 space per 1,000 sf of lot area utilized
<ul style="list-style-type: none"> <li>• <i>Auto Washing &amp; Cleaning Automatic/Professional Care  Self-Service</i></li> </ul>	5 spaces per car wash, plus 5 storage spaces per wash lane  2 storage spaces per wash bay
<ul style="list-style-type: none"> <li>• <i>Bank</i></li> </ul>	1 space per 300 sf gross floor area, and 3 storage spaces per drive-in window and automatic teller machine operable from vehicle
<ul style="list-style-type: none"> <li>• <i>Bar, Night Club, Tavern, Lounge</i></li> </ul>	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater
<ul style="list-style-type: none"> <li>• <i>Barber, Beauty, Cosmetic Shop</i></li> </ul>	3 spaces per chair
<ul style="list-style-type: none"> <li>• <i>Bed and Breakfast Inn</i></li> </ul>	1.5 spaces per rental or sleeping room
<ul style="list-style-type: none"> <li>• <i>Eating Establishment</i> <ul style="list-style-type: none"> <li>(1) <i>Sit-down dining</i></li> <li>(2) <i>Fast Food</i></li> <li>(3) <i>Drive-thru only</i></li> </ul> </li> </ul>	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater. 1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater, & 11 storage spaces per drive-in window, with a minimum of 5 of the storage spaces designated for the ordering station 1 space per 100 sf gross floor area with a minimum of 10 spaces, and 11 storage spaces per drive-in window, with a minimum of 5 of the storage spaces designated for the ordering station.

<b>COMMERCIAL(continued)</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li>• <i>Furniture, Appliance, Music, Antique, and Hardware Stores</i></li> </ul>	1 space per 400 sf gross floor area of building
<ul style="list-style-type: none"> <li>• <i>Hotel, Motel, Rooming House, Boarding House, Lodging House, or Tourist Home</i></li> </ul>	1.5 spaces per room or lodging unit
<ul style="list-style-type: none"> <li>• <i>Hotel or Motel with dwelling units</i> <ol style="list-style-type: none"> <li>1. <i>Efficiency</i></li> <li>2. <i>One-Bedroom</i></li> <li>3. <i>Two-Bedroom</i></li> <li>4. <i>Three-Bedroom</i></li> </ol> </li> </ul>	1 space per unit 1.5 spaces per unit 2 spaces per unit 2.5 spaces per unit
<ul style="list-style-type: none"> <li>• <i>Hotel or Motel with uses other than rooming or dwelling units, such as restaurants, retail shops, and assembly rooms</i></li> </ul>	Total spaces is a sum of the required spaces per use set forth in this Table
<ul style="list-style-type: none"> <li>• <i>Kennel or Cattery</i></li> </ul>	1 space per eight enclosures (cages) or runs
<ul style="list-style-type: none"> <li>• <i>Laundry or Dry Cleaning Store</i> <ol style="list-style-type: none"> <li>1. <i>Professional</i></li> <li>2. <i>Self-Service</i></li> </ol> </li> </ul>	1 space per 300 sf of gross floor area and 3 storage spaces per drive-in window  1 space per 3 washers and dryers
<ul style="list-style-type: none"> <li>• <i>Plant Nursery, Fruit &amp; Vegetable Stand</i></li> </ul>	1 space per 200 sf of gross floor/lot area devoted to retail space and offices
<ul style="list-style-type: none"> <li>• <i>Shopping Center</i></li> </ul>	4 spaces per 1000 sf gross leasable floor area
<ul style="list-style-type: none"> <li>• <i>Supermarket, Department Store, Discount Store, Building Supply Store, Food Store, Superdrug and Variety Store</i></li> </ul>	1 space per 200 sf of gross floor area
<ul style="list-style-type: none"> <li>• <i>Temporary Display area</i></li> </ul>	2 spaces per employee, but no less than 3 spaces
<ul style="list-style-type: none"> <li>• <i>Theater</i></li> </ul>	1 space per 4 seats or one space for every four persons of maximum occupancy capacity of the building, whichever is greater.

<b>INDUSTRIAL</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li>• <i>Industry, manufacturing, wholesale establishment, warehouse, and other business not catering to retail or customer trade</i></li> </ul>	1 space per 600 sf of gross floor area or .75 spaces per each employee of the combined employment of the two largest successive shifts, whichever is larger
<ul style="list-style-type: none"> <li>• <i>Mini-warehouse storage facility</i></li> </ul>	1 space per 300 sf of gross floor area of office space, plus spaces required for any on-site dwelling
<b>INSTITUTIONAL/SERVICES/CIVIC</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li>• <i>Church, synagogue, religious shelter unit, religious education building, convent, monastery, and other places of worship (Not including day care facility, parochial, elementary, middle, and high school or seminary)</i></li> </ul>	1 space per 4 seats in principal assembly room  see other uses
<ul style="list-style-type: none"> <li>• <i>Civic Club, lodge, union, private and semi-private club or lodge (not including recreational or fitness clubs)</i></li> </ul>	1 space per 3 memberships
<ul style="list-style-type: none"> <li>• <i>Civic or Convention Center, library, stadium, racetrack, museum, auditorium, public art gallery, or place of assembly not specifically listed herein</i></li> </ul>	1 space per 5 seats, or 1 space per 5 persons of maximum occupancy of building or assembly place, whichever is greater
<ul style="list-style-type: none"> <li>• <i>Day Care Facility</i></li> </ul>	1 space per 5 enrollees and a minimum of 8 storage spaces for drop off and pickup.
<ul style="list-style-type: none"> <li>• <i>Funeral Home and undertaking establishment</i></li> </ul>	1 space per 5 seats in chapel(s)
<ul style="list-style-type: none"> <li>• <i>Hospital (medical/psychiatric)</i></li> </ul>	1 space per 2 beds, plus one per 3 employees based on the combined employment of the two largest successive shifts, whichever is larger
<ul style="list-style-type: none"> <li>• <i>Rest Home, orphanage</i></li> </ul>	1 space per 3 beds, plus 1 space per 300 sf of administrative employee, and staff work area

<b>INSTITUTIONAL/SERVICES/CIVIC (continued)</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li><i>Schools</i></li> </ul>	
<i>Elementary and Middle School</i>	2 per classroom and 2 per administrative office
<i>High School</i>	1 space per employee and 1 space per each 8 students
<i>Trade School</i>	1 space per each student, based on the design capacity of the building, plus 1 space for each teacher and employee
<i>College</i>	2 spaces per 1,000 square feet of gross floor area used for academic purposes, plus 1 space for each 4 student rooming units, plus additional spaces as necessary for nonacademic units
<b>OFFICE</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li><i>Dental Office</i></li> </ul>	4 spaces per examination or treatment room
<ul style="list-style-type: none"> <li><i>General Office</i></li> </ul>	1 space per 250 sf gross floor area
<ul style="list-style-type: none"> <li><i>Medical Office</i></li> </ul>	4 spaces per examination or treatment room
<b>RECREATION</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li><i>Billiards or pool establishment</i></li> </ul>	3 spaces per table plus additional spaces as required by this section for other uses
<ul style="list-style-type: none"> <li><i>Boat, canoe, bicycle rental</i></li> </ul>	1 space per 2 pieces of primary rental equipment (i.e. boat, canoe, bicycle)
<ul style="list-style-type: none"> <li><i>Boat ramp</i></li> </ul>	25 spaces per boat ramp (spaces must be designed to accommodate both vehicle and boat trailer)
<ul style="list-style-type: none"> <li><i>Bowling establishment</i></li> </ul>	5 spaces per lane
<ul style="list-style-type: none"> <li><i>Community center</i></li> </ul>	1 space per 200 sf of gross floor area
<ul style="list-style-type: none"> <li><i>Commercial recreation -indoor</i></li> </ul>	1 space per 5 seats or one space per 5 persons of maximum occupancy capacity of building or assembly place, whichever is greater

<b>RECREATION (continued)</b>	
<b><i>LAND USE</i></b>	<b><i>MINIMUM REQUIREMENT</i></b>
<ul style="list-style-type: none"> <li>• <i>Electronic, mechanical, video game parlor</i></li> </ul>	1 space per game
<ul style="list-style-type: none"> <li>• <i>Golf course, driving range, or miniature golf</i></li> </ul>	4 spaces per tee
<ul style="list-style-type: none"> <li>• <i>Health exercise facility, athletic club, and gymnastic center</i></li> </ul>	1 space per 100 sf gross floor area minus game courts, plus 3 per game court
<ul style="list-style-type: none"> <li>• <i>Play court</i></li> </ul>	4 spaces per court
<ul style="list-style-type: none"> <li>• <i>Play field</i></li> </ul>	18 spaces per field
<ul style="list-style-type: none"> <li>• <i>Recreation camp, picnic ground, fishing lake, botanical and zoological garden, scenic area</i></li> </ul>	3.5 spaces per acre of open space, plus any additional spaces as required for other uses
<ul style="list-style-type: none"> <li>• <i>Riding stable</i></li> </ul>	1 space per 2 stalls
<ul style="list-style-type: none"> <li>• <i>Rifle, pistol, and archery shooting range</i></li> </ul>	1 space per firing position, with a minimum of 5 spaces
<ul style="list-style-type: none"> <li>• <i>Skating rink (ice and roller) and skate board facility</i></li> </ul>	1 space per 200 sf of skating area
<ul style="list-style-type: none"> <li>• <i>Swimming pool</i></li> </ul>	1 space per 100 sf of pool and deck area
<ul style="list-style-type: none"> <li>• <i>Theme park, amusement ride, animal show and exhibit, water slide, go-cart track</i></li> </ul>	2 spaces per 3 seats on amusement rides, or 20 spaces per ride of attraction with no specific or defined seating
<b>RESIDENTIAL</b>	
<b><i>LAND USE</i></b>	<b><i>MINIMUM REQUIREMENT</i></b>
<ul style="list-style-type: none"> <li>• <i>Congregate care or assisted living facility</i></li> </ul>	1 space per 3 dwelling units, plus 1 space per 300 sf of administrative/staff work area
<ul style="list-style-type: none"> <li>• <i>Emergency Shelter</i></li> </ul>	1 space per 8 persons of approved maximum capacity
<ul style="list-style-type: none"> <li>• <i>Group or family care facility</i></li> </ul>	1.5 spaces per dwelling room

<b>RESIDENTIAL (continued)</b>	
<b>LAND USE</b>	<b>MINIMUM REQUIREMENT</b>
<ul style="list-style-type: none"> <li>• <i>Group housing development, guest house, multi-family dwelling, excluding duplex</i> <ul style="list-style-type: none"> <li>(1) <i>Efficiency</i></li> <li>(2) <i>One-Bedroom</i></li> <li>(3) <i>Two-Bedroom</i></li> <li>(4) <i>Three-Bedroom</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>1 space per unit</li> <li>1.5 spaces per unit</li> <li>2 spaces per unit</li> <li>2.5 spaces per unit</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Mobile Home</i></li> </ul>	<ul style="list-style-type: none"> <li>2 spaces per unit</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Rooming house, boarding house, fraternity/sorority house, dormitory</i></li> </ul>	<ul style="list-style-type: none"> <li>1.5 spaces per every rental or sleeping room</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Single family detached, duplex dwelling, cluster housing</i></li> </ul>	<ul style="list-style-type: none"> <li>2 spaces per dwelling unit</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Townhouse</i></li> </ul>	<ul style="list-style-type: none"> <li>2 spaces per dwelling unit</li> </ul>

## 11.2 OFF STREET LOADING REGULATIONS

### 11.2.1 Purpose

It is the intent and purpose of off street loading regulations to provide adequate off-street loading area for loading and unloading operations, and to prevent roadway blockage in commercial and industrial areas from loading and unloading operations.

### 11.2.2 Off Street Loading Standards

An off-street loading space shall not be located within the required parking area or public right-of-way, and shall have a minimum area of five hundred forty (540) square feet, a minimum width of twelve (12) feet, a minimum depth of forty (40) feet, and a vertical clearance of not less than fourteen and a half (14.5) feet.

The location and design of entrances and exits, to and from any public roadway shall be in accordance with applicable requirements of the City of Anderson and the S.C. Department of Transportation.

Except as otherwise provided in this Ordinance, when any building or structure is hereafter occupied, erected, constructed, or structurally altered to the extent of increasing the floor area by twenty-five (25) percent or more, the following required off-street parking shall be provided:

<b>Off-Street Loading Standards</b>		
<b>Use</b>	<b>Floor Area (square feet)</b>	<b>Loading Spaces Required</b>
Retail store, department store, restaurant, wholesale house, warehouse, general service, manufacturing, or industrial establishment	2,000-10,000 10,000-20,000 20,000-40,000 40,000-60,000 each additional 50,000	one (1) space two (2) spaces three (3) spaces four (4) spaces one (1) space
Apartment building, motel, hotel, offices or office building, hospital or similar institutions, or places of public assembly	5,000-10,000 10,000-100,000 100,000-200,000 each additional 100,000	one (1) space two (2) spaces three (3) spaces one (1) space
Funeral home or Mortuary	2,500-4,000 4,000-6,000 each additional 10,000	one (1) space two (2) spaces three (3) spaces



## 12.0 SIGNAGE REGULATIONS

### 12.1 Purpose

This chapter regulates signs which are visible from the public right-of-way (primarily roadways), or which are visible from one site to another. It is the intent and purpose of these signage regulations to assure the efficient transfer of information, enhance the visual environment of the City of Anderson, and to eliminate confusing, distracting, and unsafe signs. These regulations for signs have the following specific objectives:

- *to ensure that signs are designed, constructed, installed, and maintained so that the public safety and traffic safety are not compromised;*
- *to protect property values within the City of Anderson;*
- *to protect the general public from damage or injury caused by, or partially attributable to the distractions and obstructions which result from improperly designed or situated signs;*
- *to allow and promote positive conditions for legible and effective sign communication, while avoiding nuisances to neighboring roadways and properties;*
- *to encourage and allow signs which are appropriate to the planned character of each zoning district; and*
- *to provide a pleasing overall environmental setting and community appearance which is vital to the continued economic attractiveness of the City.*

### 12.2 Scope Of The Regulations

No sign of any type, size, design, purpose or intent for view off site may be erected in the City of Anderson except in accordance with the provisions of this Ordinance.

### 12.3 Exempt Signs

The following signs are exempt from the regulations of this chapter, but may be subject to other portions of the Zoning Ordinance.

