

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
October 24, 2023
PC#2023-29**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 2. – PD PLANNED DEVELOPMENT DISTRICT.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to enhance and protect the quality of life for occupants and adjacent property owners of Planned Development Districts (PD) and to ensure PD's meet the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 2. – PD PLANNED DEVELOPMENT DISTRICT, shall be amended to read as follows:

Sec. 30-40. – Definitions.

Amenities: Features that are intentionally designed to benefit the occupants of the PD and hold little to no benefit to the surrounding community. Amenities are provided to improve the quality of life for a variety of ages and lifestyles. Amenities may include, but are not limited to, clubhouses, gyms, swimming pools, sports facilities (both indoor and outdoor), improved surface walking/jogging/equestrian/biking trails (not including street sidewalks), enclosed dog parks, picnic areas and shelters, group facilities, and equipped playgrounds.

Buildable acreage. The portion of a tract or parcel of land which can be developed, not including existing platted rights-of-way and utility easements, natural water bodies (streams/lakes), and wetlands under the jurisdiction of the U.S. Army Corps of Engineers unless such wetlands are to be filled upon issuance of a "fill" permit. Wetland buffers may be included as developable acreage, but may not be encroached upon unless specified by a permit and approved development plan.

Commercial Use. A use that is intended to serve the surrounding community at large and not limited to occupants of the PD. A commercial use shall be readily accessible to the users located outside of the PD and offer a benefit to the community as a whole. Commercial uses within a PD

are those improvements which provide service to and enhance the quality of life for the general public.

Common open space. An open space area intended for the use or enjoyment of the occupants of the PD that highlights and compliments the natural character of the land and are passive in nature.

Density/use. The density and uses allowed within a PD shall be as established within the written narrative provided along with the sketch plan submittal. The narrative shall include a statement detailing the differences in land uses between the current use(s) and the proposed zoning. The PD narrative shall include a table summarizing the proposed gross and net densities of the proposed PD. A breakdown of buildable acreage versus gross acreage shall be provided with a minimum of twenty (20) percent from the overall project area to be subtracted for the provision of infrastructure and drainage.

For the purposes of determining gross and net densities, the formula below shall be used:

Gross density = the total number of dwelling units ÷ the total project acreage

Net density = the total number of dwelling units ÷ the net (buildable) acreage

Planned Development District. For the purposes of this section, Planned Development Districts (PD) may be defined as a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments. A planned development district is established by rezoning prior to development and is characterized by a unified site design for a mixed use development.

Recreational Open Space. An improved open space area that is intended to encourage active participation by the occupants of the PD.

- 1) Active Recreational Open Space. An open space that is developed and improved to create opportunities for recreational activity. Amenities as defined in this section may qualify as active recreation open space.
- 2) Passive Recreational Space. A space which is developed as part of a required design element that results in an opportunity for recreational/physical activity.

Sec. 30-41. Establishment of PD.

A PD shall be established on the official zoning map by the same procedure as for amendments generally (article IX) and in accord with the requirements of this section.

Additionally, each PD shall be identified by a prefix and number indicating the particular district, as for example "PD - 98 - 1" (Zone - Year - Number), together with whatever other identification appears appropriate.

(Ord. No. 33-2006/07, § 2.6-1, 6-7-07)

Sec. 30-42. Permitted uses in PD.

Any ~~use or~~ combination of uses meeting the objectives of this section may be established in a PD upon review and approved amendatory action by Florence County Council~~the council with jurisdiction~~. Once approved, the proposed uses and no others shall be permitted. Said uses shall be identified and listed on the basis of classification, i.e. retail, office, wholesale, residential multi-family, residential single-family detached, manufacturing, etc. The list may also include specific uses that are not allowed. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PD zoning applies to the land, unless otherwise amended by ordinance.

(Ord. No. 33-2006/07, § 2.6-2, 6-7-07)

Sec. 30-43. Development standards.

- (1) Unless specifically addressed in the section, applicable land development and subdivision standards of the Florence County Code of Ordinance 28.6 shall apply.
- ~~(2)~~ *Minimum area required.* Minimum area requirements for establishing a PD shall be five ~~two~~ acres.
- ~~(3)~~ *Density.* The proposed PD shall not have a negative impact on its surrounding uses and on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc. through the thoughtful design of rResidential density, setbacks, impervious surface ratios, floor area ratios, and building heights. ~~shall be determined by the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc.~~
- ~~(4)~~ *Overall site design.* Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, size of structures, street patterns, and use relationships. Residential building types must vary with one design style (height, and size, and facades, and setbacks) not to exceed eighty percent (80%) of the total residential structures throughout the project. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged. For PD's where the primary emphasis is residential, not less than 5% of the buildable area of the PD shall be reserved for commercial uses; not more than 5 acres shall be required.
- ~~(5)~~ *Parking and loading.* Off-street parking and loading spaces for each PD shall comply with the requirements of sections 30-28 and 30-29, as applicable for the various uses proposed for the PD, and the requirements of article VI.
- ~~(5)~~ *Buffer areas.* ~~Buffer areas shall be required for peripheral uses only, and shall be provided in accordance with the minimum requirements for adjacent uses prescribed by article IV, division 1. Buffer areas are not required for internal use.~~
- (6) *Streets and street improvements.* Private streets may be permitted in a PD provided such streets meet the design and construction standards promulgated for public streets; further provided that an acceptable maintenance plan be submitted along with the sketch plan for consideration of approval. ~~to and approved by the planning commission prior to permitting.~~

~~(7) *Landscaping and common open space.* Landscaping and open space requirements for each PD shall comply with the provisions of article IV, division 3 and division 4 of this chapter.~~

~~(78) *Signage.* Signage shall be in harmony and scale with and reflective of the proposed PD and the surrounding uses. A signage plan shall be included along with the sketch plan. The plan shall include: street and traffic signs, signs for the variety of commercial uses, and entrance/subdivision signage.~~

~~(8) *Bufferyards*~~

~~1) *Perimeter buffer.* Perimeter buffers shall comply with sec. 30-121, Bufferyard Illustration C. Buffer areas shall be held in common property of the development and not included within individual platted lots. Building encroachments shall be prohibited within such buffers; however, stormwater features, bicycle, pedestrian, and equestrian trails, landscape features, and development entrance rights-of-way may be permitted within such buffers.~~

~~The following standards shall apply to specific permitted encroachments within the PD's perimeter buffer:~~

~~(a) *Recreational and Common open space features that are located within the PD buffer may be counted toward meeting open space requirements established in sec. 30-43(9), provided that:*~~

~~i. *The amount of credit given for the active amenity feature located within the buffer is calculated based on the feature's size as determined by its width and linear feet.*~~

~~(b) *Stormwater features located within the PD buffer are permitted provided that:*~~

~~i. *Applicable maintenance easements are established on the recorded plat to ensure access to the feature.*~~

~~ii. *The required maintenance easement of the storm water feature does not encroach within more than half of the required buffer's depth. Where the buffer depth is reduced, the required plantings may be reduced by the same factor.*~~

~~2) *Interior buffers.* The various uses within the interior boundaries of the PD shall include buffers in accordance with sec. 30-121.~~

~~(9) *Open space.* PDs shall include dedicated acreage for open space in accordance with the formula established in subsection (a), below. Open space shall include a combination of common and recreational (active or passive) elements as indicated in subsection (b) below, so long as a minimum of twenty-five (25) percent of the recreational elements provided are made up of active features.~~

~~1) *Open space shall designed to provide maximum benefit to the PD's occupants through its central location, when possible.*~~

2) Open space features along the exterior boundary of the PD shall not exceed more than 20 % of the open space requirements.

3) Open space areas that will not be developed/improved due to the burden of flood zones and wetlands, may be included in the required common open space but shall not exceed 33% of the required common open space.

(a) Open space calculation formulas. To calculate the required open space involves the use of two (2) formulas; the formula for the recreational open space and the formula for the common open space. The results obtained from the two (2) formulas are then added together to determine the total required open space.

i. Recreational PD open space:

$$A_1 = D \times 2.3 \times 0.01$$

Where:

A₁ = the required upland open space area;

D = the number of dwelling units in the PD;

Average household density = 2.3 persons; and the

Number of acres required per person = 0.01 acres per person.

ii. Common PD open space:

$$A_1 = D \times 2.3 \times 0.01 / 2$$

Where:

A₁ = the required common open space area;

D = Number of dwelling units in a PD;

Average household density = 2.3 persons; and the

Number of acres required per person = 0.01 acres per person.

(b) Acceptable common and recreational open space features.

i. Common open space uses include, but are not limited to:

i.1 Natural open water bodies and/or water bodies of at least three (3) acres in size capable of supporting aquatic life (generally with a depth of at least four and one-half (4½) feet that can serve for recreational uses.

i.2 Natural areas of undisturbed vegetation with maintenance limited to removal of litter, dead trees, plant material and brush.

i.3 Areas of cultural significance such as locally or nationally listed historic and archeological sites (including structures).

A developer proposing to use lakes or stormwater ponds to meet the common space requirements must provide certification to the Planning Commission that such lake or stormwater pond has been designated to be

perpetually filled and capable of supporting aquatic life (generally a minimum perpetual water depth of four and one-half (4½) feet from the bottom storage or outlet elevation is required).

ii. Recreational open space uses for both active and passive are those as defined in this section.

(4) Land burdened with easements may be used provided that the easements do not interfere with the use of the land for open space and recreational purposes and if future development does occur, then alternate space shall be provided.

(Ord. No. 33-2006/07, § 2.6-3, 6-7-07)

Sec. 30-44. Sketch Plan ~~Site plan~~ requirements.

A sketch plan ~~Site plan~~ showing the proposed development shall be a prerequisite to the approval of a PD. A digital copy of the sketch plan must be provided to Planning Commission staff along with at least one hard copy printed on paper measuring 24" x 36". The ~~site plan sketch plan~~ shall adhere to the requirements of this section and ~~shall show the information called for in section 30-267(e).~~ section 28.6 -47 of the Florence County Code of Ordinances. The sketch plan shall show all areas intended for open space with their acreage and intended access points. Additionally, a conceptual layout of the equipment or features that will be located in such areas shall be provided as either an attachment to the PD application or on the conceptual plan.

The submittal shall include a written narrative. The narrative shall include the densities as defined in this section. The narrative shall explain the intended use of any open space and provide detail as to how such spaces will be accessible, integrated to the overall development, and maintained. A single statement indicating that open space will be provided is not acceptable. The narrative shall describe in detail how the proposed PD adheres to all requirements of this code.

(Ord. No. 33-2006/07, § 2.6-4, 6-7-07)

Sec. 30-45. Financial guarantees.

Where ~~public~~ improvements, ~~and/or~~ "common" amenities that are included in the calculated open space requirements, and/or infrastructure are proposed, such improvements shall be installed in accord with a development schedule to be approved as part of the PD plan.

Where proposed or required ~~ment~~ improvements have not been completed by the applicant/developer prior to the scheduled target date or within the phase under construction and certified by the zoning administrator, the applicant/developer may provide financial guarantees to ensure the proper installation of such required improvements prior to the development of the next phase of the PD. The nature and duration of the guarantees shall be structured to achieve this goal without adding unnecessary costs to the developer. All financial guarantees shall comply with Sec. 28.6 -98 of the Florence County Code of Ordinances.

(Ord. No. 33-2006/07, § 2.6-5, 6-7-07)

Sec. 30-46. Action by planning commission and council.

Action by the planning commission and Florence County Council ~~council with jurisdiction~~ may be to approve the plan and application to establish a PD, to include specific modifications to the plan, or to deny the application to rezone or establish a PD. If the plan and/or rezoning are approved, the applicant shall be allowed to proceed in accord with the approved PD plan as supplemented or modified in a particular case, and shall conform to any time or priority limitations established for initiating and/or completing the development in whole, or in specified stages. If the application is denied, the applicant shall be so notified.

(Ord. No. 33-2006/07, § 2.6-6, 6-7-07)

Sec. 30-47. Administrative action.

After a PD plan has been approved, building and sign permits shall be issued in accord with the approved plan as a whole or in stages, or portions thereof, as approved. Said permits shall be issued in the same manner as for building and sign permits generally.

(Ord. No. 33-2006/07, § 2.6-7, 6-7-07)

Sec. 30-48. Changes in approved PD plans.

- (a) Except as provided in this section, approved PD plans shall be binding on the owner and any successor in title.
- (b) Amendments to a planned development district may be authorized by ordinance of Florence County Council ~~the governing authority~~ after recommendation from the planning commission. These amendments constitute Zoning Ordinance amendments and must follow prescribed procedures for the amendments. The adopted plan may include a method for minor modifications to the sketch plan site plan or development provisions.
- (c) Minor changes in approved PD sketch plan site plans may be approved by the zoning administrator on application by the applicant, upon making a finding that such changes are:
 - (1) In accord with all applicable regulations in effect at the time of the creation of the PD district; or
 - (2) In accord with all applicable regulations currently in effect.
 - (3) Changes less than ten percent from the original requirements.
- (d) In reaching a decision as to whether the change will require planning commission approval, the zoning administrator shall use the following criteria:
 - (1) Any increase in intensity or use shall constitute a modification requiring planning commission approval. An increase in intensity of use shall be considered to be an increase in usable floor area, an increase in the number of dwelling or lodging units, or an increase in the amount of outside land area devoted to sales, displays, or demonstrations.

- (2) Any change in parking areas resulting in an increase or reduction in the number of spaces approved shall constitute a change requiring planning commission approval.
- (3) Structural alterations significantly affecting the basic size, form, style, and location of a building, as shown on the approved plan, shall be considered a change requiring planning commission approval.
- (4) Any reduction in the amount of open space or buffer area, or any change in the location or characteristics of open space, shall constitute a change requiring planning commission approval.
- (5) Any change in use from one use group to another shall constitute a change requiring planning commission approval.
- (6) Any change in pedestrian or vehicular access or circulation.
- (7) Any change or variation of phasing of development must be approved by the Planning Commission. Where improvements and/or "common" amenities or infrastructure are not completed, the next phase may be approved provided proper development plans have been approved and financial guarantees are provided in accordance with Sec.30-45.

(Ord. No. 33-2006/07, § 2.6-8, 6-7-07; Ord. No. 27-2008/09, § 2, 6-4-09)

Secs. 30-49, 30-50. Reserved.

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Sec. 30-40. – Definitions.

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Buildable acreage. The portion of a tract or parcel of land which can be developed, not including existing platted rights-of-way and utility easements, natural water bodies (streams/lakes), and wetlands under the jurisdiction of the U.S. Army Corps of Engineers unless such wetlands are to be filled upon issuance of a "fill" permit. Wetland buffers may be included as developable acreage, but may not be encroached upon unless specified by a permit and approved development plan.

Commercial Use. A use that is intended to serve the surrounding community at large and not limited to occupants of the PD. A commercial use shall be readily accessible to the users located outside of the PD and offer a benefit to the community as a whole. Commercial uses within a PD

are those improvements which provide service to and enhance the quality of life for the general public.

Common open space. An open space area intended for the use or enjoyment of the occupants of the PD that highlights and compliments the natural character of the land and are passive in nature.

Density/use. The density and uses allowed within a PD shall be as established within the written narrative provided along with the sketch plan submittal. The narrative shall include a statement detailing the differences in land uses between the current use(s) and the proposed zoning. The PD narrative shall include a table summarizing the proposed gross and net densities of the proposed PD. A breakdown of buildable acreage versus gross acreage shall be provided with a minimum of twenty (20) percent from the overall project area to be subtracted for the provision of infrastructure and drainage.

For the purposes of determining gross and net densities, the formula below shall be used:

Gross density = the total number of dwelling units ÷ the total project acreage

Net density = the total number of dwelling units ÷ the net (buildable) acreage

Planned Development District. For the purposes of this section, Planned Development Districts (PD) may be defined as a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments. A planned development district is established by rezoning prior to development and is characterized by a unified site design for a mixed use development.

Recreational Open Space. An improved open space area that is intended to encourage active participation by the occupants of the PD.