- **Building/house numbers** with a maximum area of 4 sf
- **Directional signs** not including pavement markings, limited in size to 3 sf (sign permits are required)
- **Family name plates**, coat-of-arms, with a maximum area of 4 sf
- **Flags**; national, state, civic, charitable, fraternal, and welfare organizations
- **Ghost signs** may be rehabilitated or preserved to maintain its character.
- **Historic markers** and plaques
- **Signs carved or built into a structure**, with materials which are an integral part of the building as approved by the Building Official
- **Signs inside a building**, with the exception of lighted signs, neon signs, or strobe lights visible from beyond the property lines
- **Traffic signs** legally erected in the right-of-way

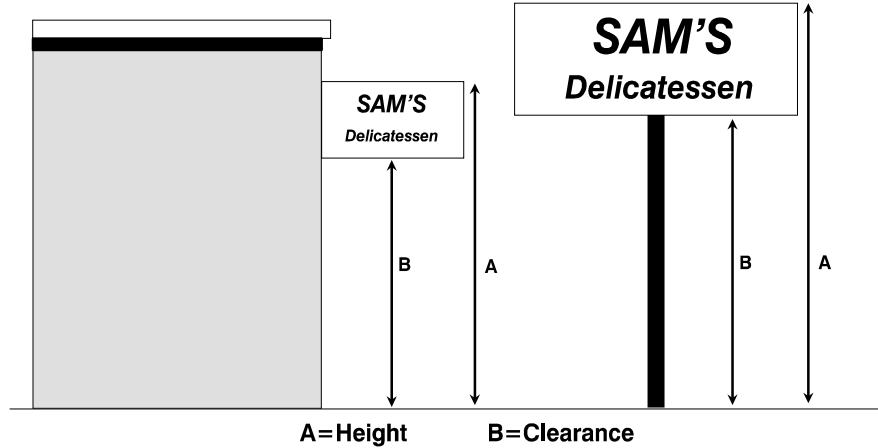
### 12.4 Prohibited Signs

The following signs are prohibited:

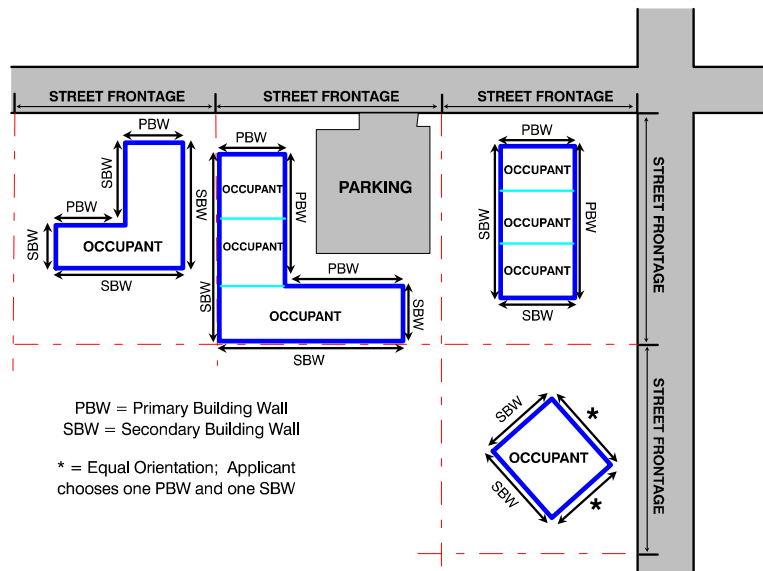
- **Animated** or moving signs having off premise advertising
- **Animated** or moving signs in single family zoned areas, including RA
- **Flashing** lights or strobe lights
- **Off premise signs**, except billboards section 12.10 and bench signs section 12.11
- **Portable signs** (electric & non-electric), except as a temporary sign provided for in section 12.9
- **Permanent signs located on undeveloped sites**, except for subdivision signs
- **Permanent balloon signs**
- **Roof signs** or signs that project above the top of an awning or canopy on which it is erected
- **Misleading signs** using the words "stop," "danger," or any other word, phrase, symbol or character in a manner that might mislead, confuse or distract a vehicle driver
- **Signs** located in the public right-of-way
- **Signs painted on or attached to** trees, rocks or other natural features, telephone or utility poles
- **Signs placed or painted on** a motor vehicle or trailer and parked or mounted for the primary purpose of providing signs not otherwise allowed by this code

## 12.5 Sign Measurements

- (A) **Sign Height:** Shall be measured from the natural grade to the highest point of the sign face or structure, whichever is higher. The height shall not be measured from the top of an earth berm, support foundation, or planting box.
- (B) **Sign Clearances:** Shall be measured from the ground directly below the sign to the lowest point of the sign face or structure enclosing the face, whichever is lower.

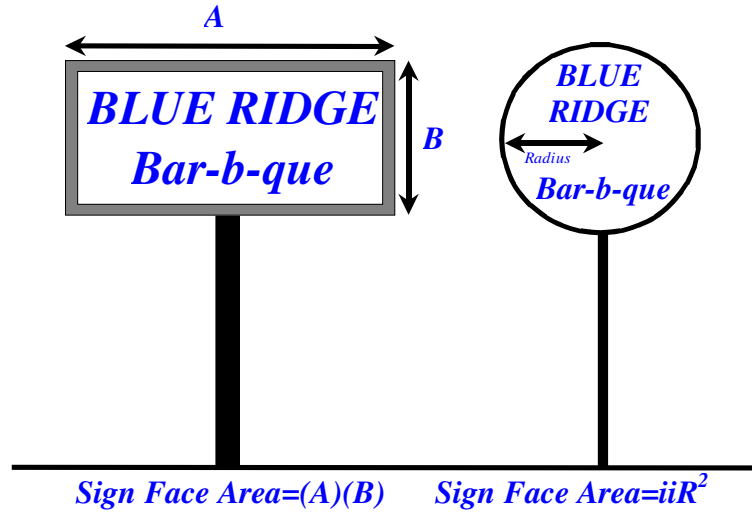


- (C) **Primary Building Walls (PBW):** The PBW's are those exterior walls of a structure which are oriented with most street frontage (visibility from the public right-of-way). PBW's may also include the exterior wall of a structure which does not necessarily have street frontage, but which contains a public entrance and faces a parking area on the site. Structures located on corner lots may have PBW's designated for each street frontage. Structures with equal wall orientation toward one street frontage, shall choose on PBW and one SBW.
- (D) **Street Frontage:** That portion of a lot which adjoins a public street right-of-way shall be measured in linear feet.

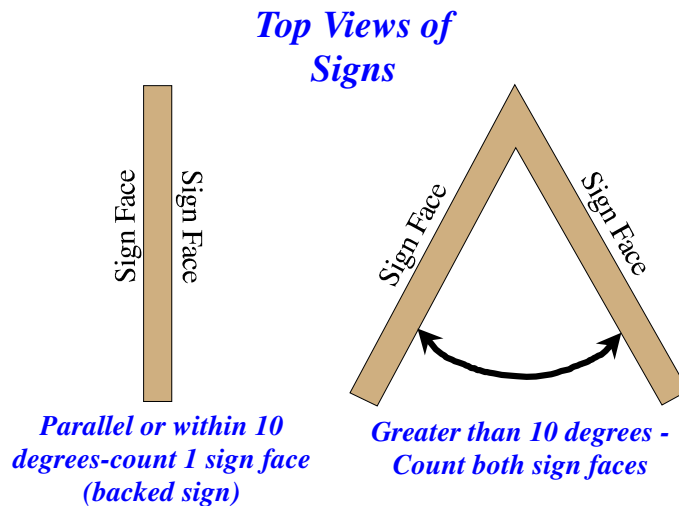


(E) **Sign Face Area:** Shall be measured as described for each sign type below:

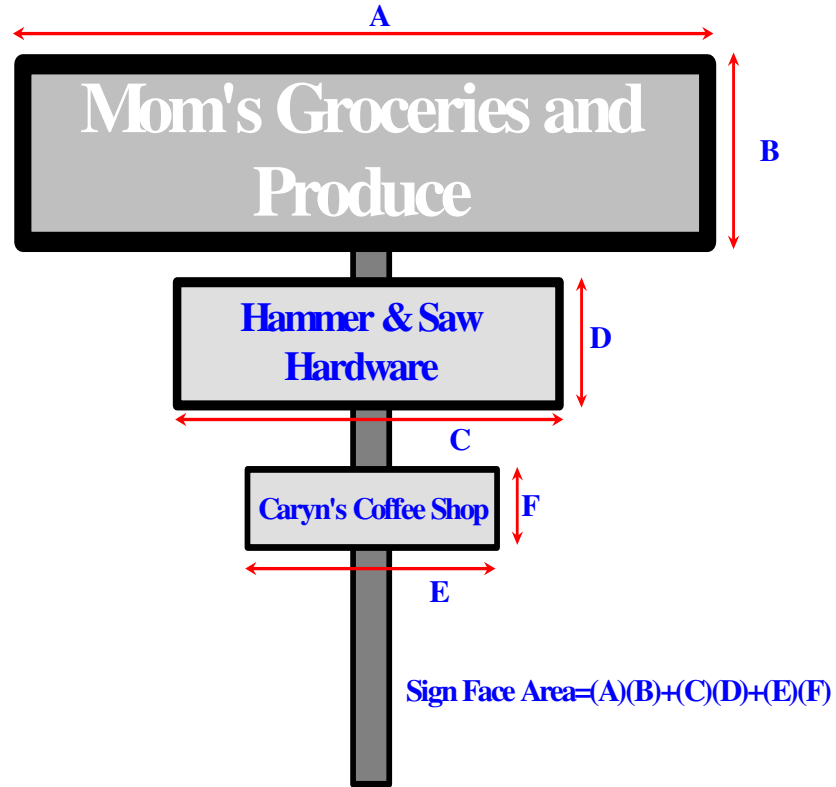
1. **Sign cabinets:** The area of sign faces enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet surrounding the sign face.



2. **Backed (two-sided) signs:** When the faces of a backed (two-sided) sign are parallel, or within 10 degrees of parallel, only one side of the sign is counted. If the sign faces are not parallel or within ten (10) degrees of parallel, each is considered to be a separate sign face, and both faces are counted.

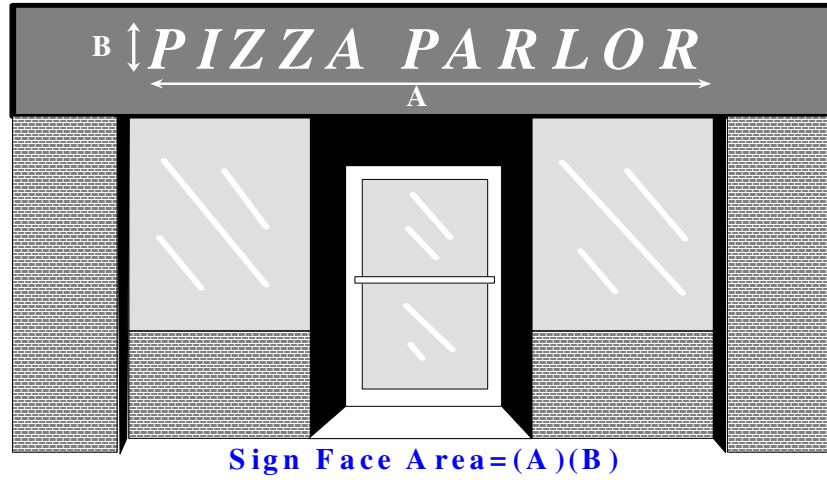


3. **Multiple cabinets:** For freestanding and projecting signs that contain multiple cabinets on one structure, and are oriented in the same viewing direction, the modules together are counted as one sign face.

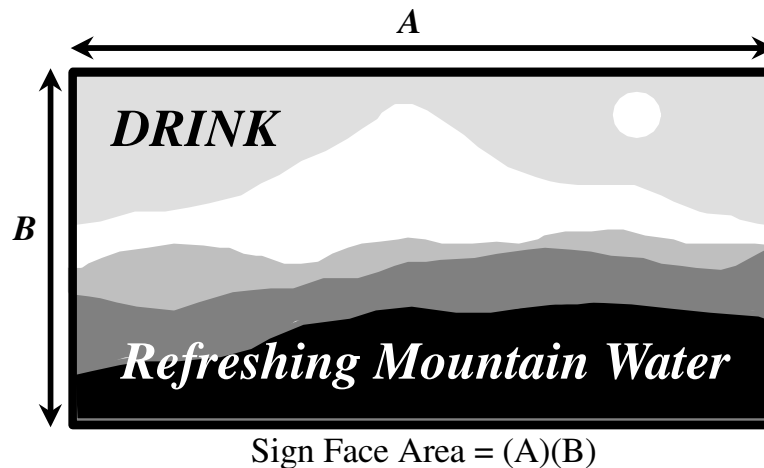


4. **Round signs:** The maximum surface area visible at one time of a round, three dimensional, or three or more sided sign is counted to determine sign area.
5. **Signs on a base material:** When a sign is on a base material and attached without a frame, such as a wood board or Plexiglas panel, the dimensions of the base material are to be used.

6. **Individual element signs:** When signs are constructed of individual elements attached to a building wall, the sign area is determined by calculating the area of an imaginary rectangle drawn around the sign elements. Sign elements will be measured as one unit when the distance between the elements is less than two times the dimension of each element.

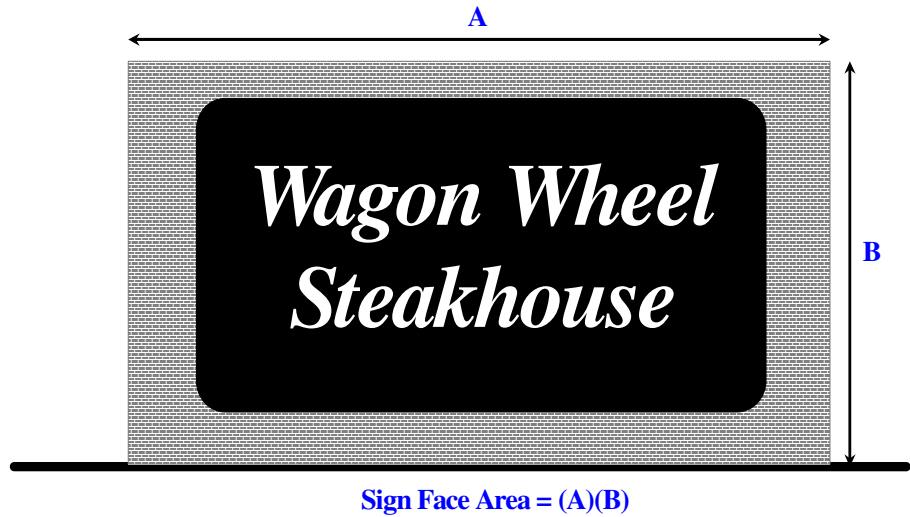


7. **Painted wall signs:** Painted wall signs are measured by drawing an imaginary rectangle around the edge of each of the sign elements. Sign elements will be measured as one unit when the distance between the elements is less than two times the length of each element. If a painted wall sign is located closer than two times the length of the painted wall sign and any other painted wall decoration, then the area of both is included in the sign area. Visible wall area includes windows and doors.

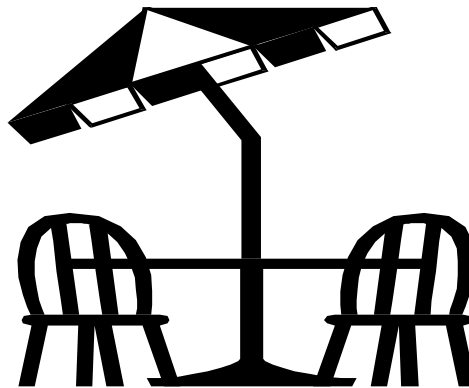


8. **Awnings and marquees:** When signs are incorporated into awnings, the sign area is determined by computing the area of an imaginary rectangle drawn around the sign face. When the ends of awnings or marquees are parallel and contain sign faces, only one side is counted in addition to the sign face area on the front.

9. **Monument Signs:** The sign face area of monument signs shall be determined by the outer measurements of the sign beginning at grade level.



10. **Umbrellas:** The maximum area of eight (8) feet in diameter with a logo on each panel on the exterior umbrella face. Must meet set back of minimum of thirty (30) feet from road right of way or within five (5) feet of a public entrance.



## 12.6 Sign Standards

The area, type, and quantity of all signs within the City of Anderson shall conform to the following specifications set forth below:

<b>RESIDENTIAL SIGN STANDARDS</b>				
<b>(R5, R10, R15, R20, R40, RA, RG, RM10, RM18)</b>				
<b>Use Category/ Structure Type</b>	<b>Types of Signs Allowed</b>	<b>Maximum # of Signs</b>	<b>Maximum Area per Sign</b>	<b>Maximum Sign Height</b>
<b>Residential</b> (houses, duplexes)	no permanent signs (with the exception of exempt, & temporary signs)	0	0	0
<b>Multi-Family Residential</b> (apartments, town houses, condominiums, group homes)	Fascia, awning, painted wall, wall mounted, freestanding monument	2 per entrance	36 sf	top of wall  8 ft
<b>Developments</b> Subdivisions, PUD's, Mobile Home Parks	Freestanding monument	2 per entrance	36 sf	8 ft
<b>Non-Residential Uses</b> Permitted or Conditional	Sign standards for the NP/LO zoning district apply			



(12.6 Sign Standards Continued)

<b>ATTACHED SIGN STANDARDS NON-RESIDENTIAL USES</b>					
	<b>NP/LO</b>	<b>NC</b>	<b>GC</b>	<b>CBD</b>	<b>LI / HI</b>
<b>Size Allocation</b>	10% of PBW	15% of PBW	15% of PBW	15% of PBW	15% of PBW
<b>Maximum Total Sign Area</b>	50 sf	100 sf	300 sf	100 sf	300 sf
<b>Types Allowed:</b>					
• <i>Wall Mount</i>	Yes	Yes	Yes	Yes	Yes
• <i>Fascia</i>	Yes	Yes	Yes	Yes	Yes
• <i>Awning</i>	Yes	Yes	Yes	Yes (Valance only)	Yes
• <i>Marquee</i>	No	Yes	Yes	Yes	Yes
• <i>Painted Wall</i>	No	Yes	Yes	No	Yes
• <i>Projecting</i>	No	Yes	Yes	No	Yes

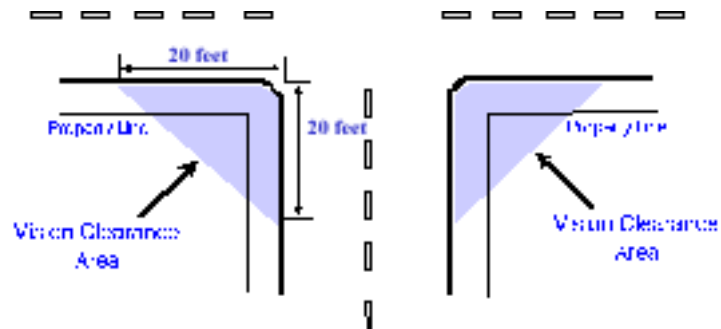
(12.6 Sign Standards Continued)

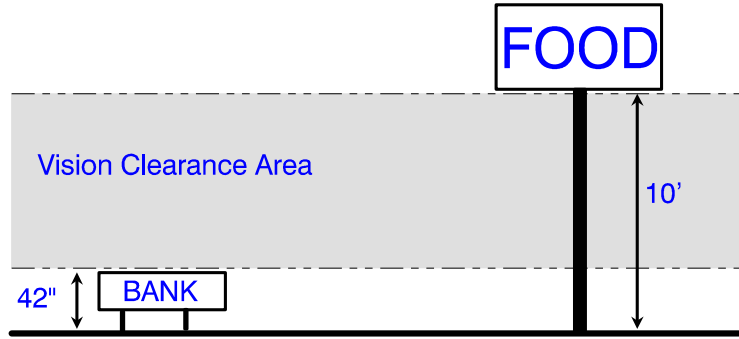
<b>FREESTANDING SIGN STANDARDS NON-RESIDENTIAL USES</b>					
<b>Standards</b>	<b>NP/LO</b>	<b>NC</b>	<b>GC</b>	<b>CBD</b>	<b>LI / HI</b>
<b>Maximum Number of Signs Per Site</b>	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]	1	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]
<b>Maximum Area per sign</b>	60 sf for pole mounted signs, or 40 sf for monument signs	100 sf for pole mounted signs, or 65 sf for monument signs 150 sf for shopping center [1]	150 sf for pole mounted signs, or 150 sf for monument signs 300 sf for shopping center [1]	100 sf for pole mounted signs., or 150 for monument signs.	150 sf for pole mounted signs, or 150 sf for monument signs
<b>Maximum Sign Height</b>	20 ft for pole mounted signs, or 10 ft for monument signs	25 ft for pole mounted signs, or 10 ft for monument signs – 35 feet for neighborhood shopping centers	25 ft for pole mounted signs, or 15 ft for monument signs - 35 feet for shopping centers	25 ft for pole mounted signs, or 15 ft for monument signs	25 ft for pole mounted signs, or 15 ft for monument signs

[1] For parcels which do not have street frontage, one (1) freestanding sign not to exceed 100 sf of sign area and 20 feet of height for pole mounted signs, or 10 feet in height for monument signs is permitted. Outparcels with street frontage are permitted one (1) freestanding sign not to exceed sixty (60) square feet. Otherwise, malls, shopping centers, and strip-shopping areas must share an individual sign that meets the requirements as indicated above.

## 12.7 Sign Placement

- (A) **Placement:** No signs shall be placed closer than five (5) feet to the public right-of-way, or property line. Freestanding signs as permitted by the individual districts may be erected in the required setback.
- (B) **Eligible Locations:** Freestanding signs that are allowed based on the length of site frontage, may not be placed on another site frontage. Wall signs based on the sign rights of a primary building wall (PBW), may be placed on a secondary building wall (SBW), but not on another PBW.
- (C) **Vision Clearance Areas:**
- (1) Signs may not be located within a vision clearance area as defined in paragraph 2 below, nor may they be located within the highway line of sight. Support structure(s) for a sign may only be located in a vision clearance area if the combined total width of the structure is 12 inches or less and the combined total depth is 12 inches or less.
  - (2) Vision clearance areas are triangular-shaped areas located at the intersection of any combination of streets, alleys or driveways. The sides of the triangle extend 20 feet from the intersection of the vehicle travel areas. The height of the vision clearance area is from 42 inches above roadway grade to 10 feet above roadway grade.





- (D) **Vehicle Area Clearances:** When a sign of any type extends over a private vehicle travelway or storage area, the bottom of the sign structure must be at least 14 feet above grade. Vehicle areas included driveways, alleys, parking lots, loading and maneuvering areas. No exceptions.
- (E) **Pedestrian Area Clearances:** When a sign of any type extends over a pedestrian area, the bottom of the sign structure must be at least 8 1/2 feet above grade. No exceptions.

## 12.8 Administration and Enforcement

- (A) **Permits:** No signs (except for those listed in section 12.3), may be erected, altered, moved, or repaired within the City of Anderson until a sign permit has been issued by the Zoning Administrator, and building permit issued by the Building Official, as certification that the requirements of the Ordinance have been satisfied and that all fees have been paid. The Zoning Administrator may order the removal of any sign which, after a permit has been obtained, is not constructed in accordance with this Ordinance
- (B) **Application Requirements:** Any sign permit applicant shall provide at a minimum, the following information to the City:
  - (1) A site plan, showing the specific location of the existing and/or proposed sign(s) on the applicable site, relative to the property line(s) and right(s)-of-way.
  - (2) A photograph or drawing depicting the existing and/or proposed sign(s);
  - (3) The number of existing and/or proposed sign faces;
  - (4) The dimensions of the existing and/or proposed sign(s) including the height and square footage per sign face;
  - (5) The designated Primary and Secondary Building Walls (PBW & SBW), as well as the dimensions and area of each;
  - (6) The total cost of the existing and/or proposed sign(s), including, the installation cost;
  - (7) Sign material, lighting, and color, if sign is being placed in an historic overlay zone, and is therefore under the jurisdiction of the Board of Architectural Review;

- (C) **Fees:** Any sign permit applicant shall be required to pay an administrative fee, as determined by Anderson City Council
- (D) **Sign Variance:** Sign variances (adjustments) are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs which enhance the overall character of an area or allow for mitigation of unusual site conditions.
- (1) Procedures: An applicant for a variance from the specific sign requirements set forth in this Ordinance may be made to the City of Anderson Board of Zoning Appeals.
  - (2) Approval Criteria: Sign adjustments may be approved if the BZA finds that the applicant has shown that the criteria below have been met:
    - Area Enhancement  
(applicant must meet criteria [a] and [b], and [c] or [d])
      - [a] The adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, and will not adversely dominate the visual image of the area, and will not be inconsistent with the objectives of the sign regulations for that district
      - [b] The sign will not create a traffic or safety hazard
      - [c] The adjustment will allow a unique sign of exceptional design or style which will be a visible landmark
      - [d] The adjustment will allow a sign that is more consistent with the architecture and development of the site.
    - Site Hardship: If there are unusual site factors which preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment may be granted to achieve adequate visibility.

## 12.9 Temporary Signs

There are a number of instances in which a temporary sign may be necessary to advertise a unique event or business sale of short duration. Therefore, the Zoning Administrator may permit temporary signs in addition to the allowed permanent signs subject to the following conditions:

- All temporary signs must receive a permit prior to being displayed or erected, and may not be permanently attached to the ground, buildings, or other structures.
- All temporary signs must be located on the premises for which they are advertising.
- Temporary signs shall be permitted for not more than thirty (30) days in any six (6) month period in increments of not less than 10 business days (Monday – Friday).
- No signs may be placed in the public right-of-way.
- A business may only have one temporary sign at a time. For example, a business may not have both a temporary banner and a balloon sign at the same time. A business may only have one temporary sign for thirty (30) days in a six (6) month period. A business may not have a temporary banner sign for thirty days and then a balloon sign for thirty days.

**The following temporary signs are allowed *with* a permit:**

**(A) Banners:**

- (1) Allowed in NP, LO, NC, GC, CBD zoning districts
- (2) One (1) banner allowed per site
- (3) In the case of long pennant type banners such as those commonly found at auto dealerships and service stations, the total length of the pennant banner string shall not exceed the total street frontage. For example, if a used car lot has 200 feet of street frontage, then the pennant banner string shall not exceed 200 feet.
  - The height of the pennant banner string shall be no lower than 8 feet and no higher than 14 feet at the property line, and shall not exceed 20 feet in height at any point.
  - The pennant banner string shall be composed of individual pennants or flags of no greater than 18 inches in width and 24 inches in length.
  - Multiple strands are allowed, so long as the total length of the banner string is no greater than the allowed length.
- (4) Banners may be no larger than forty (40) square feet

**(B) Balloon Signs:**

- (1) Allowed in the NC, GC, CBD, LI and HI zoning districts
- (2) One (1) balloon sign allowed per site
- (3) Vertical dimension of the balloon shall not exceed 25 feet.
- (4) Balloon signs shall be set back the height of the balloon.

**(C) Political Signs:**

- (1) Allowed in all zoning districts
- (2) Shall not be erected more than 45 days prior to an election, and must be removed within 14 days following the election.
- (3) In accordance with S.C. law, no such political signs shall be placed within two-hundred (200) feet of any building in which an election poll is being conducted.
- (4) No political signs shall be placed on utility poles within the City, placed within the public right-of-way or located in such a way as to create a traffic hazard.
- (5) A security deposit, to be determined by City Council, will be required of each political candidate or campaign prior to being issued a sign permit. The deposit shall be returned at which time all political signs have been removed and disposed of properly. The candidate or campaign shall forfeit the security deposit after the 14 day cleanup period following the election if the signs are not removed. Forfeiture of deposit shall not preclude the City from pursuing other criminal and/or civil action to enforce this Ordinance.
- (6) Maximum size allowed in residentially zoned areas is (9) nine square feet.

**(D) Portable Signs:**

- (1) Allowed in NP, LO, NC, GC, LI, and HI zoning districts
- (2) Only one (1) per site
- (3) Electric signs must be hooked up to electricity in accordance with all electrical codes

**The following temporary signs are allowed *without* a permit:**

**(E) Construction or Development Signs:**

- (1) Allowed in all zoning districts
- (2) One (1) sign allowed per street frontage
- (3) Shall not be larger than forty (40) square feet.

**(F) Lawn Signs:**

- (1) Allowed on all residential use properties
- (2) One (1) lawn sign allowed per site
- (3) Shall not be greater than six (6) square feet in area

**(G) Real Estate Signs:**

- (1) Allowed in all zoning districts
- (2) Only one (1) per street frontage
- (3) Signs may only be located on the property for sale or lease
- (4) Signs for single family properties may be up to ten (10) square feet in area
- (5) Signs for all other properties may be up to thirty-two (32) square feet in area
- (6) For commercial buildings with four (4) stories or more maximum size allowed fifteen percent (15%) of a PBW or three hundred (300) square feet whichever is less, attached to building, limit one (1) sign per building

**(H) Help Wanted Signs:**

- (1) Allowed in all zoning districts
- (2) One (1) sign per site
- (3) Business name or logo cannot utilize more than 10% of sign area
- (4) Shall not be greater than thirty two (32) square feet

**12.10 Billboards**

Billboards may be used as a method of advertisement in accordance with the following requirements:

- (A)** Billboards are permitted in GC, LI, and HI districts.
- (B)** Billboards which exist in GC, LI, and HI districts at the adoption of this Ordinance may continue to exist as permitted uses.
- (C)** Billboards located in other districts at the adoption of this Ordinance are non-conforming, and may continue to be used and maintained, but shall not be expanded nor replaced if removed.
- (D)** The total number of billboards located in any district shall not be increased.
- (E)** Billboards shall not be located closer than 500 feet to one another (measured from base to base)
- (F)** Minimum Height: 20 feet if located in the required front yard; none if beyond the yard requirement
- (G)** Maximum Height: 35 feet provided that in no case shall a billboard be placed on top of a building, regardless of height.
- (H)** Maximum Size: 300 sf
- (I)** Only one advertising panel is permitted per sign side.