- 1) *Active Recreational Open Space.* An open space that is developed and improved to create opportunities for recreational activity. Amenities as defined in this section may qualify as active recreation open space.
- 2) *Passive Recreational Space.* A space which is developed as part of a required design element that results in an opportunity for recreational/physical activity.

Sec. 30-41. Establishment of PD.

A PD shall be established on the official zoning map by the same procedure as for amendments generally (article IX) and in accord with the requirements of this section.

Additionally, each PD shall be identified by a prefix and number indicating the particular district, as for example "PD - 98 - 1" (Zone - Year - Number), together with whatever other identification appears appropriate.

(Ord. No. 33-2006/07, § 2.6-1, 6-7-07)

Sec. 30-42. Permitted uses in PD.

Any combination of uses meeting the objectives of this section may be established in a PD upon review and approved amendatory action by Florence County Council. Once approved, the

proposed uses and no others shall be permitted. Said uses shall be identified and listed on the basis of classification, i.e. retail, office, wholesale, residential multi-family, residential single-family detached, manufacturing, etc. The list may also include specific uses that are not allowed. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PD zoning applies to the land, unless otherwise amended by ordinance.

(Ord. No. 33-2006/07, § 2.6-2, 6-7-07)

Sec. 30-43. Development standards.

- (1) Unless specifically addressed in the section, applicable land development and subdivision standards of the Florence County Code of Ordinance 28.6 shall apply.
- (2) *Minimum area required.* Minimum area requirements for establishing a PD shall be five acres.
- (3) *Density.* The proposed PD shall not have a negative impact on its surrounding uses and on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc. through the thoughtful design of residential density, setbacks, impervious surface ratios, floor area ratios, and building heights.
- (4) *Overall site design.* Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, size of structures, street patterns, and use relationships. Residential building types must vary with one design style (height, and size, and facades, and setbacks) not to exceed eighty percent (80%) of the total residential structures throughout the project. For PD's where the primary emphasis is residential, not less than 5% of the buildable area of the PD shall be reserved for commercial uses; not more than 5 acres shall be required.
- (5) *Parking and loading.* Off-street parking and loading spaces for each PD shall comply with the requirements of sections 30-28 and 30-29, as applicable for the various uses proposed for the PD, and the requirements of article VI.
- (6) *Streets and street improvements.* Private streets may be permitted in a PD provided such streets meet the design and construction standards promulgated for public streets; further provided that an acceptable maintenance plan be submitted along with the sketch plan for consideration of approval.
- (7) *Signage.* Signage shall be in harmony and scale with and reflective of the proposed PD and the surrounding uses. A signage plan shall be included along with the sketch plan. The plan shall include: street and traffic signs, signs for the variety of commercial uses, and entrance/subdivision signage.
- (8) *Bufferyards*
 - 1) *Perimeter buffer.* Perimeter buffers shall comply with sec. 30-121, Bufferyard Illustration C. Buffer areas shall be held in common property of the development and not included within individual platted lots. Building encroachments shall be prohibited within such buffers; however, stormwater features, bicycle, pedestrian, and equestrian trails, landscape features, and development entrance rights-of-way may be permitted within such buffers.

The following standards shall apply to specific permitted encroachments within the PD's perimeter buffer:

- (a) Recreational and Common open space features that are located within the PD buffer may be counted toward meeting open space requirements established in sec. 30-43(9), provided that:
 - i. The amount of credit given for the active amenity feature located within the buffer is calculated based on the feature's size as determined by its width and linear feet.
 - (b) Stormwater features located within the PD buffer are permitted provided that:
 - i. Applicable maintenance easements are established on the recorded plat to ensure access to the feature.
 - ii. The required maintenance easement of the storm water feature does not encroach within more than half of the required buffer's depth. Where the buffer depth is reduced, the required plantings may be reduced by the same factor.
- 2) *Interior buffers.* The various uses within the interior boundaries of the PD shall include buffers in accordance with sec. 30-121.
- (9) *Open space.* PDs shall include dedicated acreage for open space in accordance with the formula established in subsection (a), below. Open space shall include a combination of common and recreational (active or passive) elements as indicated in subsection (b) below, so long as a minimum of twenty-five (25) percent of the recreational elements provided are made up of active features.
- 1) Open space shall be designed to provide maximum benefit to the PD's occupants through its central location, when possible.
 - 2) Open space features along the exterior boundary of the PD shall not exceed more than 20 % of the open space requirements.
 - 3) Open space areas that will not be developed/improved due to the burden of flood zones and wetlands, may be included in the required common open space but shall not exceed 33% of the required common open space.
 - (a) Open space calculation formulas. To calculate the required open space involves the use of two (2) formulas; the formula for the recreational open space and the formula for the common open space. The results obtained from the two (2) formulas are then added together to determine the total required open space.
 - i. Recreational PD open space:
$$A_1 = D \times 2.3 \times 0.01$$
Where:
$$A_1 = \text{the required upland open space area;}$$
$$D = \text{the number of dwelling units in the PD;}$$

Average household density = 2.3 persons; and the
Number of acres required per person = 0.01 acres per person.

ii. Common PD open space:

$$A_1 = D \times 2.3 \times 0.01 / 2$$

Where:

A_1 = the required common open space area;

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Average household density = 2.3 persons; and the

Number of acres required per person = 0.01 acres per person.

(b) Acceptable common and recreational open space features.

i. Common open space uses include, but are not limited to:

i.1 Natural open water bodies and/or water bodies of at least three (3) acres in size capable of supporting aquatic life (generally with a depth of at least four and one-half (4½) feet that can serve for recreational uses.

i.2 Natural areas of undisturbed vegetation with maintenance limited to removal of litter, dead trees, plant material and brush.

i.3 Areas of cultural significance such as locally or nationally listed historic and archeological sites (including structures).

A developer proposing to use lakes or stormwater ponds to meet the common space requirements must provide certification to the Planning Commission that such lake or stormwater pond has been designated to be perpetually filled and capable of supporting aquatic life (generally a minimum perpetual water depth of four and one-half (4½) feet from the bottom storage or outlet elevation is required).

ii. Recreational open space uses for both active and passive are those as defined in this section.

(4) Land burdened with easements may be used provided that the easements do not interfere with the use of the land for open space and recreational purposes and if future development does occur, then alternate space shall be provided.

(Ord. No. 33-2006/07, § 2.6-3, 6-7-07)

Sec. 30-44. Sketch Plan requirements.

A sketch plan showing the proposed development shall be a prerequisite to the approval of a PD. A digital copy of the sketch plan must be provided to Planning Commission staff along with at least one hard copy printed on paper measuring 24" x 36". The sketch plan shall adhere to the requirements of this section and section 28.6 -47 of the Florence County Code of Ordinances.

The sketch plan shall show all areas intended for open space with their acreage and intended access points. Additionally, a conceptual layout of the equipment or features that will be located in such areas shall be provided as either an attachment to the PD application or on the conceptual plan.

The submittal shall include a written narrative. The narrative shall include the densities as defined in this section. The narrative shall explain the intended use of any open space and provide detail as to how such spaces will be accessible, integrated to the overall development, and maintained. A single statement indicating that open space will be provided is not acceptable. The narrative shall describe in detail how the proposed PD adheres to all requirements of this code.

(Ord. No. 33-2006/07, § 2.6-4, 6-7-07)

Sec. 30-45. Financial guarantees.

Where improvements, "common" amenities that are included in the calculated open space requirements, and infrastructure are proposed, such improvements shall be installed in accord with a development schedule to be approved as part of the PD plan.

Where proposed or required improvements have not been completed by the applicant/developer prior to the scheduled target date or within the phase under construction and certified by the zoning administrator, the applicant/developer may provide financial guarantees to ensure the proper installation of such required improvements prior to the development of the next phase of the PD. The nature and duration of the guarantees shall be structured to achieve this goal without adding unnecessary costs to the developer. All financial guarantees shall comply with Sec. 28.6 -98 of the Florence County Code of Ordinances.

(Ord. No. 33-2006/07, § 2.6-5, 6-7-07)

Sec. 30-46. Action by planning commission and council.

Action by the planning commission and Florence County Council may be to approve the plan and application to establish a PD, to include specific modifications to the plan, or to deny the application to rezone or establish a PD. If the plan and/or rezoning are approved, the applicant shall be allowed to proceed in accord with the approved PD plan as supplemented or modified in a particular case, and shall conform to any time or priority limitations established for initiating and/or completing the development in whole, or in specified stages. If the application is denied, the applicant shall be so notified.

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(Ord. No. 33-2006/07, § 2.6-7, 6-7-07)

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- (c) Minor changes in approved PD sketch plan may be approved by the zoning administrator on application by the applicant, upon making a finding that such changes are:
 - (1) In accord with all applicable regulations in effect at the time of the creation of the PD district; or
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 - (3) Changes less than ten percent from the original requirements.
- (d) In reaching a decision as to whether the change will require planning commission approval, the zoning administrator shall use the following criteria:
 - (1) Any increase in intensity or use shall constitute a modification requiring planning commission approval. An increase in intensity of use shall be considered to be an increase in usable floor area, an increase in the number of dwelling or lodging units, or an increase in the amount of outside land area devoted to sales, displays, or demonstrations.
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 - (3) Structural alterations significantly affecting the basic size, form, style, and location of a building, as shown on the approved plan, shall be considered a change requiring planning commission approval.
 - (4) Any reduction in the amount of open space or buffer area, or any change in the location or characteristics of open space, shall constitute a change requiring planning commission approval.
 - (5) Any change in use from one use group to another shall constitute a change requiring planning commission approval.
 - (6) Any change in pedestrian or vehicular access or circulation.
 - (7) Any change or variation of phasing of development must be approved by the Planning Commission. Where improvements and/or "common" amenities or infrastructure are not completed, the next phase may be approved provided proper development plans have been approved and financial guarantees are provided in accordance with Sec.30-45.

(Ord. No. 33-2006/07, § 2.6-8, 6-7-07; Ord. No. 27-2008/09, § 2, 6-4-09)

Secs. 30-49, 30-50. Reserved.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
October 24, 2023
PC#2023-31**

SUBJECT: Request For Text Amendments To The Existing County “LAND USE” Section and Future County, “Land Use And Growth” Section Of The Florence County 2032: Connecting Our Past, Defining Our Future Comprehensive Plan.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Comprehensive Plan to include five mixed-use zoning districts, one residential zoning district, and one special purpose district. These districts are intended to enhance our current zoning ordinance by providing a more diverse selection of zoning districts. The addition of five new mixed-use districts will offer more opportunity for the development of compatible commercial and residential uses, while the addition of a new residential district will offer more flexibility in housing options. Furthermore, the addition of one new special purpose district will help ensure responsible development while maintaining the integrity of corridors in the County.

The Florence County 2032: Connecting Our Past, Defining Our Future Comprehensive Plan, shall be amended to read as follows:

LAND USE

The future land use of Florence County is of utmost concern as the growth of the County continues. Having an accurate and prepared guide for this growth will ensure that leaders are making sound decisions and steering the community in a positive direction. As such, there are several critical factors when reviewing land use. Zoning is one important part factor.

1723 Zoning Districts within the Florence County, including the Unzoned Area

The County has ~~1622~~ officially adopted base zoning districts and a large unzoned area to aid in planning for and managing growth and development. Of the ~~1622~~ zoned districts, ~~914~~ are primarily commercial or mixed use, while ~~78~~ are primarily residential. Newly developed areas can either develop in the unzoned areas or within a zoned district. Each district has its own zoning regulations that dictate the types and development intensity of land uses that are allowable within the district. In addition to the ~~1622~~ adopted zoning districts and the unzoned area, Florence County has ~~two~~three zoning overlay districts, the Flood Hazard District, ~~and~~ the

Airport Compatibility District, and the Corridor Overlay district. These zoning overlay districts are designed to supplement the primary underlying zoning district classification for their specifically named purposes.

Community Character Framework for Land Use Planning

Philosophy on this Approach

Community character accounts for the physical traits one can see in a neighborhood, on a roadway corridor, or along a greenway trail which contribute to its “look and feel” relative to areas with much different character. Various land uses, including parks, can occur in a range of settings within a community, from the most rural and suburban to the most urban, provided they are designed to match the character of the area. The comprehensive planning process will be centered on the concept of “community character” as a way to enhance the approach Florence County takes to land use planning, farm land and rural conservation, and open space preservation. A character-based approach emphasizes the variation in physical conditions that is experienced along a spectrum from natural and rural landscapes at the edges of a community to its most urbanized environments, usually found in suburban areas. Looking beyond land use alone, a character focus considers how intensively land is used – or used only minimally in the case of some public parks or not at all in preserved natural areas.

Land use intensity involves three key elements:

- A. The density and layout of residential development;
- B. The scale and form of non-residential development; and,
- C. The amount of building and pavement coverage relative to the extent of open space and natural vegetation or landscaping.

How the automobile is accommodated is a key factor in distinguishing character types including how public streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites. Among the four major character classes:

- **Variable** character areas have wide open spaces and a mixture of commercial and residential uses. This area makes up the majority of the undeveloped areas of the county as well as areas that are transitioning into more developed areas. Zoning Districts appropriate in the Variable Development District Future Land Use Category include ***B1, B2, B3, B5, B6, R1, R3, R3A, RU-1, RU-1A, RU-2, ~~and PD~~ TH, MR, MMF, FO/LI, CMU, and PD***. *However, to clarify that certain areas of the County are prescribed for a more intense land use than others, there are two Variable Development Districts, which include:*
 - ***Variable Development District 1: B1, B2, B3, RU-1, RU-1A, R1, R3, R3A, TH, MR, MMF, FO/LI, CMU and PD***: This generally focuses on the first 500 feet from urban corridors and ~~and~~ the majority of the Rural land in Florence County. For parcels that are greater than 500 feet deep, the entirety of the parcel could be developed in the preferred zoning district if approved by Council when rezoning. Overall, this area will include most areas within ½ mile from Suburban or Urban categories.

- **Variable Development District 2: B5, B6, RU-1 RU-1A, RU-2, FO/LI and PD**: This area is specified in Florence County as specifically for industrial parks and growth as well as large lot residential development. This is also a district option for Rural land.
- **Suburban** character areas have noticeably less intensive use of land than Urban areas, with open and green spaces balancing – or, in estate sized areas, exceeding – the extent of land covered by structures and paved surfaces. *Zoning Districts appropriate in the Suburban District Future Land Use Category include **R1, R2, R3, R3A, B1, MR, and PD**.*
- **Urban** character areas exhibit the greatest pedestrian orientation, through a more compact scale and “**architectural enclosure**” of streets by buildings situated close to front property lines and sidewalks. Within the Urban class, auto urban character areas are a particular planning challenge as they are designed mainly to accommodate automobile circulation and parking. This is the main type of Urban development in Florence County. The extent of land cover by buildings and paved surfaces is similar to Urban areas, but often without a pedestrian orientation as in traditional downtowns. This is especially true where development is **spread across the landscape more horizontally relative to more compact “development nodes” and “activity centers”** that enable multi-purpose trips and walking or biking between destinations. *Zoning Districts within Florence County appropriate in the Urban District Future Land Use Category include **B1, B2, B3, R3A, R4, R5, R5A, TH, MR, MMF, MU, CMU, and PD**.*
- Much like Urban character areas, **Downtown** character areas are categorized by development very close to or within the proximity of a municipal downtown. As Florence County does Land Use planning for several *municipalities therein, including the Downtown Development District Future Land Use Category is necessary with the allowed zonings of **B4, MU, CMU and PD**.*

Future Land Use Map

The Future Land Use Map is a graphical representation of the policies and goals in this plan. These designations and their placement is very specifically designed to promote the ideals of character found in each district.

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zoning district if approved by Council when rezoning. Overall, this area will include most areas within ½ mile from Suburban or Urban categories.