## 12.11 Bench Signs

Bench signs may be used as a method of advertisement in accordance with the following requirements:

- (A) Bench signs are permitted in GC, LI, CBD and HI districts.
- (B) Bench signs which exist in GC, LI, CBD and HI districts at the adoption of this Ordinance may exist as a permitted uses.
- (C) Bench signs in other districts at the adoption of this Ordinance are non-conforming and may continue to be used and maintained, but shall not be expanded nor replaced if removed.
- (D) The total number of bench signs located in any district shall not be increased.
- (E) Bench signs shall not be located closer than 75 feet to one another (measured from base to base)
- (F) Maximum height of six (6) feet
- (G) Maximum sign area twenty (20) square feet
- (H) Only one advertising panel is permitted per sign face.

## 12.12 Sign Maintenance

No sign shall be allowed to exist in a damaged, broken, or unsightly condition for more than thirty (30) consecutive days. Additionally, no sign for a use which no longer exists at such location, shall be allowed to remain in place for more than ninety (90) days.

## 12.13 Interior Lot Signs

A sign which is not oriented to, or intended to be legible from, a street, or other private property.

- (A) Allowed in NP, LO, NC, GC, LI, and HI zoning districts
- (B) Location: on private property within five (5) feet of the public entrance to the business, and not interfere with pedestrian or vehicular safety
- (C) Interior lot signs should be included in permanent sign permit application subject to the following conditions:
  - (1) Restaurants with drive thru windows and lanes/ drive in stations
    - (a) Maximum size allowed twenty (20) square feet, one (1) side only
  - (2) Other establishments with drive thru windows (ex. dry cleaners, pharmacy, banks, etc.)
    - (a) Maximum size allowed ten (10 ) square feet, one (1) side only
  - (3) All other public businesses
    - (a) Maximum sign area eight (8) square feet per side, maximum two sides (ex. A-frames, sandwich boards, menu boards, etc.)
    - (b) Maximum height four (4) feet
    - (c) Location: Sign shall be located on private property, within five (5) feet of public entrance door to the business, and not interfere with pedestrian or vehicular safety



## 13.0 LANDSCAPING AND SCREENING REQUIREMENTS

### 13.1 Purpose

The City of Anderson recognizes the aesthetic and economic value of landscaping and screening, and therefore requires its uses to:

- *Promote the re-establishment of vegetation in urban areas for aesthetic, health, and urban wildlife reasons;*
- *Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;*
- *Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses;*
- *Unify development, and enhance and define public and private spaces;*
- *Promote the retention and use of existing vegetation; and*
- *Aid in energy conservation by providing shade from the sun and shelter from the wind.*

### 13.2 Landscaping and/or Screening Required Before Occupancy or Use

No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient landscaping and/or screening has been identified, set apart, and provided on each lot or tract of land in an amount equal to at least the minimum requirements set forth in Section 13.9 with the following exception:

The installation of any required landscaping may be deferred during periods of extreme weather in the summer and winter months, to the next planting season, but in no case, for more than 6 months. In the instance that landscaping is deferred, a temporary certificate of occupancy may be issued prior to the installation of all required landscaping. In all instances, all required landscaping must be installed prior to the issuance of a final certificate of occupancy

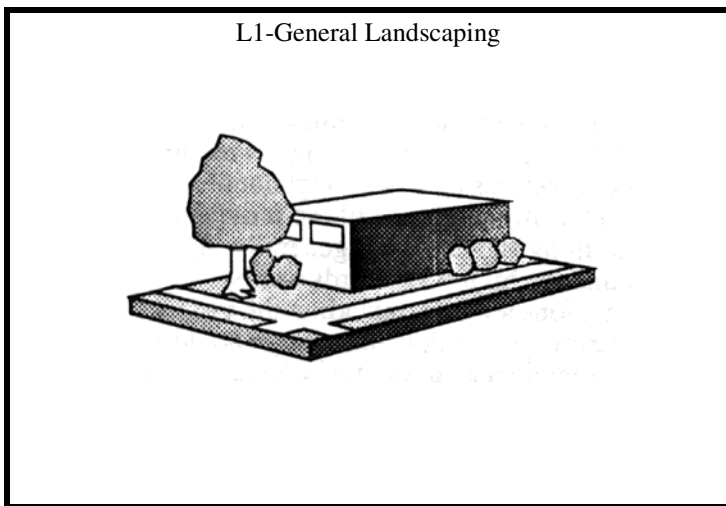
### 13.3 Design Standards

The following subsections (A through G), describe the different levels of landscaping and screening design standards to be applied as appropriate throughout the city.

#### (A) *L1 - General Landscaping*

- (1) Intent: The L1 requirements are designed as a minimal landscape treatment to be used along public right-of-ways and to soften the urban image . It is intended to be applied in situations where distance is used as the principal means of separating uses or development. This type of landscaping will enhance the area in-between. While primarily consisting of ground cover plants, it also includes a mixture of trees, and low shrubs.
- (2) Required Materials:

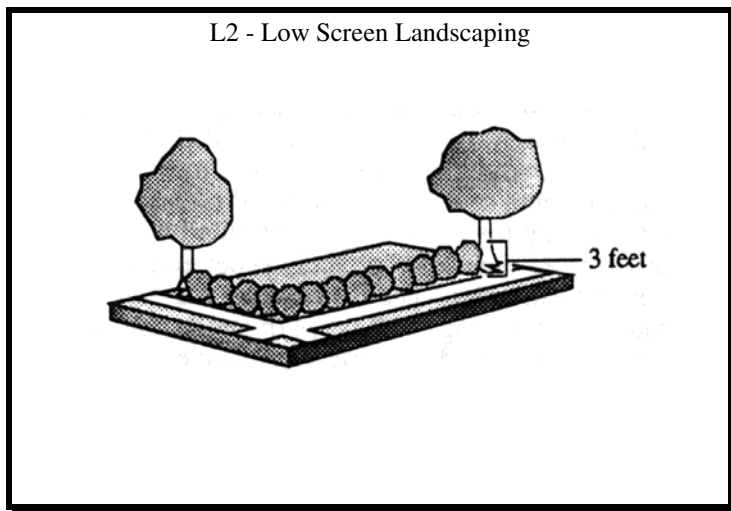
Requirement
<ul style="list-style-type: none"><li>◆ 1 low shrub per 12 linear feet of landscaped area.</li><li>◆ 1 tree per 30 linear feet of landscaped area.</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li></ul>



**(B) L2 - Low Screen**

- (1) Intent: The L2 requirements are designed to separate uses or development by using a landscaping treatment which uses a combination of distance and low level screening. The standard is applied where a low level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen. It is usually applied along street-side property lines.
- (2) Required Materials:

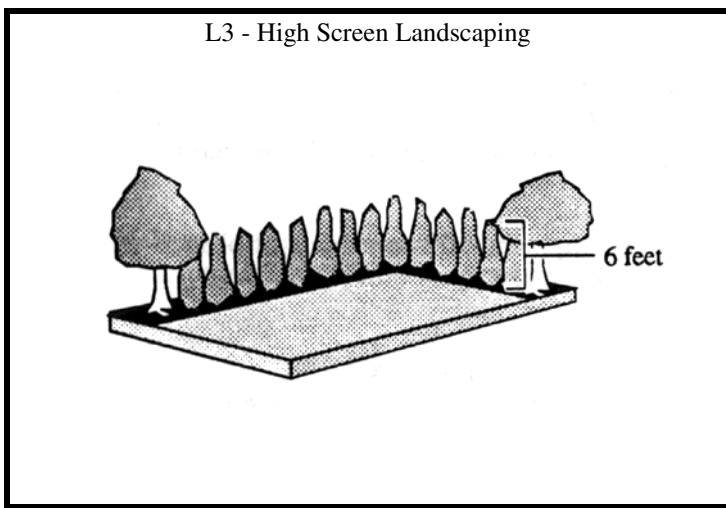
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 1 low shrub per 5 linear feet of landscaped area to form a semi-continuous screen 3 feet high and 95% opaque year round.</li><li>◆ 1 tree per 30 linear feet of landscaped area.</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li><li>◆ A 3 foot high masonry wall or berm may be substituted for the shrubs, but the trees and ground cover plants are still required.</li><li>◆ When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.</li></ul>



**(C) L3 - High Screen**

- (1) Intent: The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required.
- (2) Required Materials:

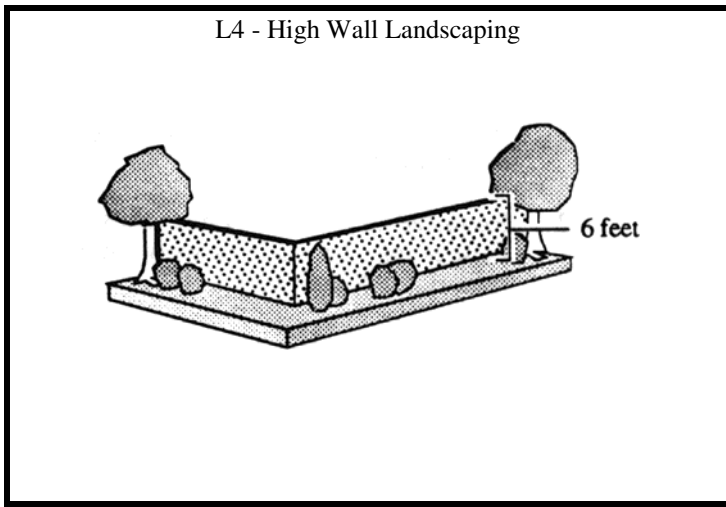
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ Enough high shrubs to form a screen 6 feet high and 95 percent opaque year round.</li><li>◆ 1 tree per 30 linear feet of landscaped area</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li><li>◆ A 6 foot high masonry wall, or F2 Fence may be substituted for the shrubs, but the trees and ground cover plants are still required</li><li>◆ When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area</li></ul>



**(D) L4 - High Wall**

- (1) Intent: The L4 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive areas and where there is little space for separation.
- (2) Required Materials:

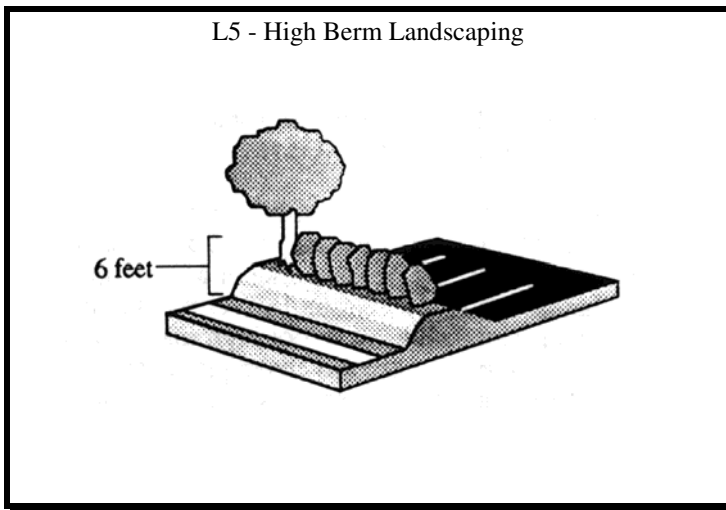
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 6 foot high masonry wall along the interior side of the landscaped area</li><li>◆ 1 tree per 30 linear feet of wall</li><li>◆ 4 high shrubs per 30 linear feet of wall</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area</li></ul>



**(E) L5 - High Berm**

- (1) Intent: The L5 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses, and where it is desirable and practical to separate a use by distance as well as sight-obscuring materials
- (2) Required Materials:

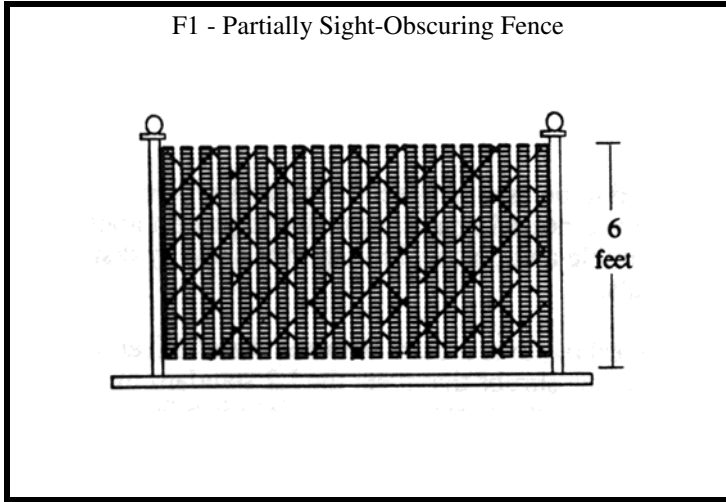
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 4 to 6 foot high earthen berm</li><li>◆ If berm is less than 6 feet high, low shrubs that are 95 percent opaque year round, and bring the overall height of the screen to at least 6 feet</li><li>◆ 1 tree per 30 linear feet of berm</li><li>◆ Enough ground cover plants to fully cover the remainder of the landscaped area.</li></ul>



**(F) F1 - Partially Sight Obscuring Fence**

- (1) Intent: The F1 fence standard provides a tall, but not totally blocked visual separation. The standard is applied where a low level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen. It is applied in instances where landscaping is not necessary and where nonresidential uses are involved.
  
- (2) Required Materials:

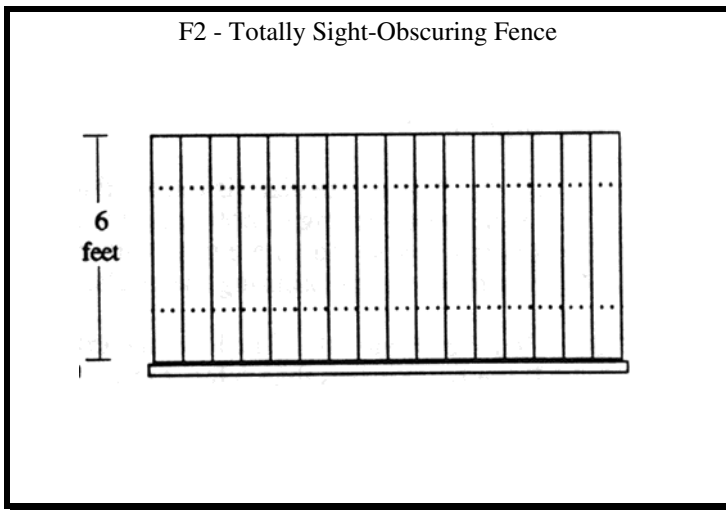
<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 6 foot high fence that is at least 50 percent sight-obscuring</li> <li>◆ Fences may be made of wood, metal, bricks, masonry or other permanent materials</li></ul>



**(G) F2 - Fully Sight Obscuring Fence**

- (1) Intent: The F2 fence standard provides a tall and complete visual separation, and is intended to be used in special instances where complete screening is needed to protect abutting uses, and landscaping is not practical and where non-residential uses are involved.
- (2) Required Materials:

<b>Requirement</b>
<ul style="list-style-type: none"><li>◆ 6 foot high fence which is 100 percent sight-obscuring</li><li>◆ Fences may be made of wood, metal, bricks, masonry or other permanent materials</li></ul>





## **13.4 Plant Materials**

### **A. Shrubs and Ground Cover**

All required ground cover plants and shrubs must be of sufficient size and number to meet the required standards within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants, and is not a substitute for ground cover plants. Grass may be used to fulfill ground cover requirements. All shrubs which are used as a screening, shall be of a variety which retains foliage year round.

### **B. Trees**

Required trees may be deciduous or evergreen. Each deciduous tree shall be planted in at least twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet. Trees at planting shall be a minimum of ten (10) feet in height with a trunk diameter of at least two (2) inches measured at a height of two (2) feet above ground. Evergreen trees at the time of planting must be fully branched, and have a minimum height of 6 feet. Examples of suitable trees include Crape Myrtles, Bradford Pears, tree form Hollies, etc.

### **C. Plant Material Choices**

1. Existing Vegetation. Existing landscaping or natural vegetation may be used to meet the standards, if protected and maintained during the construction phase of development.
2. Selection of Materials. Landscape materials should be selected and sited to produce a hardy and drought resistant landscape area. Selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

### **D. Exceeding Standards**

These requirements are minimum requirements, and landscaping may be designed to exceed the required standards as long as all fence, wall, berm, and/or vegetation height and visual obscurity requirements are met.

### **E. Compliance**

It is the applicant's responsibility to show that the landscaping materials proposed will comply with the minimum requirements set forth in this Article.

## **13.5 Installation and Maintenance**

### **A. Installation**

Plant materials must be installed to meet current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wire or stakes must not interfere with vehicular or pedestrian movement.

### **B. Maintenance**

Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants which die must be replaced in kind. A fine may be levied if the landscaping is not maintained to meet the minimum requirements in accordance with this Article.

### **13.6 Landscaping on Corner Lots**

All landscaped areas on corner lots must meet the vision clearance set forth by the South Carolina Department of Transportation. If this Article requires high shrubs or other sight-obscuring screening, low screening must be substituted within vision clearance areas.

### **13.7 Landscape Plans**

Landscape plans must be submitted showing all landscaped areas. Plans must be drawn to scale and show type, size, number, and placement of all landscaping and/or screening materials. Plant materials must be identified with both their scientific and common names.

### **13.8 Street Trees**

Street trees are not subject to the regulations set forth in this Article, and are not counted toward any landscaping required by this chapter.

### **13.9 Heritage Tree Areas**

“Heritage Tree” designated areas shall include trees within the yard requirements of the following traffic arteries as well as trees located within the yard requirements in historic districts.

- Boulevard – from North Main Street to Old Williamston Road
- West Market Street – from South Murray Avenue west to the City Limits boundary
- West Whitner Street - from South Murray Avenue west to the City Limits boundary
- Club Drive and Park Drive (Linley Park area)
- North Avenue
- North Street – From East Greenville to Orr Street
- North Main Street – from Mauldin Street to Whitehall/Concord Road
- East River Street – from South McDuffie Street to Gossett Street
- East Calhoun Street – from North McDuffie Street to Wildwood Drive
- South Main Street – From River Street south to the City Limits boundary

A tree removal permit shall not be required for trees having a trunk diameter of less than ten (10) inches measured at a height of two (2) feet above ground.

A tree removal permit may be granted upon finding the existence of any of the following conditions:

1. The tree is damaged or diseased
2. The tree unreasonably restricts the economic enjoyment of the property
3. The tree is too close to buildings or utilities
4. Removal is necessary in the interest of public safety and welfare as determined by the City of Anderson or the South Carolina Department of Transportation

Trees which are removed from historic districts, public property, or heritage tree areas shall be replaced by planting new trees which are of similar species and are a minimum of 8 feet high, 6 ¼ inches in circumference, and 2 inches in diameter measured ½ foot above the ground. When mature, the tree should be at least 30 feet in height and have a crown width of 20 feet or greater.

### 13.10 Landscaping Requirements

All uses permitted in this Ordinance (except single-family residential) are required to provide on-site landscaped areas which shall occupy not less than one-half (1/2) of the required yards in conformance with the following standards:

PROPOSED LAND USE	EXISTING LAND USE						
	<i>Single-Family Residential</i>	<i>Multi-Family Residential</i>	<i>Office</i>	<i>Commercial</i>	<i>Institutional</i>	<i>Industrial</i>	<i>Public Right-of-Way</i>
<b>Single-Family Residential</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Multi-Family Residential</b>	L3	L1	L2	L3	L1	L3	L1
<b>Office &lt; 7,500 s.f.</b>	L3	L2	L1	L1	L1	L1	L1
<b>Office &gt; 7,500 s.f.</b>	L3	L3	L1	L1	L2	L1	L2
<b>Commercial &lt; 7,500 s.f.</b>	L3	L3	L2	L1	L2	L1	L1
<b>Commercial &gt; 7,500 s.f.</b>	L4 L5*	L4 L5*	L2	L1	L3	L1	L2
<b>Institutional</b>	L3	L3	L2	L2	L1	L3	L1
<b>Light Industrial</b>	L4 L5*	L4 L5*	L4 L5*	L3	L3	L1	L2
<b>Heavy Industrial</b>	L4 L5*	L4 L5*	L4 L5*	L4 L5*	L4 L5*	L1	L2
<b>Public Utility Substation</b>	L4	L4	L4	L4	L4	L1	L4

- 1.\* More than one landscaping specification indicates that the property owner or developer may choose between the two options. (example: L4 or L5)
- 2.\*\* If a proposed use is to be located next to residentially zoned property which is vacant, the landscaping requirements shall be the same as if it were developed. (see matrix above)
3. If a proposed commercial, office, institutional or multi-family use is to be located next to non-residentially zoned property which is vacant, L1 landscaping is required, unless otherwise noted.
4. If the proposed use is to be located next to a non-conforming existing use, L1 landscaping is required, unless otherwise noted.

## **14.0 GENERAL PROVISIONS**

### **14.1 Land, Water, and Air Pollution**

All uses must satisfactorily comply with the requirements of the State Department of the Health and Environmental Control (DHEC), as well as the Anderson County Board of Health regarding the protection of land, water, and air from damaging pollutants such as dust, smoke, solid waste, waste water, and any other waste materials.

### **14.2 Street Access**

Every building hereafter erected or structurally altered shall be on a lot adjacent to a public street, or have access to a public street over a private street in which the property owner has an undivided ownership. However, no private street or driveway shall be provided to commercial or industrial uses through any residential district. Also, no multi-family use shall be provided access to a public street through a single family residential district.

### **14.3 Corner Lots**

For corner lots, the two street frontages shall be considered front yards and the two remaining shall be considered side and rear based upon the orientation of the front of the house.

### **14.4 Determination of Buildable Area**

The required front, side, and rear yards for individual lots, as set forth for the particular zoning district within which a given lot is located, shall be measured inward toward the center of said lot from all points along the respective front, side, and rear property lines of the lot. Once the yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side, or rear yard, shall be known as the "Buildable Area."

### **14.5 Location of Building on Lot of Record**

Every building or use hereafter erected or established shall be located on a Lot of Record, and every one and two-family dwelling, except as herein provided, shall also be located on an individual **Lot of Record**. In all cases, the principal buildings on a lot shall be located within the buildable area, formed by the building setback lines of the district in which the use is located, and in no case shall such buildings infringe on space outside the buildable area described above, and into the respective front, side, and rear yards, or other setbacks required for the district in which the lot is located.

### **14.6 Double Frontage Lots**

On lots having frontage on two streets, but not located on a corner, the minimum front yard shall be provided on each street in accordance with the provisions of the district in which the lot is located. On lots having frontage on more than two streets, the minimum front yard shall be provided on all street frontages in accordance with the provisions of the district in which the lot is located.

## **14.7 Exception to Yard Requirements**

### **A. Front Yard**

The setback requirements of this Ordinance shall not apply to any lot where the average setback of already built lots, located wholly or in part within one hundred (100) feet of each such lot and within the block and zoning district and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on the lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than fifteen (15) feet.

### **B. Rear Yard**

Porch steps, handicapped ramps, and fire escapes may project into a rear yard for a distance not exceeding 10 feet.

### **C. Additional Setbacks**

Any and all new construction, new development or redevelopment, expansion, or modification of property and/or structures or buildings shall be required to maintain fifteen feet of front yard in addition to the front yard requirements of the particular zoning district when such activity occurs on property and/or structures or buildings located on or accessing any street in the adopted ANATS Annual Element, adopted Transportation Improvement Plan (TIP), and the adopted ANATS 20 year plan, as well as the following streets:

Bleckley Street, Calhoun Street, Calhoun Street Extension, Clemson Boulevard, Concord Road, Club Drive, Cornelia Road, Main Street, Mall Road, East North Avenue, West North Avenue, Mauldin Street, SC Highway 81 North, West Market Street, West Whitner Street, River Street, Plantation Road, Whitehall Road, Reed Road, Simpson Road, Marchbanks Avenue, Greenville Street (north of Boulevard).

## **14.8 Non-Conformities**

### **A. Buildings or Uses**

Non-conforming buildings or uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. However, to avoid undue hardship, the lawful use of any building or activities present at the time of the enactment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance except that the non-conforming building or land use or portions thereof, shall not be:

1. changed to another non-conforming use;
2. reused or reoccupied for the same non-conforming use after discontinuance of use or occupancy for a period exceeding four (4) consecutive months;
3. re-established, reoccupied, or replaced with the same or similar building, or land use after physical removal or relocation from its specific site location at the time of passage of this Ordinance;

4. repaired, rebuilt, or altered after damage exceeding fifty percent (50%) of its replacement cost at the time of destruction or damage. Reconstruction or repair, when legal, must begin within four (4) months after damage is incurred;
5. enlarged or altered in a way which increases its non-conformity.

Nothing in this section shall be meant to prevent ordinary maintenance, or the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official lawfully charged with protecting the public safety.

## **B. Non-Conforming Signs**

In a residential or commercial district where any sign does not comply with the provisions of this Ordinance, such sign and any supporting structures may be maintained, but shall not be replaced, reconstructed, moved, structurally altered, repainted, or relighted except in compliance with the provisions of this Ordinance, and may continue in use unless subject to removal under other provisions of this Ordinance. Removal, replacement, reconstruction, moving or structural alteration for any cause whatsoever shall be considered as loss of non-conforming status. Supporting structures for non-conforming signs may continue in use for a conforming sign if said supporting structures comply in all respects to the applicable requirements of these regulations and other codes and ordinances. No permits for additional signs shall be issued for any premises on which there are any non-conforming signs.

## **14.9 Home Occupation**

A home occupation shall be permitted in any residential district, provided such occupation:

1. is conducted by no other person than members of the household residing on the premises;
2. utilizes not more than twenty-five percent (25%) of the total floor area of the principal and accessory buildings;
3. produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
4. is compatible with a quiet residential environment;
5. involves no display of product visible from the street;
6. creates no disturbing or offensive noise, vibration, smoke, dust, odor, glare, traffic hazard, unhealthy or unsightly condition;
7. is limited to professional services or as an office use for off-site sales or services. Professional services are defined as any service offered for a fee. The primary activity of a home occupation shall not be on-site retail sales, manufacturing or assembly.
8. prior to receiving a business license, a home occupation permit shall be completed and approved by the Zoning Administrator.
9. annual renewal of the home occupation permit shall coincide with business license renewal, and shall consist of completing a home occupation permit and undergoing review by the Zoning Administrator.

#### **14.10 Accessory Uses**

Accessory uses may be located in the required side and rear yards, however, may not occupy more than thirty percent (30%) of such yards, measured from the interior building lines. No accessory use may be located closer than three (3) feet to any property line.

#### **14.11 Visibility at Street Intersections and Private Drives**

In all zoning districts established by this Ordinance, except the Central Business District (CBD), no fence, wall, terrace, sign, shrubbery, planting or other structure or object capable of obstructing driver vision shall be permitted on a corner lot within fifteen (15) feet of the point formed by the intersection of the street right-of-way lines (or such lines extended in case of a rounded corner), which bound said lot. (see section 12.7 (C) of this ordinance)

At the intersection of any private drive or entrance or exit with a public street, no fence, wall, hedge, or other planting or sign forming a material impediment to visibility between a height of 42" inches to 10' feet above roadway grade, shall be erected, planted, placed or maintained within ten (10) feet of such intersection.

#### **14.12 Modifications to Height Limits**

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, observation towers, transmission towers, silos, chimneys, smokestacks, conveyors, roof signs, flag poles, masts and aerials, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.

Public, semi-public and public service buildings, institutions, and schools, when permitted in a residential district may be erected to a height exceeding the height limitations of the district when the required side and rear yards are increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the building is located.

Single-family residential dwellings may be erected to a height exceeding the height limitations of the district in which such dwelling is located, provided that the required side and rear yards are increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the dwelling is located. For such modifications, this regulation supercedes the regulation governing number of stories as found within the particular district regulations.

#### **14.13 Parking, Storage, or Use of Campers & Recreation Vehicles & Equipment**

No campers, recreational vehicles, or recreational equipment shall be stored on any lot in a residential district closer to the street than the front line of the principal building, provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading and unloading. The parking of such equipment shall be in observance of all setback, yard, and other requirements pertaining to accessory uses set forth within the residential district in which the use is located. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot.

## **14.14 Parking and Storage of Vehicles**

It shall be unlawful for any person, partnership, corporation, or other legal entity to permit, park or store a truck, automotive vehicle, recreational vehicle, or trailer of any kind or type, which is not operable, and which does not display a lawful and current license tag, on any residentially zoned property within the municipal corporate limits except within a completely enclosed building or covered by a manufactured automobile cover, designed specifically for automobile coverage. This excludes bona fide classic automobiles undergoing restoration, that are covered with factory-made automobile covers, and trailers not required by law to display a license tag. Vehicles legally registered in another state must display the current license tag of that state. No more than two motor vehicles, covered with manufactured automobile covers, shall be parked on any residentially zoned property within the municipal corporate limits.

## **14.15 Manufactured Housing Standards**

The purpose of this provision is to establish minimum standards by which manufactured housing (mobile homes) must comply, in order to be located on individual parcels of land within a Residential General (RG) district or Planned Development District (PDD) . These requirements are established to ensure that manufactured housing (mobile homes) meets appearance and dimensional criteria which will protect and preserve the character values of those residential areas. Additionally, the intent of this provision is to increase the housing opportunity for individuals and families with low to moderate income.

14.15.1 A manufactured home is defined as any dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is built in compliance with the federal Manufactured Home Construction and Safety Standards (24 CFR 3280).

14.15.2. All manufactured homes brought into the City of Anderson or relocated within the City subsequent to the adoption of this Ordinance shall be required to be in compliance with each of the following requirements:

(A) Shall be constructed so as to meet or exceed all standards set forth by the U.S. Department of Housing and Urban Development which were in effect at the time of construction;

(B) Shall be sited and fixed to a continuous, permanent masonry foundation and/or masonry curtain wall (skirt), except that the same shall include the required ventilation and access, in compliance with the S.C. Manufactured Housing Board Standards.