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FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, November 16, 2023 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
October 24, 2023
PC#2023-31**

SUBJECT: Request For Text Amendments To The Existing County “LAND USE” Section and Future County, “Land Use And Growth” Section Of The Florence County 2032: Connecting Our Past, Defining Our Future Comprehensive Plan.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Comprehensive Plan to include five mixed-use zoning districts, one residential zoning district, and one special purpose district. These districts are intended to enhance our current zoning ordinance by providing a more diverse selection of zoning districts. The addition of five new mixed-use districts will offer more opportunity for the development of compatible commercial and residential uses, while the addition of a new residential district will offer more flexibility in housing options. Furthermore, the addition of one new special purpose district will help ensure responsible development while maintaining the integrity of corridors in the County.

The Florence County 2032: Connecting Our Past, Defining Our Future Comprehensive Plan, shall be amended to read as follows:

LAND USE

The future land use of Florence County is of utmost concern as the growth of the County continues. Having an accurate and prepared guide for this growth will ensure that leaders are making sound decisions and steering the community in a positive direction. As such, there are several critical factors when reviewing land use. Zoning is one important part factor.

23 Zoning Districts within the Florence County, including the Unzoned Area

The County has 22 officially adopted base zoning districts and a large unzoned area to aid in planning for and managing growth and development. Of the 22 zoned districts, 14 are primarily commercial or mixed use, while 8 are primarily residential. Newly developed areas can either develop in the unzoned areas or within a zoned district. Each district has its own zoning regulations that dictate the types and development intensity of land uses that are allowable within the district. In addition to the 22 adopted zoning districts and the unzoned area, Florence County has three zoning overlay districts, the Flood Hazard District, the Airport Compatibility District,

and the Corridor Overlay district. These zoning overlay districts are designed to supplement the primary underlying zoning district classification for their specifically named purposes.

Community Character Framework for Land Use Planning

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Community character accounts for the physical traits one can see in a neighborhood, on a roadway corridor, or along a greenway trail which contribute to its “look and feel” relative to areas with much different character. Various land uses, including parks, can occur in a range of settings within a community, from the most rural and suburban to the most urban, provided they are designed to match the character of the area. The comprehensive planning process will be centered on the concept of “community character” as a way to enhance the approach Florence County takes to land use planning, farm land and rural conservation, and open space preservation. A character-based approach emphasizes the variation in physical conditions that is experienced along a spectrum from natural and rural landscapes at the edges of a community to its most urbanized environments, usually found in suburban areas. Looking beyond land use alone, a character focus considers how intensively land is used – or used only minimally in the case of some public parks or not at all in preserved natural areas.

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FLORENCE COUNTY COUNCIL:

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**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
October 24, 2023
PC#2023-32**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, And ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Code of Ordinances to include five mixed-use zoning districts, one residential zoning district, and one special purpose district. These districts are intended to enhance our current zoning ordinance by providing a more diverse selection of zoning districts. The addition of five new mixed-use districts will offer more opportunity for the development of compatible commercial and residential uses, while the addition of a new residential district will offer more flexibility in housing options. Furthermore, the addition of one new special purpose district will help ensure responsible development while maintaining the integrity of corridors in the County. This update also includes all applicable regulations for the proposed new zoning districts and overlay district, along with the addition of definitions needed for accurate interpretation.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY; shall be amended to read as follows:

Sec. 30-1. - Establishment of districts.

For purposes of this chapter, the following zoning districts are hereby established:

Residential Districts	Business Districts	Rural Districts	Special Purpose Districts	<u>Mixed-Use Districts</u>
R-1, single-family, large lots	B-1, limited	RU-1, <u>RU-1A</u> community	PD, planned development	<u>MR, lower density mixed residential</u>
R-2, single-family, medium lots	B-2, convenience	RU-2, resource	FH, flood hazard	<u>MMF, mixed multi-family</u>
R-3 and R-3A, single-family, small lots	B-3 general		AC, airport compatibility	<u>FO/LI, flex office/light industrial</u>

R-4, multi-family, limited	B-4, central		<u>CO, corridor overlay</u>	<u>MU, mixed use</u>
R-5 and R-5A, multi-family	B-5, office-light industrial			<u>CMU, commercial mixed use</u>
<u>TH, townhouse</u>	B-6, industrial			

Sec. 30-2. - Purpose of districts.

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

R-1, R-2, R-3 and R-3A single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

R-4 multi-family residential district, limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

R-5 and R-5A multi-family residential districts: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

TH townhouse district: The intent of the TH district is to allow the by-right creation of townhouse neighborhoods to improve housing choice and affordability and, as needed, to serve as a buffer between higher intensity and lower intensity uses.

Business districts:

B-1 limited business district: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

B-2 convenience business district: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

B-3 general commercial district: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

B-4 central commercial district: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line to lot line development, sidewalks, and public parking lots.

B-5 office and light industrial district: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

B-6 industrial district: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

Rural districts:

RU-1 and RU-1A rural community district: The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

RU-2 rural resource district: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

Special purpose districts:

PD planned development district: The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved

level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH flood hazard district: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC airport compatibility district: It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- (1) Protect and promote the general health, safety, economy, and welfare of airport environs,
- (2) Prevent the impairment and promote the utility and safety of airports,
- (3) Promote land use compatibility between airports and surrounding development,
- (4) Protect the character and stability of existing land uses, and
- (5) Enhance environmental conditions in areas affected by airports and airport operations.

CO corridor overlay district: The intent of the corridor overlay district is to improve or maintain the appearance and function of a corridor by controlling signage and landscaping and establishing requirements for access, non-motorized facilities, and overall site design.

Mixed – use districts:

MR lower density mixed residential district: The intent of the MR district is to improve housing options within the county by allowing by-right creation of lower density neighborhoods that contain a mix of 1, 2, 3, and 4-unit housing types.

MMF mixed multi-family district: The intent of the MMF district is to improve housing choice and affordability within the county by allowing by-right creation of multi-family neighborhoods that contain a mix of higher density housing options.

FO/LI flex office/light industrial district: The intent of the FO/LI district is to promote moderate-scale office and light industrial spaces mixed horizontally or vertically within a development site. A special focus of this district is the creation of craft-oriented maker spaces such as studios that allow for the creation, fabrication, and repair of products and the preparation of food products that may include metalworking, woodworking, crafting, ceramics, technology, and similar processes with low risk of anticipated offsite impacts related to light, noise, odor, vibration, heat, and dust. These spaces may allow for small to medium-size group collaboration, creation, and instruction as well as retail sales.

MU mixed-use district: The intent of the MU district is to allow a range of uses including residential, commercial, office, institutional, and flex office/light industrial mixed horizontally or vertically on a development site.

CMU commercial mixed-use district: The intent of the CMU district is to allow a range of uses including residential, commercial, office, institutional, and light industrial mixed horizontally or vertically on a development site where the predominate use is street-level commercial spaces.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1 - GENERALLY; shall be amended to read as follows:

Sec. 30-26. - Establishment of regulations.

The uses permitted in the several zoning districts established by article I, the off-street parking requirements, and the dimensional requirements of each are set forth herein. The requirements for uses in residential, business, and rural districts are presented on tables.

Section 30-28 (Table I) sets forth use and off-street parking requirements for the five residential districts. Section 30-29 (Table II) establishes use and off-street parking requirements for business and rural districts. Section 30-30 (Table III) sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for all residential, business, and rural districts. Article II, division 2 establishes regulations for the planned development district; ~~a~~Article II, division 3 prescribes regulations for ~~development in the flood hazard district, and article II, division 4 establishes regulations for the airport compatibility district.~~ development in open space development districts (cluster developments). Article II division 4 prescribes regulations for development in the flood hazard district. Article II, division 5 establishes regulations for the airport compatibility district. Article II, division 6 establishes requirements for riparian buffers. Article II, division 7 establishes regulations for the corridor overlay district. Article II, division 8 establishes regulations for townhouse and mixed-use districts. Section 30.8.1 (Table XI) sets forth use and off-street parking requirements for the five mixed-use

districts and the townhouse district. Section 30-80.5 sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for townhouse and mixed-use districts.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 7, Corridor Overlay District; shall be added and will read as follows:

Secs. 30-79—30-90. - Reserved.

DIVISION 7. – CORRIDOR OVERLAY DISTRICT

Sec. 30-79.1 Effect of Corridor Overlay Zoning; Relationship to Plans and Policies.

(a) **Effect.** The Corridor Overlay zoning district regulations of this Division apply in addition to underlying (base) zoning district regulations to impose specific development regulations for properties within the corridor district. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.

(b) **Relationship to Plans and Policies.** In addition to all other stated purposes, individually and collectively the Corridor Overlay zoning district is intended to advance the purposes of the Comprehensive Plan, corridor plans, landscape/streetscape plans and strategies, and similar policies adopted by the county.

Sec. 30-79.2. Uses

(a) **Uses Permitted.** Unless prohibited as listed in this Division, all uses permitted within the underlying district are permitted in the corridor overlay in the same manner and with the same restrictions provided they meet all the requirements of this Division and any additional conditions as listed.

(b) **Additional Conditions.** The following additional conditions must be met for the listed uses.

(1) **Communication Towers and Antennas.** Towers and freestanding antennas are prohibited within 100 feet of the corridor roadway unless the bottom 35 feet of such tower or antenna is screened from view by buildings located on the site.

(c) **Uses Prohibited.** The following uses are expressly prohibited within the corridor.

(1) Storage and stockpiling of sand, gravel, or other aggregates.

(2) Unscreened outdoor storage.

(3) Sexually oriented businesses.

(4) Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.

(5) Above-ground fuel storage intended for retail or wholesale.

(6) Outdoor shooting and target ranges for firearms, archery, and similar activities.

(7) Warehousing and storage facilities.

(8) Manufactured home and storage building sales lots.

(9) Outside storage or sales of motor vehicles and playground equipment.

Sec. 30-79.3. Building and Structure Design.

(a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



Figure 1 Finished concrete block is acceptable.

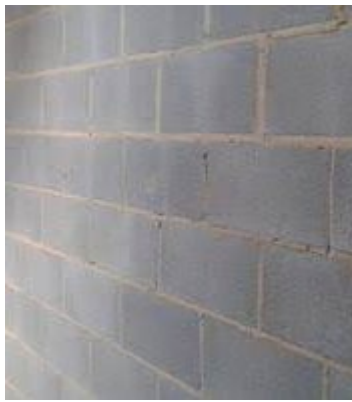


Figure 2 Unfinished block is not acceptable.



Figure 3 Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 4 Plain corrugated metal (sinewave) is not acceptable.

Photos: corrugated-metals.com

(b) Color.

- (1) All colors used on buildings and structures must be subtle, neutral, or earthtone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.
- (2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.
- (3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.
- (4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) Orientation. All buildings fronting the corridor roadway shall be oriented so that the primary building facade faces that roadway.

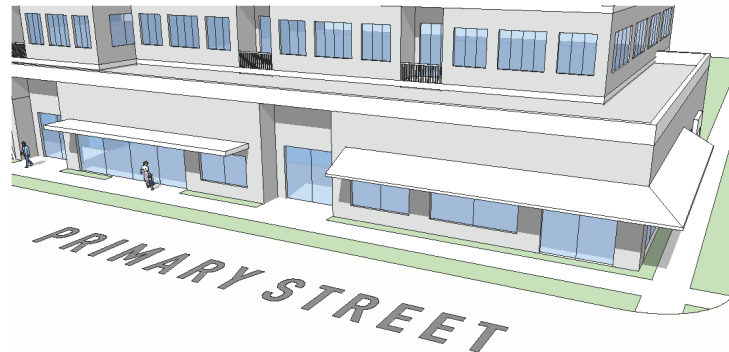


Figure 5 Primary building facades shall face the roadway.

- (d) Access. All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway.
- (e) Front Stoops and Porches. Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

Sec. 30-79.4. Mechanical and Utility Equipment.

- (a) Location of Mechanical Equipment. Mechanical equipment shall be located on the side, rear, or roof of buildings fronting the corridor roadway. Rooftop equipment shall be screened from view from the roadway.

- (b) **Distributed Energy Equipment.** Equipment related to onsite energy generation is permitted only as an attached, integral element of a building or decorative structure such as a clock tower. Freestanding equipment and large-scale energy generation is not permitted.
- (c) **Utility Lines.** All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.

Sec. 30-79.5. Landscape Design.

- (a) **Perimeter Parking Lot Landscaping.** Landscaped areas shall be provided to provide visual and climatic relief from broad expanses of pavement and to define logical areas for pedestrian and vehicular circulation.
 - (1) A landscape buffer shall be provided between adjacent street right-of-way and parking lot with a minimum of six feet in width and one canopy tree at a maximum of 50 feet spacing.
 - (2) Canopy trees shall be a minimum size of three-inch caliper.

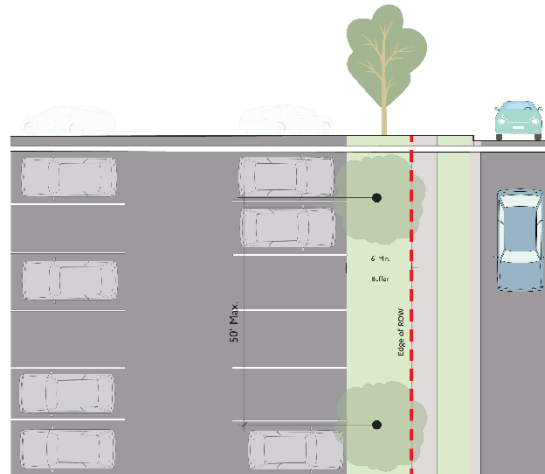


Figure 6 Perimeter parking lot landscaping.

- (b) **Interior Parking Lot Landscaping.**
 - (1) Landscaping within parking areas shall be equal to a minimum of ten percent of the total paved area.
 - (2) Each landscaped area shall be a minimum of 100 square feet.
 - (3) Within the interior, landscape islands shall be provided for any open vehicular use area containing ten or more parking spaces. As an alternative, landscaped six feet wide center medians located between all linear rows of parking facing head-to-head may be provided with one canopy tree located every 50 linear feet of median.
 - (4) The landscape islands shall be a minimum of six feet wide and include one canopy tree. Canopy trees should be of a species that will not be hindered by or cause significant damage to adjacent concrete, curbing and or asphalt.

- (5) A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces.
- (6) One canopy tree shall be required for each 100 square feet of required landscaping.
- (7) Canopy trees shall be a minimum size of three-inch caliper.

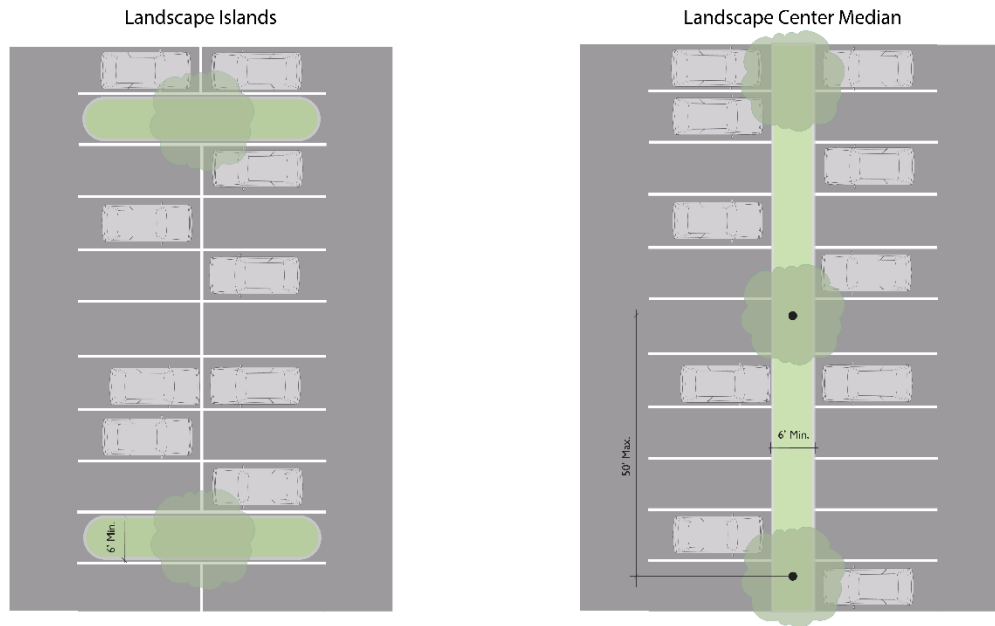


Figure 7 Interior parking lot landscaping.