Skirting is required within thirty (30) days of the date of occupancy, and is to be of solid material such as treated wood, vinyl, metal, or masonry. All materials must be painted or stained with the exception of brick, stone, treated wood or pre-finished materials. Skirting is to be erected in a fashion so as not to create a fire hazard or harbor trash or rodents. Skirting must have an access door, and must be properly vented. Skirting shall be maintained in a good state of repair.

(C) Stairs, porches, entrance platforms, ramps, or other means of easy entrance and exit to and from the home at all ingress and egress points shall be installed or constructed in accordance with standards set by the South Carolina Manufactured Housing Board, and shall be attached firmly to the primary structure and anchored securely to the ground. Stairs and landing shall be either of a manufactured nature (precast



concrete, masonry, or brick), or on site construction of wood or metal, and conform to all building codes.

- (D) Moving hitch, wheels, axles, and transportation lights shall be removed;
- (E) Homes shall have a minimum interior floor area of 600 square feet if located within an RG District, and a minimum interior floor area of 900 square feet if located within a PDD District.

## 14.16 Group Living Standards

### 14.16.1 Group Home:

Such a home is defined by S.C. Code Title 6, Chapter 29, Section 770 and shall not house more than nine (9) mentally or physically handicapped persons, and shall provide care on a twenty-four hour basis, and be approved or licensed by a state agency or department or under contract with the agency or department for that purpose. Such a home is construed to be a natural family, and may locate in accordance with S.C. Code.

### 14.16.2 Group Care/Congregate Care Facility:

Such a facility is deemed to be one which houses between nine (9) and forty (40) mentally or physically handicapped individuals, or one which does not meet the requirements set forth by SC. Code for Group Homes. Such facilities must follow the following regulations:

A) **Density:**

Each facility shall conform with the following standards for lot size and floor area:

Number of Residents	Minimum Net Lot Area (in square feet)	Minimum Heated Floor Area (in square feet)
For first twelve (12) residents	5,000	2,000
For each additional resident up to forty (40)	700	110

B) **Over-Concentration:**

In order to prevent the creation of a de facto social service district and to avoid impacting a residential neighborhood, no group/congregate care facility shall be located within one-half (1/2) mile radius (determined by straight line, not street distance) of another such facility.

C) **Off Street Parking:**

Off street parking shall be provided in accordance with Section 11.1 of this Ordinance.

## 14.17 Cellular and Communications Towers

### 14.17.1 Definitions

- A) **Communications Tower** as used in this Ordinance shall mean a tower, pole or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed or on a building. This Ordinance is intended to include radio and television towers and antennae.
- B) **Telecommunications**, as defined in the Federal Telecommunications Act of 1996, means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
- C) **Communications Antenna** means an antenna operated by a communications provider. This definition does not include receiving antenna, including antenna less than one meter in diameter used for space-based services, for residences; or antenna less than two meters in diameter used in non-residential areas for space-based services; or antennae legally operated by FCC-licensed amateurs.
- D) **Communications Provider** is any entity required to be licensed by the FCC. A communications provider shall not be considered a utility.
- E) **Height** of a communication tower is the distance from the base of the tower to the top of the structure.
- F) **Distances** for the purposes of this Ordinance, unless otherwise defined herein, shall be measured in a straight line between the nearest portion of the proposed communication tower and nearest property line.

### 14.17.2 General Requirements

General requirements for all structures are applicable to communications towers. All applicable health, nuisance, noise, fire, building and safety code requirements shall apply in addition to the conditions of this Ordinance. Regulations covering visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, signage, storage and all other general zoning regulations except those specifically superseded by this section shall apply to the use.

### 14.17.3 Standards for Approval of Communications Towers

- A) A communications tower shall be permitted by the Building Official upon determination that all of the applicable conditions in this Ordinance are met.
- B) Location
  - 1. Permitted Zoning Districts – New Towers

New communications towers are permitted in the following zoning districts and according to the following standards:

- a) GC - General Commercial, LI – Light Industrial, and HI – Heavy Industrial. Setbacks for towers in those districts are as described in Section 14.17.3(H)
  - b) Planned Development Districts as approved in the development plan.
2. Existing Towers – existing towers shall adhere to the registration requirements as described in Section 14.17.7 of this Ordinance.
  3. Distance from other towers

If the applicant proposes to establish a new tower within 1,300 feet of an existing tower, then the applicant shall submit information that each such tower does not meet the applicant’s structural specifications or technical design requirements or that the space on such other tower is not available at fair market value. The applicant may present evidence that multiple towers not more than 66% of the highest permitted tower height in such district would better serve the public interest. The Building Official shall afford the owner(s) of such existing tower(s) an opportunity for comment before making a decision.

4. Co-Location

- a) Any new tower shall be designed to accommodate the principal provider and at least one (1) additional carrier. The applicant shall make unused tower space available at fair market value. The applicant shall furnish information, satisfactory evidence 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.
- b) In any zoning district, existing water tanks, towers, antennae, and similar structures shall be encouraged for consideration of co-location according to the following standards. The maximum height for such is 30 feet above the highest part of the existing tank, tower, antennae or similar structure. For purposes of this subsection, a tower is not considered a structure on which another tower may be erected.
- c) For GC, LI and HI zoning districts, the height limitation for communications towers mounted on existing buildings, the maximum height is one-half the height of the existing building or 90 feet, whichever is less.

C) Height Limitations

1. GC, General Commercial district – 225 feet
2. Planned Development or Planned Unit Development Districts – as determined in the development plan.

3. LI, Light Industrial and HI, Heavy Industrial districts – 300 feet
4. All other districts – prohibited except on existing towers, tanks and similar structures in which case no tower/antenna shall extend more than 30 feet above the highest part of the existing tower, tank or similar structure, and in accordance with other sections of this Ordinance.

D) Business License

A communications provider must have a current City business license. If a tower is used solely for non-commercial services, i.e. amateur radio, no business license shall be required.

E) Tower Color

Communications towers shall be light gray such as properly maintained, unpainted galvanized steel., unless otherwise required by the Federal Aviation Administration.

F) Tower Lighting

Communications towers shall not be lighted unless required by the Federal Aviation Administration or for safety reasons as determined by the Building Official. Any lighting required by federal authorities shall be shaded to minimize visibility from the ground.

G) Installation

The tower installation shall meet all applicable FCC rules and shall be operated in accordance therewith.

H) Yard Requirements

1. A minimum setback of the greater of (a) the normal setback of the district in which the tower is located or (b) 25 percent of the tower height, from any residential district and/or use, as measured from the base of the tower. In the case of a tower or structure on a building, the additional setback shall be measured from the base of the building.
2. No communication tower, except for a tower on an existing building, or a tower to be located in an LI or HI zoning district, shall be located within 50 feet of any public street right-of-way.
3. In all other cases, a tower must be set back from all lot lines (other than those abutting residential districts as indicated above) distances equal to 10% of the tower height, or equal to the district setback requirement, whichever is greater.

I) Signage

No signage is permitted except as required by applicable state or federal law or regulation. Signs for the purpose of identification, warning, emergency function or contact may be placed as required by standard industry practice.

J) Screening and Landscaping

The purpose of these standards is to screen visual, noise and/or non-compatible impacts to abutting areas. Required materials include:

1. 8 foot high wall, fence or other device along the interior side of the landscaped area.
2. Evergreen shrubs capable of obtaining a height of five (5) feet shall be planted, with a maximum spacing of five (5) feet around the immediate perimeter of the security fence surrounding the proposed tower and associated structures. Plants shall be at least three (3) gallon container plants or 24 inches tall at the time of planting. At least one row of evergreen trees with a minimum caliper of 1 ¾ inches at the time of planting shall be installed, with a maximum spacing of twenty (20) feet within a fifty (50) foot radius of the tower. The Building Official may waive, in whole or in part, the landscaping requirements if existing natural vegetation provides adequate screening or if, because of physical constraints or characteristics of the site, the landscaping requirements are not feasible. Where the physical constraints or characteristics of the site are such that the landscaping cannot be located as prescribed above, the Building Official may require that plant materials be placed in another feasible location on the site, which would serve to meet the intent of the landscaping requirement.

#### **14.17.4 Application Process**

- A) Any person desiring to obtain a permit for construction of a communication tower shall file a building permit application with the Building Official and shall submit the necessary plans, specifications and supplemental information documents as follows in order to facilitate plan review:
1. A copy of the FCC Form 854, Application for Antenna Structure Registration, or the same information in a similar format if the tower is not subject to FCC registration. Any information on said form may be referenced on other documents.
  2. Complete plans and specifications for the proposed communications tower including foundation, wind and ice loading, antennae and appurtenances, and any accessory building(s).
  3. A site plan showing property boundaries, zoning district, setback/yard requirements, latitude and longitude, uses of adjacent property. The site plan shall also indicate the proposed tower location, site elevation, tower height, guy anchors, driveway, parking, fencing/screening and landscaping.
  4. A map showing all of the applicant's antenna sites that serve the urban area.
  5. A list of other users of the proposed tower. Also include information on the ability of others to co-locate on the proposed tower.

6. Written authorization from the owner of the site, if the applicant is not the owner.
  7. A copy of the FCC license or other evidence of FCC approval of the proposed installation. If the applicant has not applied for FCC license(s), then the applicant shall indicate what service(s) are to be provided by reference to FCC designation(s). If no FCC license is required, applicant shall indicate the purpose of the tower.
  8. A checklist covering applicable conditions in this section.
  9. All information required for any other applicable code and any additional information required by the Building Official for determination that all applicable zoning and other regulations are met.
- B) Requirements for Addition or Change of Antennae to Existing Structures, including Towers
1. This section applies to the following cases:
    - (a) An antenna to be added to an existing communications tower or other structure by a communications provider not previously using such tower or structure.
    - (b) Transfer of ownership of an existing antenna to a provider not already using the communications tower or structure.
    - (c) Installation or substitution of an antenna not included in structural/wind loading calculations
  2. Any person subject to this section shall submit an application in the same manner as an application for construction of a new communications tower. Such application shall include only the information required by this section in addition to the permit application, if any, required under the electrical or building codes.
  3. Information required by this section to the extent such information has changed from previous submittals or is applicable to the use of an existing structure.
  4. Information showing:
    - (a) that the additional loading on the tower or other structure will not exceed its design or
    - (b) what changes will be made to the tower or other structure to accommodate the additional antenna(e)

#### **14.17.5 Plan Review Process**

In accordance with regular Building Department submittal information and processes.

#### **14.17.6 Abandonment/Cessation of Use**

A tower that is no longer used for commercial purposes must be removed within one year from the day it is taken out of service.

#### **14.17.7 Registration**

Existing towers shall be registered within 30 days of the effective date of this Ordinance. For purposes of this subsection, registration shall mean submission of information as required in this Ordinance.

#### **14.17.8 Appeals**

An appeal from the decision of the Building Official may be taken to the Board of Zoning Appeals by any person aggrieved or by any officer, department, board or agency of the City of Anderson, affected by such decision.

Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Building Official on behalf of the Board, a notice of appeal (application) specifying the grounds for such.

The Board shall hold a public hearing regarding the appeal and notify all adjacent property owners of such hearing. Upon the hearing of the appeal, any party may appear in person, or by agent, or attorney.

The Board's powers, duties, and other regulations shall be the same as those specified in Article 16 of this Ordinance, as well as other conditions set forth herein. In making a decision on an appeal, the Board shall follow the requirements of the Telecommunications Act of 1996 with particular regard to the provision of "substantial evidence contained in a written record," and after the opportunity for public input and findings of fact shall make a decision based on the following criteria:

- Applicant has satisfied all requirements and conditions of this Ordinance, except for the requirements for which a variance is sought.
- Setback requirements and such additional conditions are established by the Board as it deems necessary to protect health, safety and the general welfare.

#### **14.18 Mobile Commercial Structures**

Mobile commercial structures may be permitted in accordance with the conditions listed below.

1. A mobile commercial structure is defined as a trailer or mobile home type structure which has been or may reasonably be equipped with wheels or other devices for transporting the structure from place to place.
2. A mobile commercial structure shall not be allowed as a permanent commercial or other business structure within the City of Anderson.
3. A mobile commercial structure may be allowed as a temporary office or shelter incidental to construction or development on the premises but only during the time construction or development is actively underway, but in no case to exceed 18 months without specific approval of City Council.
4. A temporary commercial structure must be located on the property under development or immediately adjoining such property. All access, site size, setback and yard requirements for a

permanent building will also apply to a temporary mobile commercial structure but in no event shall such a structure be closer than five feet from a property line.

5. Persons wishing to use a temporary mobile commercial structure will, prior to bringing the structure into the City, secure from the City's Building Official a temporary building permit. Prior to issuing a permit, the Building Official will be satisfied that the requirement is of a temporary nature and that all applicable provisions of the City's ordinances and building codes are met.

6. In no circumstances shall a mobile commercial structure be used as a dwelling unit.

#### **14.19 Bed and Breakfast Standards**

Bed and Breakfast Inns are permitted in the RA, R-40, R-20, R-15, R-10, R-5, RG, RM-10, RM-18, NP and LO zoning districts provided the following provisions are met.

1. The inn must be operated by members of the households residing on the premises.
2. A maximum of one Bed and Breakfast Inn shall be permitted on any parcel.
3. The inn must be operated in a structure constructed prior to the passage of this Ordinance.
4. The inn shall have no more than four (4) guest rooms
5. The inn shall not require any alteration or change in the essential residential character of the dwelling
6. The operation of the inn shall involve no exterior storage of materials or supplies.
7. There shall be no exterior display or signs, except for one on-site sign no larger than five (5) square feet stating the name of the inn.
8. The inn shall provide at least one parking space on the property for each guest room. Parking spaces shall be located behind the front line of the main structure.
9. The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests.
10. No guest shall occupy the inn for more than seven consecutive nights.
11. The inn may only serve meals to registered guests.
12. The Board of Zoning Appeals must hold a public hearing to determine if the proposed Bed and Breakfast Inn is consistent with a quiet residential environment.

In other districts, the normal zoning requirements apply for Bed and Breakfast Inns.



## **14.20 Reconsideration of Zoning Requests**

Whenever a petition requesting an amendment, supplement, or change has been denied by the City Council, such petition, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.

## **15.0 ADMINISTRATION AND ENFORCEMENT**

### **15.1 Zoning Administrator**

It shall be the duty of the duly appointed Zoning Administrator, who shall hereby be given due authority to administer and enforce the provisions of this Ordinance.

### **15.2 Administration and Enforcement**

Should the Zoning Administrator find that any of the provisions of this Ordinance are being violated, he/she shall notify in writing the individual(s), responsible for such violations, indicate the specific nature of the violation, and order the action necessary to correct it. The Zoning Administrator shall order discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with its provisions.