- (c) **Street Trees.** Street trees shall be provided to enhance the appearance and viability of the community.
 - (1) Trees shall be provided within a landscaped buffer area between the back of curb or edge of pavement of the corridor roadway and sidewalk or shared-use pathway. The landscaped buffer area shall be not less than 5 feet in width. Where a 5-foot landscaped buffer area is not possible, applicant may work with staff to determine a feasible alternative.
 - (2) Trees shall be at a minimum of one canopy tree for each 50 feet of road frontage, planted on-center.
 - (3) These canopy trees are to be a minimum of 14 feet in height, shall be a minimum of three-inch caliper, and with a minimum six-foot clear trunk, at planting.

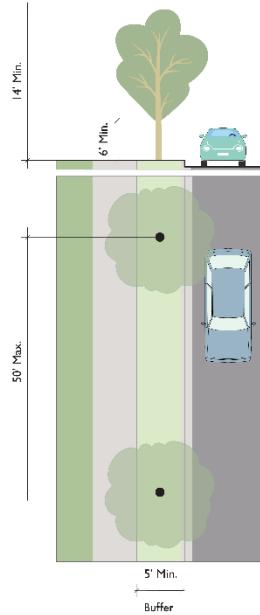


Figure 8 Street trees.

Sec. 30-79.6. Lighting Design.

- (a) **Trespass and Glare.** All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.
- (b) **Impact on Residential Parcels.** Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.

Sec. 30-79.7. Parking and Loading Design.

- (a) **Parking Area Location.**
 - (1) **All Districts Except Single-Family and Townhouse Districts.** No more than one aisle of parking (two rows maximum) shall be permitted between a building and the corridor roadway. The remainder of the parking may be to the rear and side of the building behind the front building line.

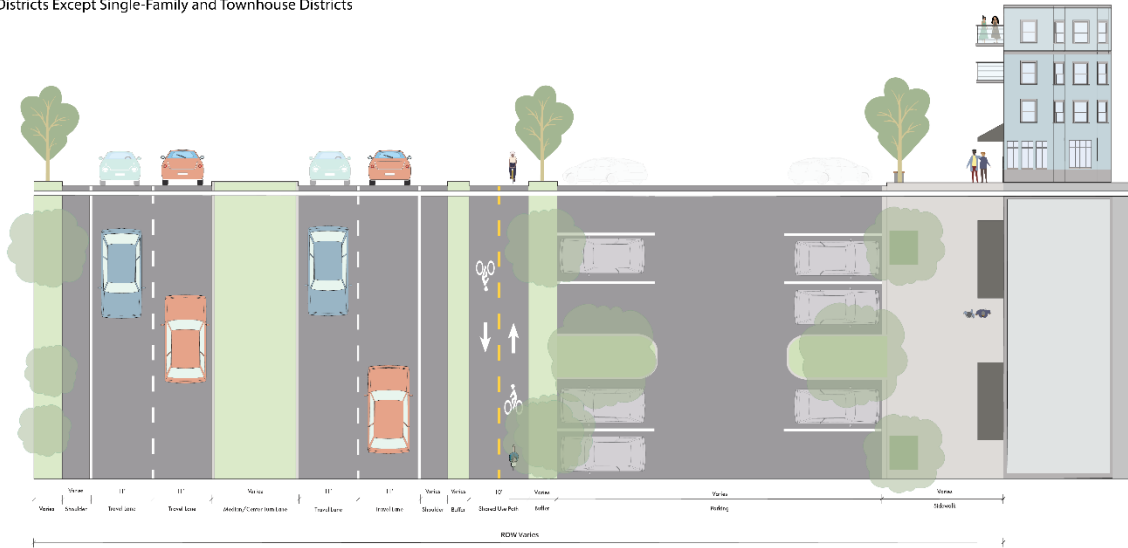


Figure 9 Single row of parking along corridor frontage.

(b) Number of Parking Spaces. Parking requirements as listed in the Schedule of Permitted Uses shall be interpreted as the maximum number of parking spaces permitted within the corridor for a particular use. An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking and to approved requests for an increase in the number of parking spaces.

(c) Requests for Increases in the Number of Parking Spaces. An applicant may petition the planning commission for permission to exceed the maximum number of parking spaces. Such approval may be for regular parking or for occasional overflow parking needed for events.

- (1) Approval of such a petition may require that parking initially be limited to the maximum number prescribed pending eventual occupancy and performance of the space.
- (2) The site plan must clearly indicate where allowed parking and requested expanded parking areas will occur and show enough design detail to demonstrate a future expansion will be safely integrated into the allowed parking.
- (3) If phased parking construction is required, the area for expansion shall be maintained as undisturbed open space. If it is determined that grading or disturbing these areas during development is necessary, the areas shall be stabilized and re-vegetated prior to the issuance of a certificate of occupancy.
- (4) For expansions of regular parking, adherence to landscaping and buffer requirements for expansion areas shall not occur until or unless such additional parking is constructed. Parking lot landscaping requirements may be waived in whole or part by the Planning Commission for overflow parking areas.

- (5) Any non-paved surface used for overflow parking that cannot be maintained with healthy, living turf grass or similar live ground cover shall be paved with approved permeable pavers.
- (6) The marking of spaces for overflow parking is not required; however, the property owner will be required to ensure that all site use for overflow parking routinely includes drive aisles, turn-arounds, connections, and other motorized and non-motorized safety features that meet all requirements of this Chapter.
- (d) **Location of Parking Spaces.** Off-street parking is permitted in required yard and setback areas as provided in this Division but shall not be permitted in any required buffer area. All parking must occur in approved parking spaces.
- (e) **On-street Parking.** On-street parking is allowed and encouraged along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulbouts shall be provided at intersections to cap rows of on-street parking.

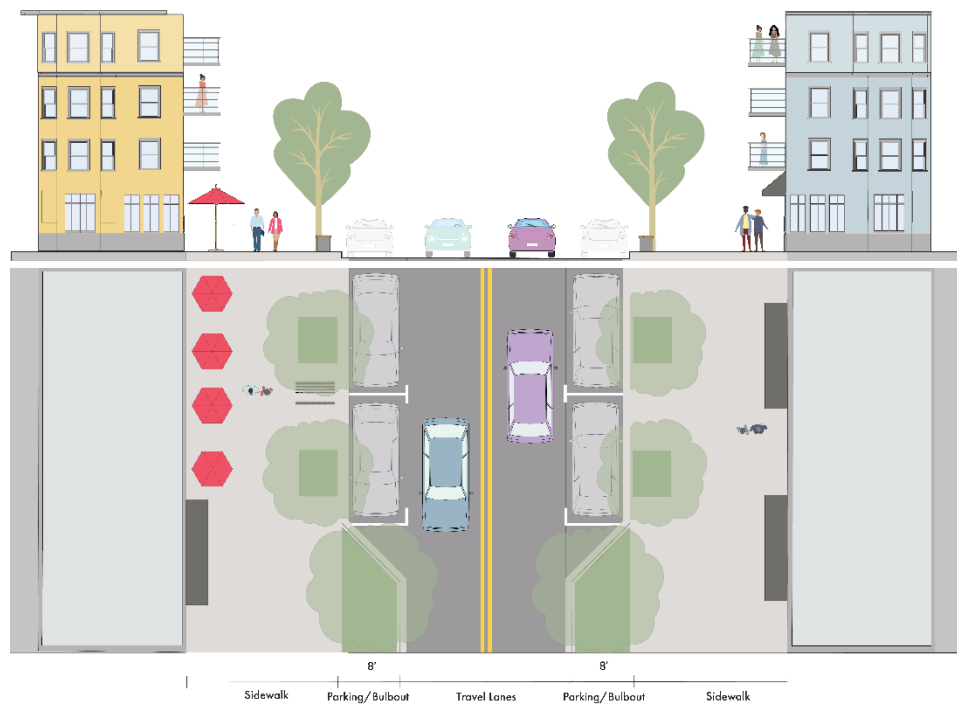


Figure 10 On-street parking with bulbouts.

- (f) **Shared Parking.** Shared parking between multiple uses on a site and between development sites within 500 feet of one another is encouraged. Any off-site parking to be used shall require the recording of a perpetual easement prior to occupancy in the office of the Clerk of Court of Florence County, the form and substance of which must be approved by the zoning administrator.
- (g) **Loading Area Location.** Loading areas shall be in approved loading areas and screened from the corridor roadway.

(h) Surface Parking Materials. Unless otherwise permitted in this Section, parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction. Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

Sec. 30-79.8. Motorized and Non-Motorized Cross Access and Driveway Connections.

(a) Cross-Access Facilities. Where cross-access facilities exist for vehicular or non-vehicular travel on adjacent lots, development sites must connect to such facilities. Where cross-access facilities do not exist on adjacent lots, development sites shall be designed to accommodate both vehicular and non-vehicular connections in the future. Site plans shall clearly indicate and mark the type and location of future access points.

(b) Onsite Connections. Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.

(c) Offsite Facility Construction. Where offsite non-motorized facilities are proposed within the corridor by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.

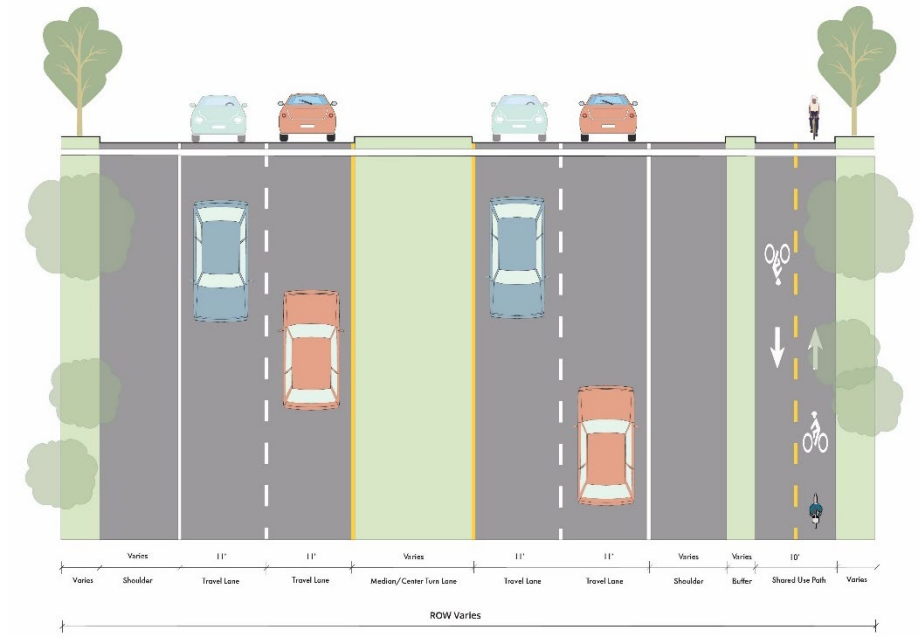


Figure 11 Where non-motorized facilities, such as side paths, are planned with the corridor, each development must construct such facilities.

(d) Safe Access. Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site and all ANSI 117.1 access requirements are met.

Sec. 30-79.9. Curb Cut Restrictions.

(a) Number Restricted.

(1) New Development. All parcels in a corridor overlay are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses on local roads which shall be permitted one access regardless of frontage length.

(2) Redevelopment of Existing Lots. Where curb cuts for existing parcels do not meet the standards specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section.

(b) Plan Required. As a condition of application approval for a rezoning or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

(1) Aggregation of parcels

(2) Construction of a parallel frontage road or drive

(3) Shared access

(c) Shared Access. Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval. Recording shall be with the Clerk of Court of Florence County.

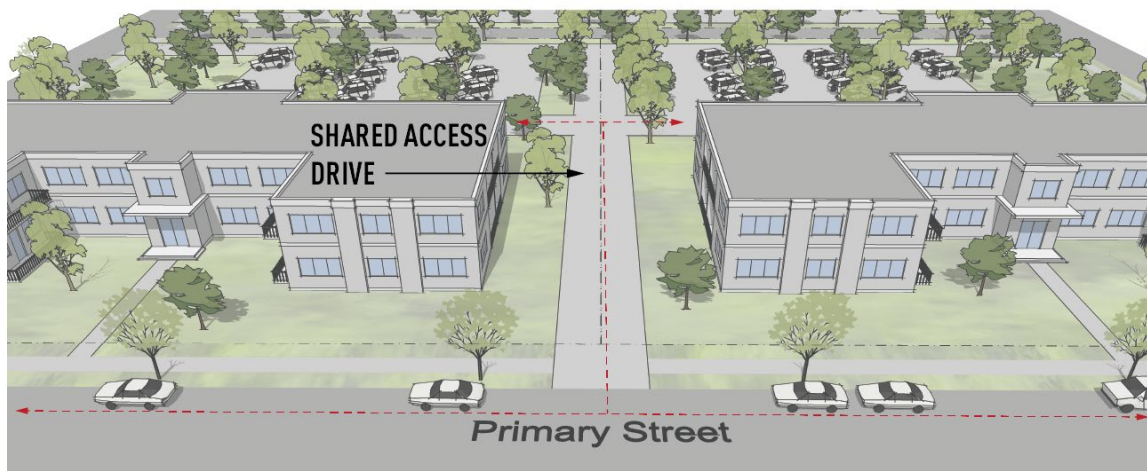


Figure 12. Shared access.

(d) New Roads. New roads shall meet all applicable standards of Florence County's development standards in addition to the following standards.

(1) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county’s road requirements shall be incorporated into the end of each stub that is longer than 150 ft.

(2) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.

(e) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:

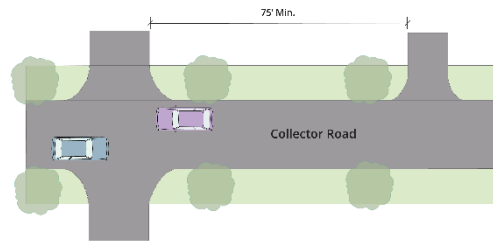
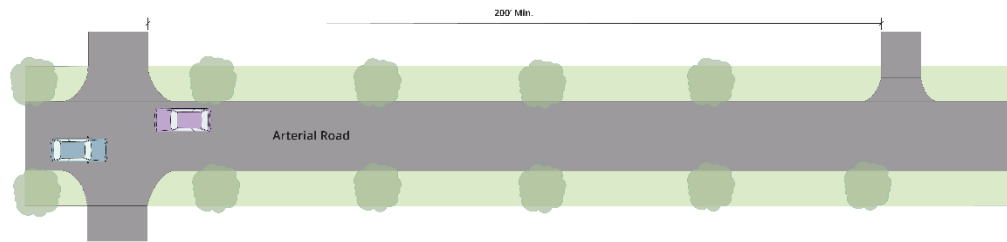
(1) Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and

(2) The applicant demonstrates to the satisfaction of the BZA that:

a. The applicant tried in good faith to obtain a shared access agreement without success, or

b. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.

(f) **Distance From Intersection.** The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.



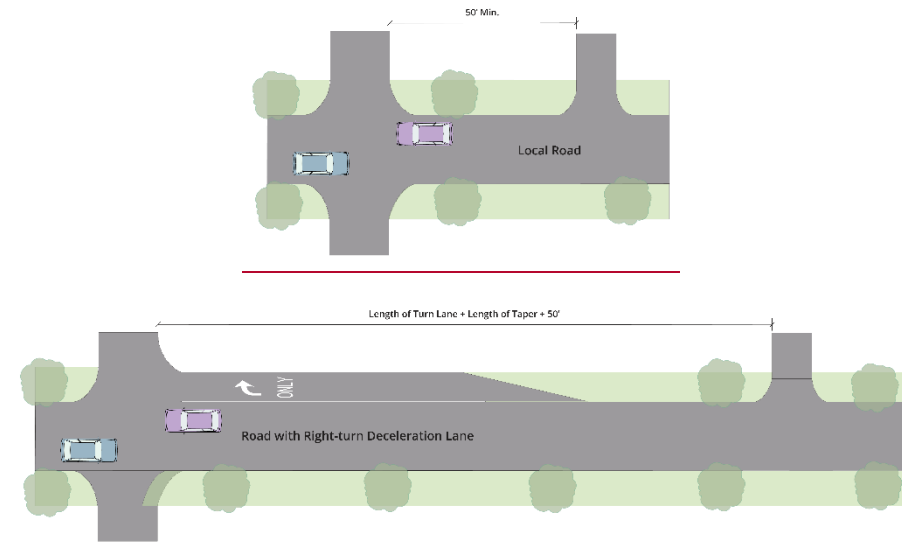


Figure 13 Minimum distances between an intersection and curb cut.

(g) **Road Classification and Access.** Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The Zoning Administrator may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.

Sec. 30-79.10. Sign Restrictions.

(a) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.

(b) **Freestanding Signs.**

- (1) Only monument signs are permitted.
- (2) A maximum of one sign shall be permitted per road frontage per development site.
- (3) Signs shall not exceed 50 square feet per sign face.
- (4) A maximum of two sign faces are permitted per sign structure.
- (5) Signs, including the structure on which they are located, shall not exceed 10 feet in height.
- (6) Signs shall be set back a minimum of ten feet from the edge of right-of-way.
- (7) Only internal illumination of sign faces and structures is permitted.
- (8) Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.
- (9) Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.

(c) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs

as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

(d) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:

(1) Flashing, blinking, strobing, spinning

(2) Audible components

(3) Portable signs

(4) Billboards

Sec. 30-80—30-90. Reserved.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, Townhouse and Mixed-Use Districts; shall be added and will read as follows:

DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS

Sec. 30-80.1. Effect of Townhouse and Mixed-Use Districts; Relationship to Plans and Policies.

(a) **Effect.** Townhouse and mixed-use zoning district regulations as established in this Division apply in addition to all other general zoning district regulations. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.

(b) **Relationship to Plans and Policies.** In addition to all other stated purposes, individually and collectively townhouse and mixed-use zoning districts are intended to advance the purposes of the Comprehensive Plan, corridor plans, and similar policies adopted by the county.

Sec. 30-80.2. Uses Permitted

(a) **In General.** The following Schedule of Permitted and Conditional Uses indicates uses that are permitted within the districts. Signs are permitted as primary and accessory uses provided they meet all the requirements of this Division and, unless in conflict with this Division, the requirements of Article V.

(b) **Table Interpretation.** A “P” indicates the use is permitted in the indicated district, provided it complies fully with all applicable development standards of this chapter. A “C” indicates the use is conditional and must meet additional conditions as outlined in this Division. An “SE” indicates the use is a special exception subject to additional use conditions outlined in this Division as well as general conditions and procedural requirements as detailed in Article IX of this ordinance. Where the letter "N" is shown, the use to which it refers is not permitted in the indicated district. Where a given use or NAICS reference is not listed in this table, said use shall not be permitted.

(c) Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Utilities</u>								
<u>Transmission, except energy substations</u>	<u>22112</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Energy substations (Sec. 30-80.4(g))</u>	<u>221</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>None</u>
<u>Distribution except energy substations</u>	<u>221</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Water Storage</u>	<u>22131</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Construction</u>								
<u>Building construction - general contract & operative builders</u>	<u>233</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>1.0 per 1,000 s.f. GFA</u>
<u>Manufacturing</u>								
<u>Apparel (Sec. 30-80.4(j))</u>	<u>315</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Leather & allied products (Sec. 30-80.4(j))</u>	<u>316</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Wood products (Sec. 30-80.4(j))</u>	<u>321</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Paper & allied products (Sec. 30-80.4(j))</u>	<u>322</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Fabricated metal products (Sec. 30-80.4(j))</u>	<u>332</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Furniture & related products (Sec. 30-80.4(j))</u>	<u>337</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Misc. manufacturing indus. (Sec. 30-80.4(j))</u>	<u>339</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Retail</u>								
<u>Lawn & garden equipment & supplies stores, excluding farm supply</u>	<u>444240</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Flea markets (Sec. 30-80.4(i))</u>	<u>4533</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>1.0 per 1,000 s.f. GFA</u>
<u>Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))</u>	<u>4571</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>1.0 per 600 s.f. GFA</u>
<u>All other retail, excluding farm supply</u>	<u>455, 458, 459</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Transportation Warehousing</u>								
<u>Air transportation excluding freight</u>	<u>481</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>1.0 per 250 s.f. GFA</u>
<u>Rail transportation</u>	<u>482</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Transit and ground passenger transportation (Sec. 30-80.4(d))</u>	<u>485</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Couriers & messengers</u>	<u>492</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Scenic & sightseeing transportation</u>	<u>487</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 500 s.f. GFA</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Support activities for transportation (Sec. 30-80.4(e))</u>	<u>488</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>1.0 per 500 s.f. GFA</u>
<u>U.S. Postal Service</u>	<u>491</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Warehousing & storage</u>	<u>493</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>1.0 per 1,000 s.f. GFA</u>
<u>Information</u>								
<u>Publishing Industries</u>	<u>511</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Motion pictures & sound industries</u>	<u>512</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Motion picture theaters</u>	<u>512131</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 5 seats</u>
<u>Broadcasting & telecommunications</u>	<u>513</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Communication towers & antennas (Sec. 30-29.3(b))</u>	<u>5131</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>None</u>
<u>Communication transmission only, except towers/antennas</u>	<u>5133</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Info, services & data processing</u>	<u>514</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Libraries</u>	<u>519120</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Finance & Insurance</u>								
<u>Banks</u>	<u>521</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Credit Intermediation</u>	<u>522</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Security & commodity contracts, financial investments</u>	<u>523</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Insurance carriers & related activities</u>	<u>524</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Funds, trust, & other financial vehicles</u>	<u>525</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Real Estate & Rental & Leasing</u>								
<u>Real estate</u>	<u>531</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Rental & leasing services</u>	<u>532</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Professional, Scientific, Technical Services</u>								
<u>Professional, scientific, technical services</u>	<u>541</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 300 s.f. GFA</u>
<u>Legal services</u>	<u>5411</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Engineering, accounting, research management & related services</u>	<u>5412-9</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Tax return prep. service</u>	<u>541213</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Photographic studios, portraits</u>	<u>54192</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 300 s.f. GFA</u>
<u>Veterinary services</u>	<u>54194</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 1,000 s.f. GFA</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Management of Companies and Enterprises</u>								
<u>Mgmt. of companies and enterprises</u>	<u>551</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Administrative and Support and Waste Management and Remediation Services</u>								
<u>Administrative & support services</u>	<u>561</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 750 s.f. GFA</u>
<u>Landscape services</u>	<u>56173</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 1,000 s.f. GFA</u>
<u>Educational Services</u>								
<u>Educational Services</u>	<u>611</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 200 s.f. GFA</u>
<u>Elementary schools</u>	<u>6111</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>2.0 spaces per classroom, plus 5.0 admin. spaces</u>
<u>Secondary schools</u>	<u>6111</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.0 spaces per classroom, plus 10 admin. spaces</u>
<u>Jr. colleges, colleges, universities, professional schools</u>	<u>6112-3</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.0 per classroom plus 2 per admin. office</u>
<u>Business schools, computer, & management training</u>	<u>6114-5</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.0 per classroom plus 2 per admin. office</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Other schools and instruction</u>	<u>6116</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>5.0 per classroom plus 2 per admin. office</u>
<u>Education support services</u>	<u>6117</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 200 s.f. GFA</u>
<u>Health Care and Social Assistance</u>								
<u>Ambulatory Health Care Services</u>	<u>62</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 150 s.f. GFA</u>
<u>Medical & dental laboratories</u>	<u>6215</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Home health care services</u>	<u>6216</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Hospitals</u>	<u>622</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>0.7 per bed</u>
<u>Nursing & residential care facilities</u> (Sec. 30-80.4(f))	<u>623</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>0.4 per bed, plus 1.0 space per 500 s.f. GFA</u>
<u>Social services</u>	<u>624</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Individual & family social services</u>	<u>6241</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Community, food & housing, & emergency & relief services</u>	<u>6242</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 200 s.f. GFA</u>
<u>Rehabilitation services</u>	<u>6243</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Day care services</u>	<u>--</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 space per 200 s.f. GFA</u>
<u>Arts, Entertainment, and Recreation</u>								

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Community gardens</u>	==	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Performing art companies</u>	<u>7111</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 200 s.f. GFA</u>
<u>Spectator sports</u>	<u>7112</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>By individual review</u>
<u>Museums, historical sites, & similar institutions (Sec. 30-80.4(c))</u>	<u>712</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.2 per 1,000 s.f. GFA</u>
<u>Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)</u>	<u>7132</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>1.0 per 200 s.f. GFA</u>
<u>Golf courses, public & private</u>	<u>71391</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>5.0 spaces for each hole</u>
<u>Physical fitness facilities</u>	<u>71394</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 300 s.f. GFA</u>
<u>Public parks, playgrounds, & community centers</u>	<u>71394</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 250 GFA activity buildings, 1% land area to parks</u>
<u>Swimming & tennis clubs</u>	<u>71394</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 space for each 200 s.f. GFA</u>
<u>Bowling centers</u>	<u>71395</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>5.0 per lane</u>
<u>Coin operated amusement non-cash payouts</u>	<u>71399</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>1.0 per 200 s.f. GFA</u>
<u>All other amusement & recreational industries</u>	<u>71399</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 200 s.f. GFA</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Accommodation and Food Services</u>								
<u>Bed and breakfast inns (Sec. 30-93)</u>	<u>721191</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>1.5 per bedroom</u>
<u>Hotels</u>	<u>721110</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.25 per lodging room</u>
<u>Rooming & boarding houses, dormitories, group housing</u>	<u>72121</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per bedroom</u>
<u>Eating places</u>	<u>7221-3</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 150 s.f. GFA</u>
<u>Drinking places (Sec. 30-110)</u>	<u>7224</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>1.0 per 150 s.f. GFA</u>
<u>Other Services (except Public Administration)</u>								
<u>Auto repair & maintenance</u>	<u>8111</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>1.0 per 500 s.f. GFA</u>
<u>Other repair</u>	<u>8112-4</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Shoe repair, shoeshine shops</u>	<u>81143</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>1.0 per 300 s.f. GFA</u>
<u>Personal & laundry services</u>	<u>812</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Personal care services</u>	<u>8121</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>2.5 per chair basin</u>
<u>Tattoo facilities</u>	<u>812199</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 150 s.f. GFA</u>
<u>Laundry & drycleaning services</u>	<u>8123</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>1.0 per 500 s.f. GFA</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Pet care</u>	<u>81291</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 1,000 s.f. GFA</u>
<u>Religious organizations</u>	<u>81311</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>0.3 spaces per seat, main seating</u>
<u>All other personal services</u>	<u>81299</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>1.0 per 300 s.f. GFA</u>
<u>Fraternal, professional, political, civic, business organizations, except religious organizations</u>	<u>813</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 250 s.f. GFA</u>
<u>Public Administration</u>								
<u>Executive, legislative, & general govt.</u>	<u>921</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Police protection</u>	<u>92212</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Fire protection</u>	<u>92216</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>4.0 per bay</u>
<u>Administration of human resources</u>	<u>923</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Admin. of environmental quality & housing prog.</u>	<u>924-5</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Administration of economic programs</u>	<u>926</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Space research & technology</u>	<u>927</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>National Security & Internal Affairs</u>	<u>928</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
<u>Residential Uses</u>								

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Single-family detached</u>	81411	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>None</u>
<u>Duplex (Sec. 30-80.4(b))</u>	81411	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>2.0 spaces per unit</u>
<u>Townhouse (Sec. 30-80.4(b))</u>	81411	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>1.5 spaces per unit</u>
<u>Patio home (Sec. 30-80.4(b))</u>	81411	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>2.0 spaces per unit</u>
<u>Triplex (Sec. 30-80.4(b))</u>	81411	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>2.0 spaces per unit</u>
<u>Quadraplex (Sec. 30-80.4(b))</u>	81411	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>1.5 spaces per unit</u>
<u>Multi-family (Sec. 30-80.4(b))</u>	81411	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>1.5 spaces per unit</u>
<u>Modular building</u>	81411	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>Not applicable</u>
<u>Accessory uses</u>								
<u>Automotive parking lots & garages (Sec. 30-80.4(a))</u>	812930	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>None</u>
<u>Accessory apartment (Sec. 30-97)</u>	--	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>1.0 space</u>
<u>Auxiliary shed, workshop</u>	--	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>None</u>
<u>Family day care home</u>	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Home occupation</u>	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>None</u>
<u>Horticulture, gardening</u>	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>None</u>
<u>Non-commercial greenhouse</u>	--	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>None</u>

	<u>NAICS</u>	<u>Zoning Districts by Type</u>						<u>Off-Street Parking Maximums</u>
		<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>	
<u>Private garage & carport (Sec. 30-80.4(a))</u>	--	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>None</u>
<u>Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses</u>	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Storage building</u>	--	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>None</u>
<u>Swimming pool, tennis courts</u>	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>None</u>
<u>Temporary uses</u>								
<u>Temporary uses (Sec. 30-99)</u>	--	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>By individual review</u>

Sec. 30-80.3. Uses Prohibited.

The following uses are prohibited within the mixed-use and townhouse districts:

- (a) Storage and stockpiling of sand, gravel, or other aggregates.
- (b) Unscreened outdoor storage.
- (c) Sexually oriented businesses.
- (d) Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
- (e) Above-ground fuel storage intended for retail or wholesale.
- (f) Outdoor shooting and target ranges for firearms, archery, and similar activities.
- (g) Warehousing and storage facilities except for storage that is customary to a residential use.

Sec. 30-80.4. Conditional Use Regulations.

The regulations contained within this Section are intended to accomplish the same purposes as stated in Article III. Where a conditional use is listed within this Division, and such use is regulated by Article III, the use shall meet the requirements of that Division except for conditions expressly covered below and dimensional standards covered in this Division.

(a) Automotive Parking Lots & Garages.

(1) Parking lots and garages may not be located along a public street unless designed with street-facing street-level residential, retail, or office space. This restriction does not apply to parking garages associated with single-family, duplex, triplex, quadraplex, or townhouses developments.

(2) Parking garages associated with single-family, duplex, triplex, quadraplex, or townhouse developments must be located no closer to a public street than the front building line of the primary dwelling structure.

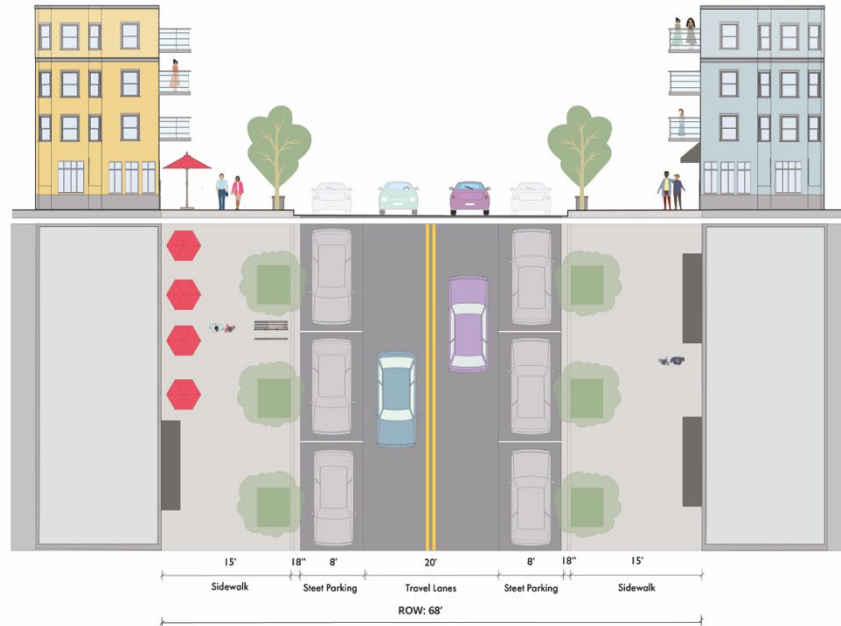


Figure 14 Mixed-use on-street parking on primary streets.