### **15.3 Building Permit and Certificate of Zoning Compliance**

No building or structure shall be erected, moved, added to, or structurally altered without a Building Permit to be issued by the Building Official, and Certificate of Zoning Compliance to be issued by the Zoning Administrator. The Building Permit and Certificate of Zoning Compliance may be combined into one permit for simplicity. No Building Permit or Certificate of Zoning Compliance shall be issued except in conformity with the provisions of this Ordinance, unless a variance is granted as provided for by this Ordinance.

### **15.4 Application for Certificate of Zoning Compliance**

All applications for Certificate of Zoning Compliance shall be accompanied by site plans in quadruplicate, drawn to scale (residential additions need not be drawn to scale), showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as required by the Zoning Administrator, including but not limited to; existing or proposed buildings, or alterations, existing and proposed uses of buildings and land, the number of dwelling units, rental units, existing conditions on the lot, and any other information, data, or material as deemed necessary to determine conformance with this Ordinance.

One copy of the plan shall be returned to the applicant by the Zoning Administrator, with demarcation of approval or disapproval and shall be attested to the same by the signature of the Zoning Administrator. Two copies of the plans, similarly marked, shall be retained by the Zoning Administrator, and one copy shall be retained by the Planning Director.

### **15.5 Expiration of Building Permit and Certificate of Zoning Compliance**

If work authorized by a Building Permit and Certificate of Zoning Compliance has not begun within twelve (12) months from the date of issuance, said permit and certificate shall expire. Written notice shall be provided to the individual(s) affected.

## **15.6 Sign Permit**

Uses permitted by this Ordinance are allowed to advertise by using one or more signs as specified by the regulations found in Article 12.

## **15.7 Certificate of Occupancy**

A Certificate of Occupancy is required for any new, existing, or altered use. It shall be unlawful to use, occupy, or permit the use of any building or premises, or both, or parts thereof, which are created, erected, changed, converted, or wholly or partly altered or enlarged in use or structure until a Certificate of Occupancy is issued by the Zoning Administrator, stating that the proposed use of the building or land conforms to the requirements of all applicable ordinances.

The Zoning Administrator shall maintain a record of all Certificates of Occupancy, and a copy shall be furnished upon request to any person.

Failure to obtain a Certificate of Occupancy shall be a violation of the Ordinance, and punishable under section 15.11 of this Ordinance.

## **15.8 Conditional and Temporary Uses**

Conditional uses, as set forth in this Ordinance, are declared to possess characteristics which require certain controls in order to ensure compatibility with other uses in the district within which they are proposed to be located. Conditional uses shall be permitted, subject to a determination by the Zoning Administrator or Board of Zoning Appeals as specified, that the use conforms to all regulations set forth herein in this Ordinance, with particular reference to those requirements established for those districts in which they are proposed to be located.

The Zoning Administrator is authorized to issue a temporary Certificate of Zoning Compliance for temporary uses such as, but not limited to the following:

- (A) *Carnival or circus, for a period not to exceed twenty (20) days, subject to the approval of the City Council.*
- (B) *Religious meeting in a tent or other temporary structure in the NC, GC, LI, and HI districts, for a period not to exceed thirty (30) days.*
- (C) *Open lot sale of Christmas trees, fireworks, pumpkins, or similar seasonal or agricultural products in the NC, GC, LI, and HI districts for a period not to exceed forty-five (45) days.*

Temporary Certificates of Zoning Compliance may be renewed (for not more than ten (10) days, provided that it is determined that said use is clearly of a temporary nature, will cause no significant traffic/parking congestion, and will not create a nuisance to surrounding uses.

After the Conditional and Temporary Use permit expires, the applicant cannot obtain another permit for sixty (60) days within the City of Anderson.

The following items may not be considered temporary uses:

- Art sales
- Vehicle sales
- Clothing sales
- Mobile vendors (See Mobile Vendor Ordinance 06-17)

## **15.9 Non-Conforming Uses**

Any use or structure lawfully in existence and operation at the time of adoption of this Ordinance that does not conform with all requirements of the Ordinance shall be permitted to remain in use; however, such use or structure shall be brought into compliance with all requirements of this Ordinance if such use or structure is altered or enlarged, or if damaged to an extent that repair would cost greater than fifty percent (50%) of the replacement cost of said use, or discontinued for a period of in excess of four (4) months. Nothing in this provision is intended to prohibit routine maintenance and upkeep of any building and grounds. For specific regulations concerning non-conforming uses, see section 14.8.

## **15.10 Complaints**

Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Administrator, who shall record properly such complaint, investigate within a reasonable period of time, and take action thereon as provided by this Ordinance. The Zoning Administrator may delegate enforcement action to an authorized employee or agent of the City of Anderson.

## **15.11 Penalties for Violation**

Any individual(s) found violating any provisions of this Ordinance shall be charged with a misdemeanor violation, and upon conviction, shall be punishable by law. Each day the individual(s) are found to be in violation of a provision of this Ordinance shall constitute a new offense.

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation, including, but not limited to, the seeking of injunctive relief through a court of law.

## **15.12 Appeals**

It is the intention of this Ordinance that all questions arising in connection with the enforcement of the Ordinance be presented first to the Zoning Administrator, and that such questions be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Administrator

## **16.0 BOARD OF ZONING APPEALS**

### **16.1 Establishment of Board of Zoning Appeals**

A Board of Zoning Appeals is hereby established. Said Board shall consist of seven (7) members, who shall be citizens of the City of Anderson, and shall be appointed by the Anderson City Council for overlapping terms of five (5) years. Initial appointment shall be as follows: Two (2) members for a term of three (3) years; three (3) members for a term of two (2) years; and two (2) members for a term of one (1) year. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. No member shall hold any other position of public office with the City of Anderson.

### **16.2 Meetings, Procedures, and Records**

The Board of Zoning Appeals shall elect a chairman and a vice-chairman from its members who shall serve for one (1) year or until re-elected, or until a successor is elected. The Board shall appoint a secretary, who may be a City officer, an employee of the City, or a member of the Board of Zoning Appeals.

The Board shall adopt rules and bylaws in accordance with the provisions of this Ordinance and of the General Statutes of South Carolina, 1976 Code of Laws, 1994 Cumulative Supplement, Title VI, Chapter 29. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings of the Board shall be open to the public.

Minutes of the meeting shall be kept, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in appropriate office and kept available to public review.

### **16.3 Decisions**

The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variation of this Ordinance. On all appeals, applications and matters brought before the Board of Zoning Appeals, the Board shall inform in writing all the parties involved of its decisions and the reasons therefore.

### **16.4 Appeals, Hearings, and Notice**

Any person aggrieved by any officer, department, board, or bureau of the municipality may take appeals to the Board. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board of Zoning Appeals notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed, that by reason of facts stated in the certificate of stay, the stay would cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

The Board shall fix reasonable time for the hearing of the appeal or other matter referred to it, and give public notice not less than 15 days prior, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.

## **16.5 Powers and Duties**

The Board of Zoning Appeals shall have the following powers and duties:

- 16.5.1 To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance.
- 16.5.2 To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:
  - (A) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question (because of its size, shape, or topography);
  - (B) these conditions do not generally apply to other property in the vicinity;
  - (C) because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and;
  - (D) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare;

- 16.5.3 To decide on other such matters where a decision of the Board of Zoning Appeals may be specifically required by the provision of the Ordinance.

In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this act: reverse or affirm wholly or in part, or may modify the order, requirements, decision, or determination; and, to this end, shall have all the powers of the officer from whom an appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt, may certify such fact to the Circuit Court in and for the County of Anderson.

## **16.6 Appeals from Decisions of the Board of Zoning Appeals**

Any person who may have a substantial interest in any decision of the Board of Zoning Appeals may appeal any decision of the Board to the Circuit Court in and for the County of Anderson, by filing with the Clerk of such court a petition in writing setting forth plainly, fully, and distinctly wherein such decision is contrary to law. Such appeal shall be filed within thirty (30) days after the decision of the Board is rendered.

**ARTICLE 17**  
**DEFINITIONS**

**17.1 MEANING OF WORDS AND TERMS GENERALLY**

All words and terms used in this Ordinance have their commonly accepted and ordinary meaning unless they are specifically defined in this Ordinance or the context in which they are used clearly indicates to the contrary. In the absence of court decisions or Board of Zoning Appeals decisions specifically interpreting the provision in question, specific definitions of terms used in this Ordinance shall be based on the following general hierarchy of sources:

1. For a legal term, definitions in a legal dictionary, or if not a legal term, definitions in an ordinary dictionary.
2. Ordinance statements of purpose and intent of particular sections, or background reports and studies adopted or referred to in the Ordinance.
3. Minutes of discussions of legislative or advisory bodies considering adoption of the provision in question.
4. Definitions of similar terms contained in federal and state statutes and regulations.
5. Ordinary rules of grammar.

When vagueness or ambiguity is found to exist as to the meaning of any word or term in this Ordinance, any appropriate canon, maxim, principle or other technical rule of interpretations or construction used by the courts of this state may be employed to resolve the vagueness and ambiguity in language.

Any singular number used in this Ordinance also includes the plural and the plural the singular, unless the context clearly indicates the contrary. Words used in the present tense include past and future tenses. The word “shall” and “must” are always mandatory. The word “may” is permissive.

**17.2 MEANING OF SPECIFIC WORDS AND TERMS**

The meaning of specific words and terms used in this Ordinance are defined below:

**Accessory Building:** A subordinate building, attached to or detached from the main building, the use of which is incidental to that of the main building and not used as a place of habitation or a living room, kitchen, dining room, parlor, bedroom, or library.

**Accessory Use:** A subordinate use which is incidental to and customary in connection with the main building or use and which is located on the same lot as the main building or use.

**Administrator:** The City of Anderson Zoning Administrator

**Aggregate Area or Width:** The sum of two or more designated areas or widths to be measured, limited, or determined under these regulations

**Alley:** A narrow public thoroughfare which provides only a secondary means of access to abutting properties and is not intended for general traffic circulation.



**Apartment:** A part of a building containing cooking and housekeeping facilities, consisting of a room or suite of rooms intended, designed, and used as a residence, by an individual or a single family.

**Assisted Living Facility:** A residential facility for four or more elderly persons (age 60 and older) within which are provided living and sleeping facilities. Assisted living facilities may provide meal preparation, laundry services, and room cleaning. Such facilities may also provide other services, such as transportation for routine social or medical appointments, and counseling.

**Automotive Service and Repair Facilities:** Any establishment where fuel, lubricants, parts, or service, self or by others, is rendered directly to a motor vehicle. Such a facility includes without limitation: an automotive service station; an automotive tuning and oil change station; an automotive washing and cleaning facility; a garage for repair of tires, mufflers, engines, transmissions, batteries; a shop for body work and painting; and any establishment with a gasoline pump opened to the public.

**Automobile, Truck and Trailer Rental:** The use of any building, land area or other premises for the display and rental of automobiles, trucks, trailers or similar vehicles and including any vehicle preparation or repair work conducted as an accessory use.

**Awning Sign:** Any sign constructed of fabric-like nonrigid material which is part of a fabric or flexible plastic awning and which is framed and attached to a building. A “back-lit” awning is a type of awning sign.

**Banner:** Any sign, except an awning sign, made of flexible fabric-like material.

**Bar:** Any premises wherein alcoholic beverages are sold at retail for consumption on the premises and minors are excluded therefrom by law. It shall not mean a premises wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than 25% of the gross receipts.

**Basement:** That portion of a building between the floor and ceiling which is wholly or partially below grade but, with more than half its height above grade. A basement is counted as a story for the purpose of height regulations.

**Bed and Breakfast Inn:** A house, or portion thereof, where short term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.

**Billboard:** Any sign affixed to a permanent structure on which the copy is periodically changed and which is not located on the same premises to which such advertising copy pertains.

**Billboard Copy:** Any temporary message, which is changed periodically and is applied to a permanent sign structure.

**Board:** The City of Anderson Board of Zoning Appeals.

**Boarding House:** The same as Rooming Housing

**Buffer, Drainageway:** A permanent unit of land of a specified width, running parallel to a drainageway or watercourse, upon which only certain types of uses may occur as allowed herein.

**Buffer, Water Impoundment:** A permanent unit of land of a specified width surrounding a water impoundment (lake or reservoir), upon which only certain types of uses may occur as allowed herein.

**Bufferyard:** A permanent unit of land of specified dimensions, together with plantings, fences, berms, walls, and other screening devices required thereon.

**Buildable Area:** The area of that part of the lot not included within the setbacks, yards, buffers, or open spaces herein required.

**Buildable Width:** The width of a part of a lot not included within the open spaces herein required.

**Building:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons or property of any kind.

**Building, Completely Enclosed:** Any building having no outside openings, other than doors, windows, and ventilators.

**Building Height:** The vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs, measured from the curb level if the building is not more than 10 feet from the front lot line or from the grade in all other cases.

**Building Line:** The line, parallel to the street line, that passes through the point of the principal building nearest the front lot line.

**Bulk:** A term used in this Ordinance to describe the size and shape of a building or structure and its relationship to other buildings, to the lot area for a building, and to open spaces and yards.

**Canopy:** A detachable, roof-like cover, supported from the ground or from the deck, floor, or walls of a building for protection from sun or weather.

**Car Wash:** An area of land and/or a structure with machine or hand operated facilities used principally for the cleaning, washing, polishing or waxing of motor vehicles.

**Cellar:** That portion of a building between the floor and the ceiling which has more than one-half its height below grade. A cellar is not counted as a story for the purpose of height regulations.

**Civic Club:** Buildings, facilities or premises used or operated by a not-for-profit association for some common purpose, such as, but not limited to, a fraternal, social, educational, or recreational purpose.

**Clinic, Medical:** A building or portion thereof designed for use by two or more physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties, or a combination of persons in these professions, but not including lodging of patients overnight.

**Commercial Use:** An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

**Commission:** The Planning Commission of the City of Anderson

**Comprehensive Plan:** The officially adopted Comprehensive Plan of the City of Anderson or any part thereof.

**Conditional Use:** A use that, owing to some special characteristics attendant to its operation or installation (for example, potential danger, smoke or noise), is permitted in a district subject to approval and subject to special requirements, different from those usual requirements for the district in which the conditional use may be located.

**Condominium:** An estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a residential building, such as an apartment. A condominium may include, in addition, a separate interest in other portions of such real property.

**Congregate Housing:** A residential facility for four or more elderly persons (age 60 or older) within which are provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services, such as transportation for routine social and medical appointments, and counseling.

**Convalescent Home:** A building where regular nursing care is provided for more than one person not a member of the family which resides on the premises.

**Culinary or Cooking Facilities:** A space in a dwelling arranged, intended, designed, or used for the preparation of food for a family. Facilities may include a sink, stove, cabinets, and refrigerator or any combination of these arranged in such space. A refrigerator alone shall not constitute culinary or cooking facilities under this definition.

**Day Care Center:** A center, home, day nursery, nursery school, kindergarten or other place however styled and whether operated under public auspices or as a private business in which participants are received for temporary custodial care apart from parents or guardians. A day care center will serve six (6) or more children.