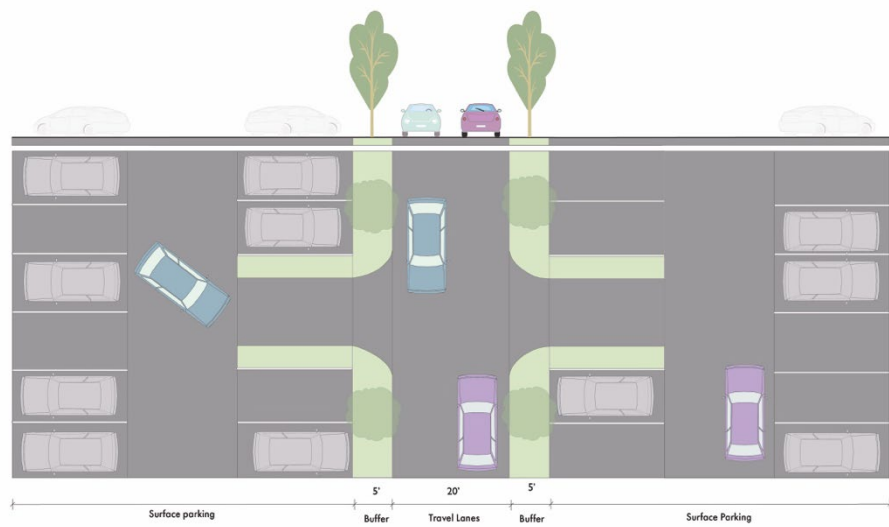


Figure 15 Mixed-use/multifamily parking lots on secondary streets.

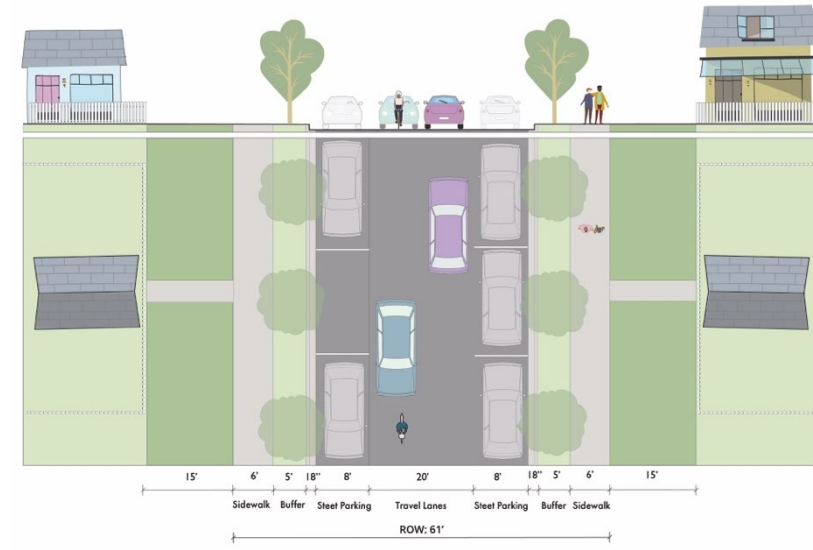


Figure 16 Single-family residential on-street parking.



Figure 17 Single-family residential alleyway.

(b) Residential Uses. All residential conditional uses shall comply with the following requirements as noted.

(1) In mixed-residential, mixed-use, and townhouse districts and on infill lots in existing residential neighborhoods, new multi-dwelling-unit residential buildings shall be designed to mimic single-family detached residential buildings to the maximum extent practicable with regards to building design, roof pitch, driveway and garage design and location, porches, and sidewalks.

(2) Site designs shall create a sense of “neighborhood” and shall meet all the following requirements.

(1) Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than parking lots.

- (2) An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.
- (3) Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks and multi-use paths adjacent to the development site.
- (4) Plazas, clubhouses, pools, and recreational facilities shall be centrally located, when provided.
- (c) Museums, Historical Sites, & Similar Institutions.** Museums, interpretive centers, and similar institutions located apart from a historic building that is the primary subject of such institution shall not be permitted in a residential district.
- (d) Transit and Ground Passenger Transportation.** This use shall be limited to public transit stops and private transportation services within residential districts.
- (e) Support Activities for Transportation.** This use shall not include motor vehicle towing and stockyards.
- (f) Nursing and Residential Care Facilities.**

 - (1) Driveway access to accessory structures shall be through the main entrance to the facility.
 - (2) No single building shall be greater than 40,000 square feet if located within 500 feet, as measured in any direction from the nearest point, to a lot line of an adjacent residentially zoned lot.
- (g) Energy Substations.** Substations shall not be placed along road frontages.
- (h) Automotive Fuel Stations.**

 - (1) Fuel stations must locate pumps to the side or rear of buildings.
 - (2) Fuel stations in the MMF, TH, and FO/LI are limited to electric vehicle charging as an accessory use.
- (i) Flea Markets.**

 - (1) Flea markets must be designed to visually integrate buildings and outdoor spaces.
 - (2) Indoor and outdoor sales are permitted; however, outdoor vending must be clearly delineated and separated from parking areas.
 - (3) Areas for food trucks must be visually and functionally integrated into outdoor vending areas and shall not be located or operated in a manner that interferes with the safe movement of motorized and non-motorized vehicles and pedestrians.
 - (4) All outdoor spaces shall be adequately lighted for nighttime use.
 - (5) Paved walkways are required between buildings and outdoor vending spaces.
 - (6) All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
 - (7) Parking areas must be paved and marked.

(8) At least one common area shall be provided with facilities for sitting/resting, eating, and social interaction. If located outdoors, shade structures, trees, or a combination of both shall be provided.

(9) Goods and products must not be stored outside of the site's primary or secondary structure during non-business hours.

(10) In addition to meeting all of the above requirements, Flea Markets must be granted a special exception by the Board of Zoning Appeals prior to a certificate of zoning compliance being issued.



(j) **Manufacturing Uses.** The intent of this use group is to accommodate light industrial uses and maker spaces (i.e., arts and crafts that commonly involve a manufacturing component) suitable for a mixed industrial and office context. All uses identified as manufacturing uses in this Division are permitted only if all the following conditions are met. Individual uses may contain a manufacturing and retail component.

(1) All uses are located wholly within a building.

(2) Uses have little, if any, impacts beyond the shared walls of the building in which they are located or beyond the property line where walls are not shared. This includes light, noise, vibration, odor, heat, dust, and similar impacts.

Sec. 30-80.5. Dimensional Standards.

(a) Building Placement. All buildings shall meet the requirements noted below.

<u>Built-To-Zone (BTZ)*/ Setback</u>	<u>Building Type</u>	<u>Zoning Districts</u>					
		<u>TH**</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/LI</u>
<u>Front in Feet (min-max BTZ)</u>	<u>Residential</u>	<u>10-20</u>	<u>15-25</u>	<u>10-20</u>	<u>0-10</u>	<u>0-10</u>	<u>0-10</u>
	<u>MU/Non-Res.</u>	<u>15-25</u>	<u>25-35</u>	<u>15-25</u>	<u>0-10</u>	<u>0-10</u>	<u>0-10</u>
	<u>Accessory (minimum only)</u>	<u>***</u>	<u>***</u>	<u>***</u>	<u>***</u>	<u>***</u>	<u>***</u>
<u>Interior Side in Feet (setback)</u>	<u>Residential</u>	<u>15</u>	<u>5</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>MU/Non-Res.</u>	<u>10</u>	<u>10</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Accessory (minimum only)</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>***</u>	<u>***</u>	<u>***</u>
<u>Street Side in Feet (min-max BTZ)</u>	<u>Residential</u>	<u>15-25</u>	<u>10-20</u>	<u>15-25</u>	<u>5-15</u>	<u>0-10</u>	<u>0-10</u>
	<u>MU/Non-Res.</u>	<u>20-30</u>	<u>20-30</u>	<u>20-30</u>	<u>10-20</u>	<u>0-10</u>	<u>0-10</u>
	<u>Accessory (minimum only)</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>***</u>	<u>***</u>	<u>***</u>
<u>Rear in Feet (setback)</u>	<u>Residential</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>5</u>	<u>0</u>	<u>0</u>
	<u>MU/Non-Res.</u>	<u>20</u>	<u>30</u>	<u>20</u>	<u>10</u>	<u>0</u>	<u>0</u>
	<u>Accessory (minimum only)</u>	<u>5</u>	<u>10</u>	<u>5</u>	<u>***</u>	<u>***</u>	<u>***</u>

**At least 80% of the building's front wall must meet the maximum build-to line. The remaining 20% may be located further from the right-of-way if it is dedicated to covered dining or courtyard entrances or another use approved by the Planning Commission. Minor offsets and similar features that add interest and articulation but do not disrupt the overall building plane are permitted.*

*** Build-to zones and setbacks apply only to the exterior property boundary of the townhouse complex and not each individual townhouse.*

**** At or behind the front building line*

(b) Building Characteristics. All buildings shall meet the requirements noted below and additional standards as specified in this Chapter except that buildings created solely for the purposes of housing a public utility substation or public water or sewer lift station shall be exempt from these requirements provided the use of the lot is restricted by deed to such

purpose and acceptable access is provided (deeded or easement). The specifications on how to measure these characteristics shall be the same as noted in Division 1.

	<u>Zoning Districts by Type</u>					
	<u>TH</u>	<u>MR</u>	<u>MM</u> <u>F</u>	<u>MU</u>	<u>CMU</u>	<u>FO/</u> <u>LI</u>
<u>Maximum Building Height</u>	<u>38 ft</u>	<u>38 ft</u>	<u>4</u> <u>stories</u>	<u>*</u>		
<u>Maximum Floor Area Ratio (multifamily and non-residential dwellings only)</u>	<u>.30</u>	<u>.25</u>	<u>.30</u>	Not applicable		
<u>Maximum Residential Density (du/ac)</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>15</u>	<u>20</u>	<u>NA</u>
<u>Maximum Dwelling Units per Building excluding Permitted Accessory Dwellings</u>	<u>NA</u>	<u>4</u>	<u>24</u>	Not applicable		

**There is no maximum: provided side and rear setbacks are increased by one foot for each two feet in height over 35 feet and buildings are no taller than fire ladder capabilities as determined by the fire department with jurisdiction.*

(c) Lot Characteristics. All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

	<u>Zoning Districts by Type</u>					
	<u>TH</u>	<u>MR</u>	<u>MMF</u>	<u>MU</u>	<u>CMU</u>	<u>FO/</u> <u>LI</u>
<u>Minimum Lot Size (residential/non-res) (sq.ft.)</u>	<u>5,000*/</u> <u>12,000</u>	<u>7,500/</u> <u>12,000</u>	<u>1,500 per</u> <u>du</u> <u>/12,000</u>	Not applicable		
<u>Minimum Lot Width (ft)</u>	<u>50**</u>	<u>50</u>	<u>25</u>	<u>35</u>	<u>35</u>	<u>35</u>
<u>Minimum Road Frontage (ft)</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
<u>Site Width to Depth Ratio (w:d) (minimum site depth required)***</u>	<u>Not applicable</u>			1:0.75		
<u>Maximum Impervious Surface Ratio (%)****</u>	<u>45</u>	<u>70</u>	<u>70</u>	<u>80</u>	<u>90</u>	<u>90</u>
<u>Minimum Park and Open Space Dedication (%)****</u>	<u>15</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>10</u>	<u>10</u>
<u>Minimum Sidewalk Width (public/private) (ft)</u>	<u>6/5</u>	<u>6/5</u>	<u>6/5</u>	<u>10/6</u>	<u>10/6</u>	<u>6/6</u>

**For the first dwelling. One thousand additional square feet per dwelling unit is required.*

** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.

*** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.

****Minimum percentage is based on gross acreage of the development site.

Sec. 30-80.6. Additional Regulations Applicable to All Townhouse and Mixed-Use Districts.

(a) Building Design.

- (1) Materials.** Unfinished concrete masonry and corrugated/sheet metal shall be prohibited on all exterior building faces.
- (2) Orientation.** All buildings shall be oriented so that the primary building facade faces the primary roadway or a road intersection except for cottage court developments where houses face an internal courtyard.
- (3) Grouping.** Individual buildings on a development site in the MMF, MU, CMU, and FO/LI districts shall be arranged to create clusters or groups whenever practicable.
- (4) Entrances.** All buildings shall be designed with a minimum of one pedestrian access point that faces the primary roadway.
- (5) Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

(b) Parking.

- (1) Number.** Uses shall be required to meet the parking standards as listed in section 30-80.1 (c) Table XI. Parking requirements as listed in the table shall be interpreted as the maximum number of parking spaces permitted within the townhouse and mixed-use districts for a particular use. An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking.
- (2) Location.** No more than one aisle of parking (two rows maximum) shall be permitted between a building and the roadway right-of-way except for the MR and TH districts. In the MR and TH districts, individual garages may not be closer than 20 feet from a road right-of-way. To preserve sidewalk continuity, alley-accessed parking is recommended for all TH development and MR lots less than 60 feet in width.
- (3) On-street Parking.** On-street parking is allowed along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulb-outs shall be provided at intersections to cap rows of on-street parking.
- (4) Shared Parking.** Shared parking between uses is encouraged.
- (5) Loading Area Location.** Loading areas shall be screened from the corridor roadway.
- (6) Surface Parking Materials.** Parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction.

Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

- (7) **Bicycle Parking.** Bicycle parking shall be provided for all districts except MR and TH at the ratio of one bicycle space per 20 car spaces provided, with a minimum of two spaces and a maximum of 10 spaces per facility. All spaces shall be covered or provided indoors except spaces for commercial uses, which may be uncovered.

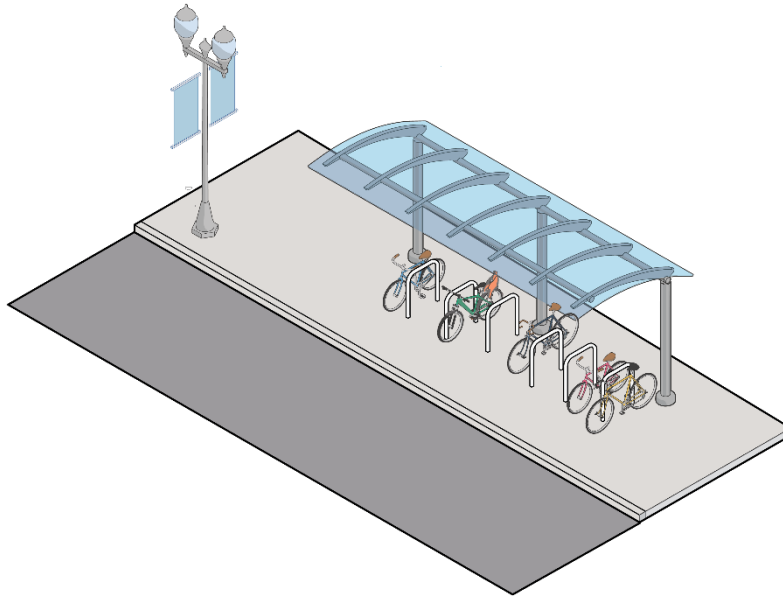


Figure 18 Bicycle parking.

(c) Motorized and Non-Motorized Cross Access and Driveway Connections.

- (1) **Cross-Access Facilities.** Where cross-access facilities exist for vehicular or non-vehicular travel on adjacent lots, development sites must connect to such facilities. But on adjacent lots, development sites shall be designed to accommodate both vehicular and non-vehicular connections in the future. Site plans shall clearly indicate and mark the type and location of future access points.
- (2) **Onsite Connections.** Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.
- (3) **Offsite Facility Construction.** Where offsite non-motorized facilities are proposed by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.
- (4) **Safe Access.** Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site, and all ANSI 117.1 access requirements are met.

(d) **Block Length.** Blocks shall not be less than 200 feet in length nor more than 600 feet.

(e) **Curb Cut Restrictions.**

(1) **Number Restricted.**

- a. **New Development.** All parcels are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses which shall be permitted one access regardless of frontage length.
- b. **Redevelopment of Existing Lots.** Where curb cuts for existing parcels do not meet the standards specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section to the maximum extent practicable.

(2) **Width Restricted.**

- a. All single-family detached, duplex, triplex, quadraplex, and townhouse uses shall be limited to driveway widths of 20 feet or less.
- b. All other uses shall be limited to 24 feet unless the zoning administrator determines that traffic type (e.g., tractor-trailer trucks and heavy equipment) or need for multiple exit lanes require a greater width.

(3) **Plan Required.** As a condition of application approval for a rezoning for or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

- a. Aggregation of parcels
- b. Construction of a parallel frontage road
- c. Shared access

(4) **Shared Access.** Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval.

(5) **New Roads.** New roads created within the corridor shall meet County road standards.

(6) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county's road requirements shall be incorporated into the end of each stub that is longer than 150 ft.

(7) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.

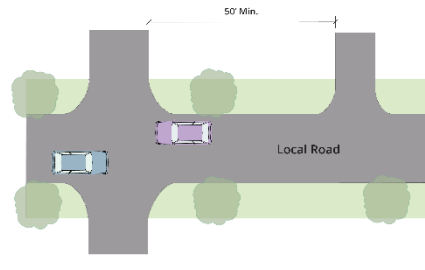
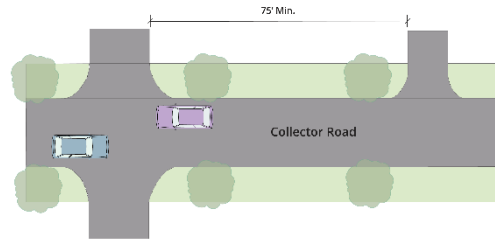
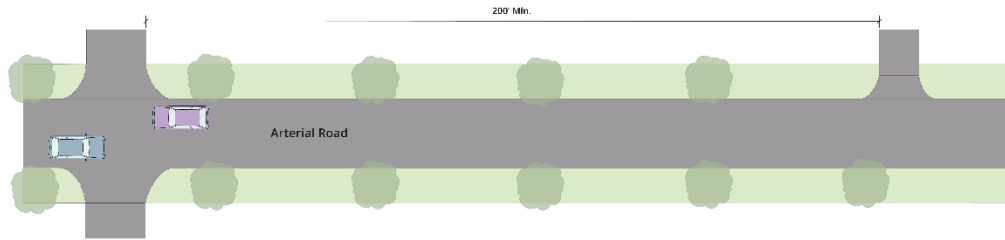
(8) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:

- a. Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and

b. The applicant demonstrates to the satisfaction of the BZA that:

- i. The applicant tried in good faith to obtain a shared access agreement without success, or
- ii. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.

(9) Distance From Intersection. The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.



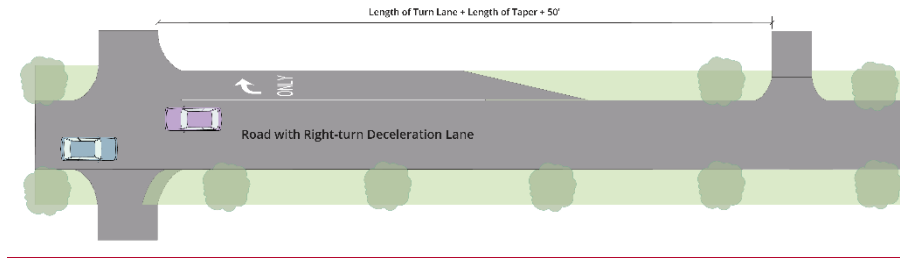


Figure 19 Minimum distances between an intersection and curb cut.

(10) Road Classification and Access. Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The county may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.

(f) Screening and Location of Service and Support Areas and Mechanical Equipment.

(1) Screening of Rooftop Equipment. All equipment located on the roof of a mixed-use or non-residential building shall be screened by parapet walls or decorative features acceptable to the zoning administrator.

(2) Location and Screening of Other Mechanical Equipment. Ground-mounted mechanical equipment and equipment that is mounted to the side of a structure shall be located on the side or rear of buildings. Equipment shall be screened from view from public roads and adjacent properties.

(3) Utility Lines. All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.

(g) Stormwater Detention, Retention, and Conveyances.

(1) Curb and Gutter Required; Exception. New roads and parking areas shall be designed to discharge stormwater into a curb and gutter system except that onsite bioretention areas, swales, rain gardens and similar low impact development techniques can be used to decrease discharge rates and allow for infiltration. Any net discharge from such treatment areas shall be directed to a curb and gutter system.

(2) Detention/Retention Design. A stormwater detention or retention facility must be designed as a site amenity and, where possible, integrated into usable park space open to the public or a property owners association (POA). The applicant will be required to prove that a legally constituted POA has accepted ownership and maintenance responsibility prior to release of a certificate of occupancy.

(h) Lighting Design.

(5) Trespass and Glare. All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.

(6) Impact on Residential Parcels. Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.

(i) Sign Restrictions.

(1) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.

(2) **Freestanding Signs.**

- a. A maximum of one sign shall be permitted per road frontage.
- b. Signs shall not exceed 50 square feet per sign face.
- c. A maximum of two sign faces are permitted per sign structure.
- d. Signs, including the structure on which they are located, shall not exceed 15 feet in height.
- e. Signs shall be set back a minimum of ten feet from the edge of right-of-way.
- f. Only internal illumination of sign faces and structures is permitted.
- g. Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.
- h. Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.

(3) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

(4) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:

- a. Flashing, blinking, strobing, spinning
- b. Audible components
- c. Portable signs
- d. Billboards

Sec. 30-80.7. Regulations Specific to the MR single-family residential district.

(a) **Signs.** Signs in the MR district are subject to the same restrictions and allowances as specified in this Chapter for residential districts.

Sec. 30-80.8. Regulations Specific to the MMF mixed-multi-family residential district.

a. **Signs.** Signs in the MMF district are subject to the same restrictions and allowances as specified in this Chapter for residential districts.

Sec. 30-80.9. Regulations Specific to the TH townhouse residential district.

a. **Signs.** Signs in the TH district are subject to the same restrictions and allowances as specified in this Chapter for residential districts.

Sec. 30-80.10. Regulations Specific to the MU mixed-use district.

- a. Signs. Signs in the MU district are subject to the same restrictions and allowances as specified in this Chapter for the B-4 District.
- b. Location of Residential Units. Other than townhouses, all residential units shall be located on the upper floors of mixed-use buildings.

Sec. 30-80.11. Regulations Specific to the CMU commercial mixed-use district.

- a. Signs. Signs in the CMU district are subject to the same restrictions and allowances as specified in this Chapter for the B-4 District.
- b. Location of Residential Units. All residential units shall be located on the upper floors of mixed-use buildings.

Sec. 30-80.12. Regulations Specific to the FO/R flex office/retail district.

- a. Signs. Signs in the FO/R district are subject to the same restrictions and allowances as specified in this Chapter for the B-5 District.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; shall be amended to read as follows:

Sec. 30-311. - Definitions.

Words not defined herein shall have the meanings stated in the ~~Standard South Carolina Building Code, Standard South Carolina Plumbing Code, Standard South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or Standard Fire Prevention Code or South Carolina Fire Code.~~ Words not defined in the ~~Standard South Carolina~~ Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."

The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

Abutting. Sharing a common border; physically touching.

Accessory structure (appurtenant structure). Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to an existing building). An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

Agricultural structure. A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

Airport elevation. The established elevation of the highest point on the usable landing area.

Airport hazard. Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

Airport reference point. The point established as the appropriate geographic center of the airport landing areas and so designated.

Appeal. A request for a review of the local administrator's interpretation of any provision of this chapter.

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Area of shallow flooding. A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of special flood hazard. The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

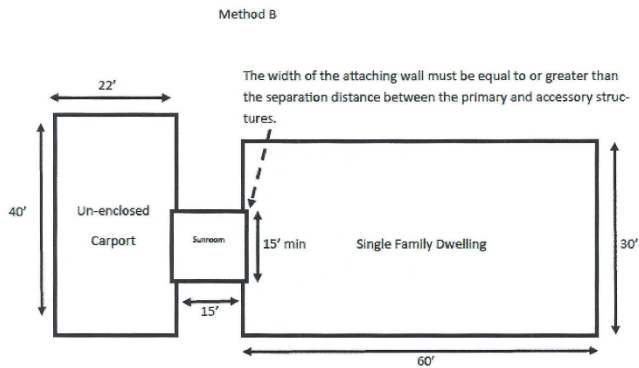
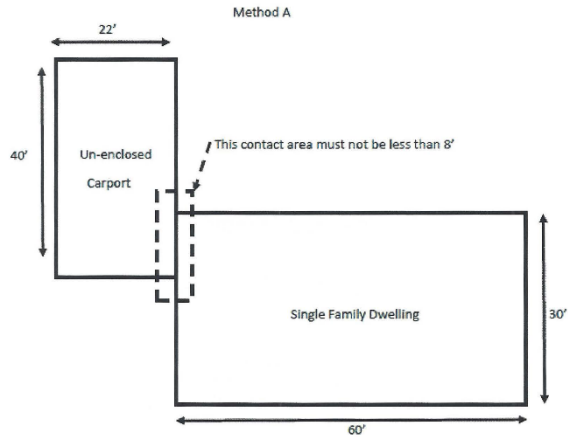
Basement. Any enclosed area of a building that is below grade on all sides.

Bed and breakfast inn. Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

Buildable area. That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

Building, accessory. A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

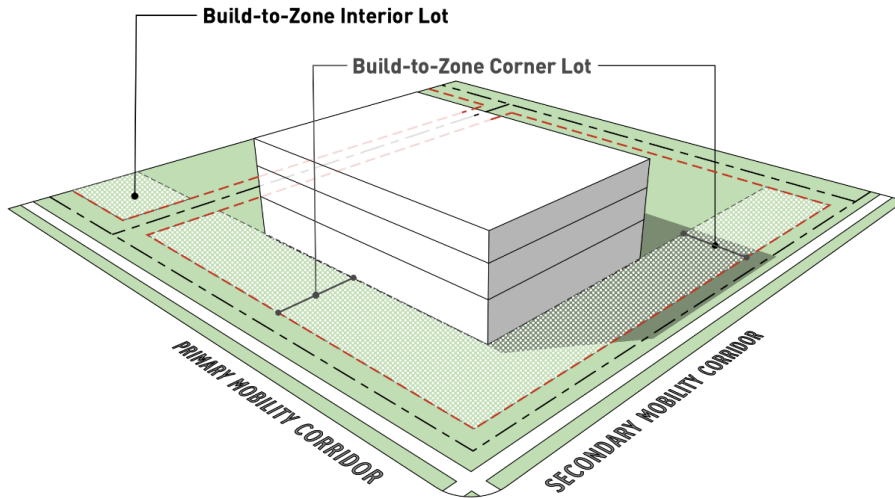
- (1) Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)
- (2) Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)



Building, alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building, principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Build-To Zone. *The area of a lot where a building façade must be placed.*



Canopy tree. A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

Certificate of occupancy. A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.

Certificate of zoning compliance. A document certifying that a proposed use meets all requirements of this chapter.

Child day care services. Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

Club, private. An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

Cluster development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. *Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.*



Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. *The principal road of an established corridor overlay district.*

Cottage court. *A group of small-scale detached dwellings arranged around a shared court visible from the road.*



Photo: missingmiddlehousing.com

Critical development. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or

water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Driveway. A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

Dwelling. A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, apartment. (See "Dwelling, multi-family").

Dwelling, detached. A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, duplex. A building containing two dwelling units.

Dwelling, group occupied. A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, mobile home. A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Dwelling, multi-family. A building containing five or more dwelling units.

Dwelling, patio house. A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, quadraplex. A building containing four dwelling units.

Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

- (1) Has a minimum width over 25 feet (multiple-section);
- (2) Has a minimum of 1,100 square feet of enclosed living area;
- (3) Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
- (4) Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
- (5) Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, standard designed manufactured home. A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

Dwelling, townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, triplex. A single building containing three dwelling units.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Family. One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

Federal Manufactured Home Construction and Safety Standards. Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood hazard boundary map (FHBM). An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.

Flood insurance rate map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood insurance study. An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood-resistant material. Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbars are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency

Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor. The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

Floor area ratio. An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Garage, private. (As defined by the Standard Building Code.)

Garage, public. (As defined by the Standard Building Code.)

Gross floor area (GFA). The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

Habitable dwelling. A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

Hazard to air navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height. The vertical distance of a structure or vegetation.

Highest adjacent grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic structure. Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

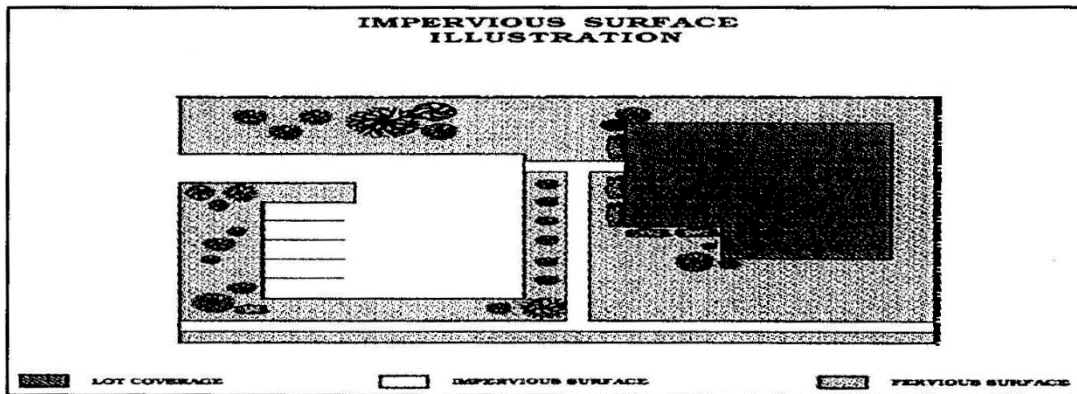
- (3) Individually listed on a state inventory of historic places;
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
 - a. By an approved state program as determined by the Secretary of Interior; or
 - b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

Home occupation. Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

Impervious surface. Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

Impervious surface ratio. The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.



Impervious Surface

Improvement. Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

Increased cost of compliance (ICC). Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

Instrument runway. A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

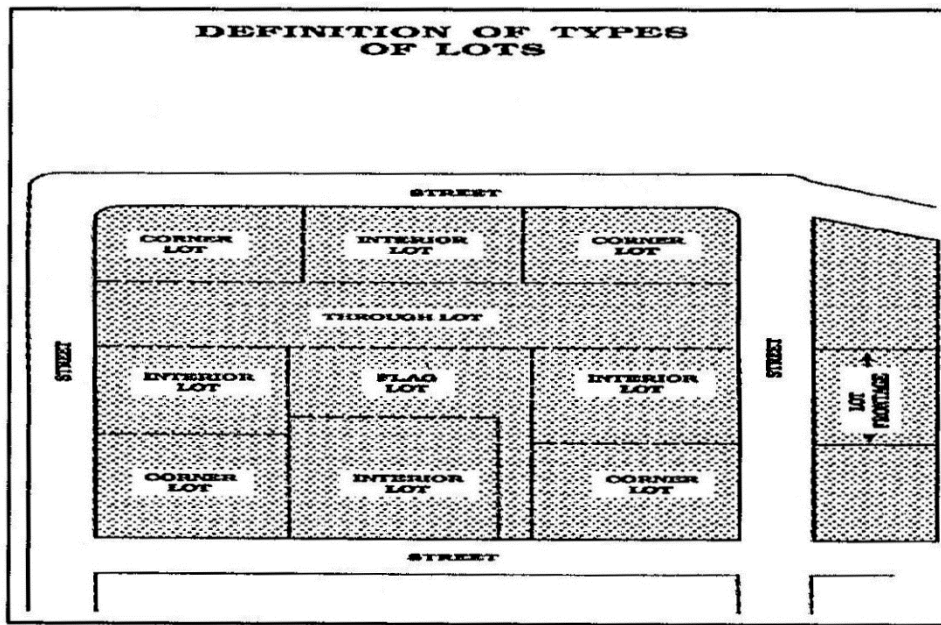
Junk or salvage. Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

Junk or salvage yard. Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

Larger than utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

Limited storage. An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of [section 30-62\[\(b\)\]\(4\)](#) of this chapter.