**Density:** The number of dwelling units per acre.

**District:** Any section of Anderson in which the zoning regulations are uniform.

**District, Overlay:** Any section or sections of Anderson in which additional regulations are imposed in addition to the uniform zoning regulations.

**Dormitory:** A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution including religious institutions and hospitals.

**Drive-In:** A term used to describe an establishment designed or operated to serve a patron in an automobile, or have a patron consume a product purchased on the premises, while seated in an automobile parked in an off-street parking space.

**Dwelling:** A building or portion thereof, designed or used exclusively for residential occupancy, but not including trailers, mobile homes, hotels, motels, motor lodges, boarding and lodging houses, tourist courts, or tourist homes.

**Dwelling, Attached Single-Family:** A building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.

**Dwelling, Single-Family:** A building designed for or occupied exclusively by one family.

**Dwelling, Single-Family Detached:** A single-family dwelling surrounded by yards or other open space on the same lot.

**Dwelling, Two-Family:** A building designed for or occupied exclusively by two families living independently of each other.

**Dwelling, Multi-Family:** A building designed for or occupied exclusively by three or more families living independently of each other.

**Dwelling Unit:** A room or group of rooms occupied or intended to be occupied as separate living quarters by a single family or other group of persons living together as a household or by a person living alone.

**Emergency Shelter/Mission:** A facility providing temporary housing for one or more individuals who are otherwise homeless.

**Enclosed Self-Storage:** A structure containing separate, individual, and private storage spaces of varying sizes, leased or rented on individual leases for varying periods of time, where access is gained through a singular exterior entrance.

**Family:** An individual or two or more persons who are related by blood or marriage living together and occupying a single household unit with single culinary facilities, or of a group of not more than four persons living together by joint agreement and occupying a single housekeeping unit with single culinary facilities on a non-profit, cost-sharing basis. Domestic servants, employed and residing on the premises, shall be considered as part of the family.

**Family Child Care Home:** A private residence where care, protection and supervision are provided, for a fee, at least twice a week to no more than six children at one time, including children of the adult provider.

**Floor Area:**

*a) Commercial, business, and industrial buildings containing mixed uses:* the sum of the gross horizontal areas of the several floors of a building measured from the exterior walls or from the center line of walls separating two buildings, but not including: (1) attic space providing headroom of less than seven feet; (2) basement space not used for retailing or storage; (3) uncovered steps or fire escapes; (4) accessory water towers or cooling towers; (5) accessory off-street parking spaces; and (6) accessory off-street loading spaces.

*b) Residential Buildings:* the sum of the gross horizontal areas of all floors of a dwelling, exclusive of garages, basements, attics, and open porches, measured from the exterior faces of exterior walls.

**Floor Area Ratio:** The numerical value obtained by dividing the gross floor area of the building or buildings on any lot by the net lot area.

**Frontage:**

*a) Street Frontage:* The distance along a street line from one intersecting street to another or from one intersecting street to the end of a dead-end street.

*b) Lot Frontage:* The distance for which the front boundary line of the lot and street line are coincident.

**Garage, Private:** A building for the private use of the owner or occupant of the principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

**Gas Station:** Any premises where gasoline and other petroleum products are sold. Gas stations shall not include premises where automobile maintenance activities are conducted.

**Grade:** Grade elevation shall be determined by averaging the elevations of the finished ground at all the corners and/or other principle points in the perimeter wall of the building.

**Ground Cover:** Plants growing close to the ground which spread to form a dense covering over the ground.

**Guest House:** Living quarters within a detached accessory building located on the same premises with the main building, for temporary guests of the occupants of the premises, such quarters having no kitchen facilities or separate utility meters, and not rented or otherwise used as a separate dwelling.

**Heritage Tree:** A tree located in an area which is historically or environmentally sensitive. Such tree is special or worthy of recognition because of its age, species or size. Such a tree may also be individually designated by City Council as a heritage tree without being located within an historic district.

**Home Occupation:** An accessory use of a dwelling unit for gainful employment which: a) is clearly incidental and subordinate to the use of the dwelling unit as a residence; b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearance of the dwelling; c) is located in a residential district; and d) is created and operated as a sole proprietorship.

**Hospital:** An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.

**Hotel:** A facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

**Impervious Surface:** A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand, limerock or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

**Junk:** Old, dilapidated, scrap or abandoned metal, paper, building materials and equipment, bottles, glass, appliances, furniture, beds and bedding, rags, rubber, motor vehicles, and parts thereof.

**Junkyard:** A parcel of land on which waste material or inoperative vehicles and other machinery are collected, stored, salvaged or sold.

**Kennel:** A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold, all for a fee or compensation

**Laundromat:** A business that provides, washing, drying, and/or ironing machines or dry cleaning machines for hire to be used by customers on the premises.

**Loading Space, Off-Street:** Space logically and conveniently located for pickups and deliveries, scaled to delivery vehicles, expected to be used, and accessible to such vehicles when required off-street parking spaces are full.

**Lodging House:** Same as Rooming House.

**Lot:** A parcel of land occupied or intended for occupation by a use permitted in this Ordinance, together with its accessory buildings and the yard areas and parking spaces required by this Ordinance, and having its principle frontage upon a street or other officially approved right-of-way.

**Lot Area:** The total horizontal area within the lot lines of the lot.

**Lot, Corner:** A lot abutting upon two or more streets at their intersection.

**Lot, Depth of:** The average horizontal distance between the front and rear lot lines.

**Lot, Interior:** A lot other than a corner lot.

**Lot Line:** The boundary line of a lot.

**Lot of Record:** A lot whose existence, location, and dimensions have been legally recorded or registered in a deed or on a plat.

**Lot, Through (double frontage):** A lot having a frontage on two approximately parallel streets.

**Lot Width:** The horizontal distance between the side lot lines measured at the required front line.

**Major Thoroughfare:** A street or highway so designated on the Thoroughfare Plan of Anderson.

**Manufactured Housing:** See Section 14.15.

**Mobile Home:** See Manufactured Housing.

**Modular Home:** A dwelling unit which is constructed of components which are assembled off-site and transported to the dwelling site on a truck.

**Motel or Motor Lodge:** A building or buildings in which lodging or boarding are provided and offered to the public for compensation; same as hotel, except that ingress and egress to rooms need not be through a lobby or office.

**Motorized Vehicle Sales:** Sales of scooters, motorcycles, go-carts, atv's, golf carts, lawn mowers, tractors or similar vehicles and machinery

**Neighborhood Shopping Center:** A shopping center selling standard convenience goods, usually with a supermarket as its core, and serving an immediately adjacent population.

**Nightclub:** A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing is permitted.

**Nonconforming Use:** A building or land which does not conform with the height, area, or regulations of the district in which its located.

**Nursing Home:** A facility designed and intended to provide nursing service on a continuing basis to persons, the majority of whom require such services under trained professional nurses or physicians, and for whom medical records are maintained.

**Open Space:** That part of a lot not covered by a building.

**Outdoor Storage:** The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than twenty-four hours.

**Parking Space, Off-Street:** A space within a parking lot or on a single-family dwelling lot expressly provided for purposes of parking an automobile or other vehicle.

**Plant Nursery:** Any land used to raise trees, shrubs, flowers and other plants for sale or for transplanting.

**Premises:** A lot, together with all buildings and structures thereon.

**Print Shop:** A retail establishment that provides duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports.

**Quick Print:** A portion of community graphic arts featuring facilities and equipment to provide while-you-wait service on camera-ready materials. Quick Print shops are retail/service oriented occupying no more than 3,000 square feet of floor space. Such establishments may include, but are not limited to, medium run (over 1,000 copies), customer accounts, same day or overnight service, printing, copying, binding, desktop publishing and other similar services.

**Regulations:** The whole body of regulations, text, charts, tables, diagrams, maps, notations, references, and symbols, contained or referred to in this Ordinance.

**Restaurant:** An establishment that serves food and beverages primarily to persons seated within the building. This includes cafes, tea rooms and outdoor cafes.

**Restaurant, Fast Food:** An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table and food is generally served in disposable wrapping or containers.

**Right-of-Way:** An area or strip of land, either public or private, on which an irrevocable right-of-passage has been recorded for the use of vehicles or pedestrians or both.

**Rooming House:** A building where, for compensation and by prearrangement for definite periods, lodging, meals, or lodging and meals are provided for three or more persons, but units containing no more than five guest rooms or rental units.

**Self-Service Storage Facility:** A building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractor's supplies.

**Setback:** The required minimum horizontal distance between the building line and the related front, side or rear property line.

**Shopping Center:** A grouping of retail business and services uses on a single site with common parking facilities.

**Sidewalk Café:** An area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area of the public right-of-way exclusively for dining and pedestrian circulation.

**Sign:** Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

**Sign, Animated or Moving:** Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.

**Sign, Awning, Canopy, or Marquee:** A sign that is mounted, painted, or attached to an awning, canopy, or marquee that is otherwise permitted by ordinance.

**Sign, Bench:** A sign painted on, located on, or attached to any part of the surface of a bench, seat, or chair on or adjacent to a public place or roadway.

**Sign, Billboard:** A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

**Sign, Bulletin Board:** A sign that identifies an institution or organization on the premises of which it is located and that contains the name of the institution or organization, the names of the individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.

**Sign, Business:** A sign that directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered on the premises where the sign is located.

**Sign, Construction:** A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

**Sign, Directional:** Signs limited to directional messages, principally for pedestrian or vehicular traffic, such as “one-way,” “entrance,” and “exit.”

**Sign, Directory:** A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

**Sign, Façade:** See Sign, Wall

**Sign, Face:** The area or display surface used for the message.

**Sign, Flashing:** Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.

**Sign, Freestanding:** Any nonmovable sign not affixed to a building



**Sign, Ghost:** A sign, painted upon the facade of a building, that is in excess of fifty (50) years old and which generally advertises a business no longer in existence.

**Sign, Governmental:** A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance, or other governmental regulation.

**Sign, Ground:** A sign, other than a pole sign, in which the entire bottom is in contact with or is close to the ground and is independent of any other structure.

**Sign, Holiday Decoration:** Temporary signs, in the nature of decorations, clearly incidental to and customarily and commonly associated with any national, local, or religious holiday.

**Sign, Identification:** A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

**Sign, Illuminated:** A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

**Sign, Inflatable:** Any display capable of being expanded by air or other gas and used as a permanent or temporary basis to advertise a product or event.

**Sign, Interior lot:** A sign which is not oriented to, or intended to be legible from, a street or other private property (ex. menu boards, business marketing signs, vendor signs, drive thru, and drive ins)

**Sign, Memorial:** A sign, tablet, or plaque memorializing a person, event, structure or site.

**Sign, Nameplate:** A sign, located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises.

**Sign, Off-Premises:** See Sign, Billboard

**Sign, On-Site Informational:** A sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas.

**Sign, Pole:** A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above grade.

**Sign, Political:** A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

**Sign, Portable:** A sign that is not permanent, affixed to a building, structure or the ground.

**Sign, Private Sale or Event:** A temporary sign advertising private sales of personal property, such as "house sales," "garage sales," "rummage sales," and the like, or private not-for-profit events, such as picnics, carnivals, bazaars, game nights, art fairs, craft shows, and Christmas tree sales.

**Sign, Projecting:** A sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches from such building.

**Sign, Real Estate:** A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

**Sign, Roof:** A sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

**Sign, Suspended:** A sign hanging down from a marquee, awning, or porch that would exist without the sign.

**Sign, Temporary:** A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.

**Sign, Vehicle:** A sign on a vehicle not customarily and regularly used to transport persons or property.

**Sign, Vending Machine:** Any sign, display, or other graphic attached to or part of a coin-operated machine dispensing food, beverages, or other products.

**Sign, Wall:** A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than twelve inches from such building or structure.

**Sign Area:** The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

**Sign Projection:** On a sign attached to a wall, the distance from the exterior wall surface to the sign element farthest distance from such surface.

**Site Plan:** A plan, prepared to scale, showing accurately and with complete dimensioning, the boundaries of a site and location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land.

**Story:** That portion of a building, included between the surface of any floor and the surfaces of the floor next above it; or, if there be no floor next above it, then the space between such floor and the ceiling above it.

**Story, Half:** A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space, not more than two thirds of the floor is for finished use. A half-story containing independent apartments for living quarters shall be counted as a full story.

**Street:** A public or private thoroughfare which affords the principle means of access to abutting property.

**Street Line:** A dividing line separating a lot, tract, or parcel of land and a contiguous street.

**Structural Alterations:** Any change in the supporting members of a building, such as footings, bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls, excepting such repair as may be required for the safety of the building.

**Structure:** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having a permanent location on the ground,

including trailers or mobile homes, signs, swimming pools, fences, backstops for tennis courts, and pergolas.

**Swimming Pool:** Any portable or permanent structure containing a body of water 17 inches or more in depth and 250 square feet or more of water surface area, intended for recreational purposes, including a wading pool.

**Tattoo Parlor:** Any room, space, location, area, structure, or business, or any part of any of these places, where tattooing is practiced or where the business of tattooing is conducted.

**Town Home:** See Dwelling, Attached Single-Family.

**Trailer:** Any vehicles, covered or uncovered, used for living, sleeping, business, or storage purposes, having no foundation other than wheels, blocks, skids, jacks, houses, skirting, and which is or has been, or reasonable may be equipped with wheels or any other devices for transporting the vehicle from place to place, whether by motor power or other means. The term “trailer” shall include camp car and house car.

**Trailer Park, Trailer Court, or Mobile Home Park:** An area providing a minimum of three spaces where trailers or mobile homes can be or intended to park.

**Tree, Shade:** A tree, usually deciduous, planted primarily for overhead canopy. When mature trees should be at least 30 feet in height and have a crown width of 20 feet or greater. Acceptable trees include Elms, Maples, Oaks, etc.

**Tree, Street:** A tree planted primarily for a buffering effect between land uses. When mature trees should provide an adequate buffer without interfering with utilities or power lines. Acceptable trees include Crape Myrtles, tree form Hollies, Cherry trees, Bradford Pears, etc.

**Variance:** A dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure or property, which, because of unusual or unique circumstances, is denied by the terms of the zoning code.

**Veterinary Hospital:** A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

**Warehouse:** A building used primarily for the storage of goods and materials.

**Warehousing and Distribution:** A use engaged in storage, wholesale, and distribution of manufactured products, supplies and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

**Watercourse:** A drainageway, river, or stream.

**Yard:** An open space other than a court, on a lot, and unoccupied and unobstructed from the ground upward, except as otherwise provided for in the Ordinance.

**Yard, Front:** A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building or any other projections thereof other than the projections or uncovered porches.

**Yard, Rear:** A yard extending across the rear of the lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any other projection other than steps, unenclosed porches, or entranceways.

**Yard, Side:** A yard between the main building and the side line of the lot and extending from the front yard to the rear yard and being the minimum horizontal distance between the side lot line and side of the main buildings or any projections thereof.