Lot. A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.



Types of Lots

Lot area. The area contained within the boundary line of a lot.

Lot, corner. A lot located at the intersection of two or more streets.

Lot depth. The horizontal distance between front and rear lot lines.

Lot, interior. A lot, other than a corner lot, which has frontage on only one street other than an alley.

Lot line. A line bounding a lot which divides one lot from another or from a street or any other public or private space.

Lot of record. A lot, the boundaries of which are filed as legal record.

Lot, through or double frontage. A lot which has frontage on more than one street.

Lot width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

Lowest adjacent grade (LAG). An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

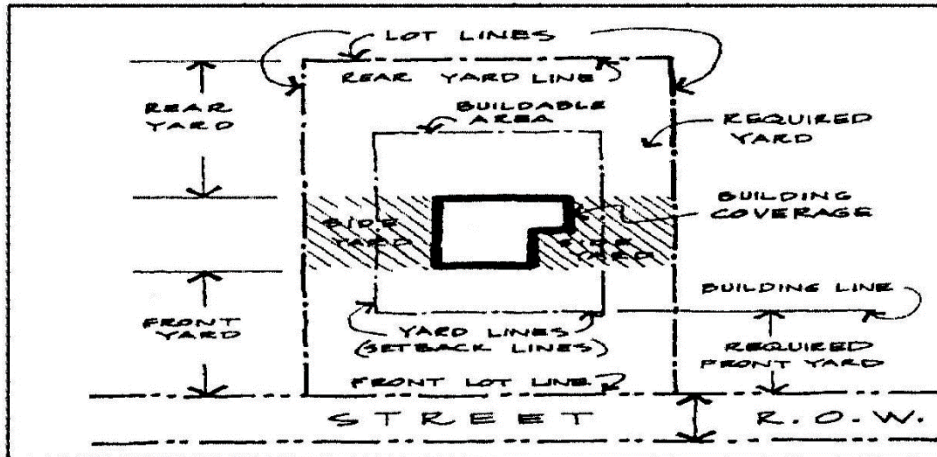
Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.

Side yard setback line: The line where the side yard and buildable area of a lot meet.



Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)

Mini-warehouse. A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

Mixed occupancy. Any building that is used for two or more occupancies classified by different occupancy use groups.

Modular building unit or modular structure. Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

National Geodetic Vertical Datum (NGVD). As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

New construction. Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

Nonconformity. Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

Nonresidential use. A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

North American Vertical Datum (NAVD). Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

Nudity or state of nudity. Means:

- (1) The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or
- (2) A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

Open space development. Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

Open space ratio. A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.

Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. *A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.*

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. *The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.*

Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Section 1316 of the National Flood Insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sexually oriented business. For purposes of this chapter, sexually oriented business operations shall mean and include the following:

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- (1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
- (2) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

Adult cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

- (1) Persons who appear in a state of nudity; or
- (2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
- (3) Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

Adult motel means a hotel, motel or similar commercial establishment which:

- (1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or
- (2) Offers a sleeping room for rent for a period of time that is less than ten hours; or
- (3) Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- (1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- (2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

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, abandoned or obsolete. A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120 continuous days or more. Sign structures and boxes with faces that are blank or which advertise the availability of a property (for sale, for lease etc.) on vacant properties are not considered abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.

Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts in the support, guys, and or anchors, or which is unable to meet the minimum safety requirements of the building code adopted by Florence County and any other applicable state codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering, replacement of broken faces or parts, repairing of electrical wiring and or lighting which is defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

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, illegal. Permanent signs installed not in compliance with this chapter or without a permit or which the permit has been revoked or expired shall be removed within 30 days of the attempted delivery of a certified letter from the Florence County Planning Department requiring removal.

Sign, incidental. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, off-premises. A sign which 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, permanent. A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.

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

Sign, portable. Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

Sign, projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, real estate. Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

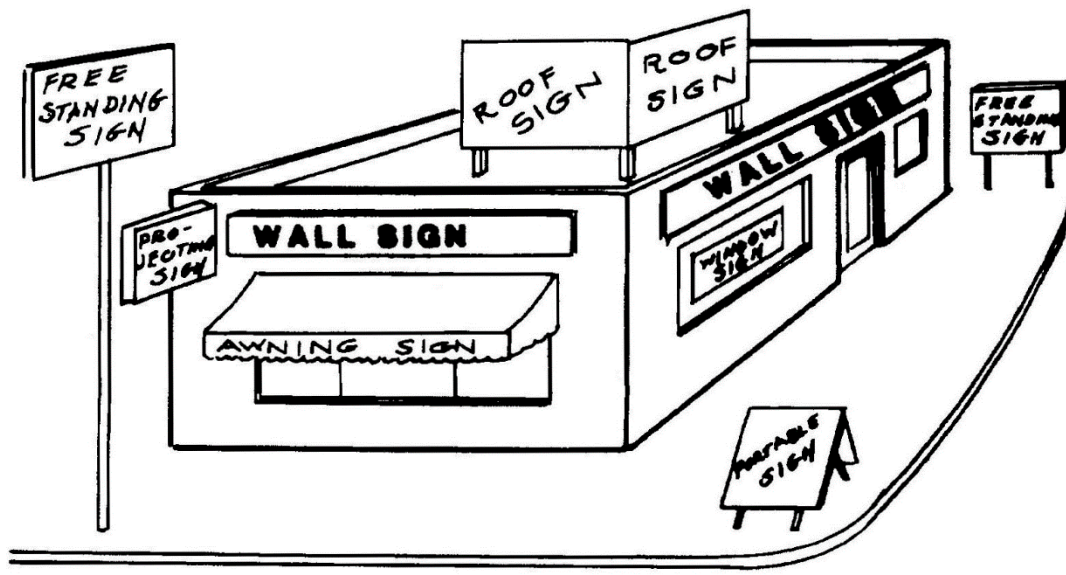
Sign, roof. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, roof integral. A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, temporary. A sign that is used only for a short period of time and is not permanently mounted.

Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.



Sign Types

Single-family detached. A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

Solar energy systems. For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

Building-integrated solar system. An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

Ground-mounted. Freestanding pole and tower used to support renewable energy systems (RES).

Height. The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

Integrated energy systems. Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

Renewable energy system. Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

Roof-mounted. RES affixed to a roof utilizing solar panels to produce energy.

Solar collector. A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

Solar energy. Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.

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Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

Level 1 Solar Energy System - Level 1 SESs include the following:

- i. Any roof-mounted system on any code-compliant structure.
- ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.
- iii. Any system covering permanent parking lot and other hardscape areas.
- iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

Level 2 Solar Energy System - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:

- i. RU-1/RU-2: SES \leq 1/2 acres
- ii. R-1: SES \leq 1/2 acre
- iii. R-2/R-3: SES \leq 1/2 acre
- iv. R-4/R-5 \leq 1/2 acre
- v. B-1/B-2: SES \leq 10 acres
- vi. B-3: SES \leq 10 acres
- vii. B-4: SES \leq 10 acres
- viii. B-5/B-6: SES $>$ 10 acres

Level 3 Solar Energy System — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Specified sexual activities. Means and includes any of the following:

- (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
- (3) Masturbation, actual or simulated; or
- (4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value

of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Travel trailer or recreational vehicle. A structure that is:

- (1) Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and
- (2) Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

Townhouse. *A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.*

Understory tree. A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

Use. The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory. See "building, accessory."

Use, principal. The primary purpose for which land is used.

Utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance. A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation. Any object of natural growth.

Violation. The failure of a structure or other development to be fully compliant with these regulations.

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Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Wetlands. Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Yard. An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

Yard, front. A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, required. That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

Yard, side. A yard extending the full length of the lot in the area between the side lot line and a side building line.

Zoning district. A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, November 16, 2023 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
October 24, 2023
PC#2023-32**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, And ARTICLE II. – ZONING DISTRICT REGULATIONS, And ARTICLE X. – DEFINITIONS.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Code of Ordinances to include five mixed-use zoning districts, one residential zoning district, and one special purpose district. These districts are intended to enhance our current zoning ordinance by providing a more diverse selection of zoning districts. The addition of five new mixed-use districts will offer more opportunity for the development of compatible commercial and residential uses, while the addition of a new residential district will offer more flexibility in housing options. Furthermore, the addition of one new special purpose district will help ensure responsible development while maintaining the integrity of corridors in the County. This update also includes all applicable regulations for the proposed new zoning districts and overlay district, along with the addition of definitions needed for accurate interpretation.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY; shall be amended to read as follows:

Sec. 30-1. - Establishment of districts.

For purposes of this chapter, the following zoning districts are hereby established:

Residential Districts	Business Districts	Rural Districts	Special Purpose Districts	Mixed-Use Districts
R-1, single-family, large lots	B-1, limited	RU-1, RU-1A community	PD, planned development	MR, lower density mixed residential
R-2, single-family, medium lots	B-2, convenience	RU-2, resource	FH, flood hazard	MMF, mixed multi-family
R-3 and R-3A, single-family, small lots	B-3 general		AC, airport compatibility	FO/LI, flex office/light industrial

R-4, multi-family, limited	B-4, central		CO, corridor overlay	MU, mixed use
R-5 and R-5A, multi-family	B-5, office-light industrial			CMU, commercial mixed use
TH, townhouse	B-6, industrial			

Sec. 30-2. - Purpose of districts.

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

R-1, R-2, R-3 and R-3A single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

R-4 multi-family residential district, limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

R-5 and R-5A multi-family residential districts: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

TH townhouse district: The intent of the TH district is to allow the by-right creation of townhouse neighborhoods to improve housing choice and affordability and, as needed, to serve as a buffer between higher intensity and lower intensity uses.

Business districts:

B-1 limited business district: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

B-2 convenience business district: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

B-3 general commercial district: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

B-4 central commercial district: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line to lot line development, sidewalks, and public parking lots.

B-5 office and light industrial district: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

B-6 industrial district: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

Rural districts:

RU-1 and RU-1A rural community district: The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

RU-2 rural resource district: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

Special purpose districts:

PD planned development district: The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved

level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH flood hazard district: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC airport compatibility district: It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- (1) Protect and promote the general health, safety, economy, and welfare of airport environs,
- (2) Prevent the impairment and promote the utility and safety of airports,
- (3) Promote land use compatibility between airports and surrounding development,
- (4) Protect the character and stability of existing land uses, and
- (5) Enhance environmental conditions in areas affected by airports and airport operations.

CO corridor overlay district: The intent of the corridor overlay district is to improve or maintain the appearance and function of a corridor by controlling signage and landscaping and establishing requirements for access, non-motorized facilities, and overall site design.

Mixed – use districts:

MR lower density mixed residential district: The intent of the MR district is to improve housing options within the county by allowing by-right creation of lower density neighborhoods that contain a mix of 1, 2, 3, and 4-unit housing types.

MMF mixed multi-family district: The intent of the MMF district is to improve housing choice and affordability within the county by allowing by-right creation of multi-family neighborhoods that contain a mix of higher density housing options.

FO/LI flex office/light industrial district: The intent of the FO/LI district is to promote moderate-scale office and light industrial spaces mixed horizontally or vertically within a development site. A special focus of this district is the creation of craft-oriented maker spaces such as studios that allow for the creation, fabrication, and repair of products and the preparation of food products that may include metalworking, woodworking, crafting, ceramics, technology, and similar processes with low risk of anticipated offsite impacts related to light, noise, odor, vibration, heat, and dust. These spaces may allow for small to medium-size group collaboration, creation, and instruction as well as retail sales.

MU mixed-use district: The intent of the MU district is to allow a range of uses including residential, commercial, office, institutional, and flex office/light industrial mixed horizontally or vertically on a development site.

CMU commercial mixed-use district: The intent of the CMU district is to allow a range of uses including residential, commercial, office, institutional, and light industrial mixed horizontally or vertically on a development site where the predominate use is street-level commercial spaces.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1 - GENERALLY; shall be amended to read as follows:

Sec. 30-26. - Establishment of regulations.

The uses permitted in the several zoning districts established by article I, the off-street parking requirements, and the dimensional requirements of each are set forth herein. The requirements for uses in residential, business, and rural districts are presented on tables.

Section 30-28 (Table I) sets forth use and off-street parking requirements for the five residential districts. Section 30-29 (Table II) establishes use and off-street parking requirements for business and rural districts. Section 30-30 (Table III) sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for all residential, business, and rural districts. Article II, division 2 establishes regulations for the planned development district. Article II, division 3 prescribes regulations for development in open space development districts (cluster developments). Article II division 4 prescribes regulations for development in the flood hazard district. Article II, division 5 establishes regulations for the airport compatibility district. Article II, division 6 establishes requirements for riparian buffers. Article II, division 7 establishes regulations for the corridor overlay district. Article II, division 8 establishes regulations for townhouse and mixed-use districts. Section 30.8.1 (Table XI) sets forth use and off-street parking requirements for the five mixed-use districts and the townhouse district.

Section 30-80.5 sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for townhouse and mixed-use districts.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 7, Corridor Overlay District; shall be added and will read as follows:

Secs. 30-79—30-90. - Reserved.

DIVISION 7. – CORRIDOR OVERLAY DISTRICT

Sec. 30-79.1 Effect of Corridor Overlay Zoning; Relationship to Plans and Policies.

- (a) **Effect.** The Corridor Overlay zoning district regulations of this Division apply in addition to underlying (base) zoning district regulations to impose specific development regulations for properties within the corridor district. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.
- (b) **Relationship to Plans and Policies.** In addition to all other stated purposes, individually and collectively the Corridor Overlay zoning district is intended to advance the purposes of the Comprehensive Plan, corridor plans, landscape/streetscape plans and strategies, and similar policies adopted by the county.

Sec. 30-79.2. Uses

- (a) **Uses Permitted.** Unless prohibited as listed in this Division, all uses permitted within the underlying district are permitted in the corridor overlay in the same manner and with the same restrictions provided they meet all the requirements of this Division and any additional conditions as listed.
- (b) **Additional Conditions.** The following additional conditions must be met for the listed uses.
 - (1) **Communication Towers and Antennas.** Towers and freestanding antennas are prohibited within 100 feet of the corridor roadway unless the bottom 35 feet of such tower or antenna is screened from view by buildings located on the site.
- (c) **Uses Prohibited.** The following uses are expressly prohibited within the corridor.
 - (1) Storage and stockpiling of sand, gravel, or other aggregates.
 - (2) Unscreened outdoor storage.
 - (3) Sexually oriented businesses.
 - (4) Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
 - (5) Above-ground fuel storage intended for retail or wholesale.
 - (6) Outdoor shooting and target ranges for firearms, archery, and similar activities.
 - (7) Warehousing and storage facilities.

- (8) Manufactured home and storage building sales lots.
- (9) Outside storage or sales of motor vehicles and playground equipment.

Sec. 30-79.3. Building and Structure Design.

(a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



Figure 1 Finished concrete block is acceptable.



Figure 2 Unfinished block is not acceptable.



Figure 3 Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 4 Plain corrugated metal (sinewave) is not acceptable.

Photos: corrugated-metals.com

(b) Color.

- (1) All colors used on buildings and structures must be subtle, neutral, or earthtone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.
- (2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.
- (3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.
- (4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) Orientation. All buildings fronting the corridor roadway shall be oriented so that the primary building facade faces that roadway.

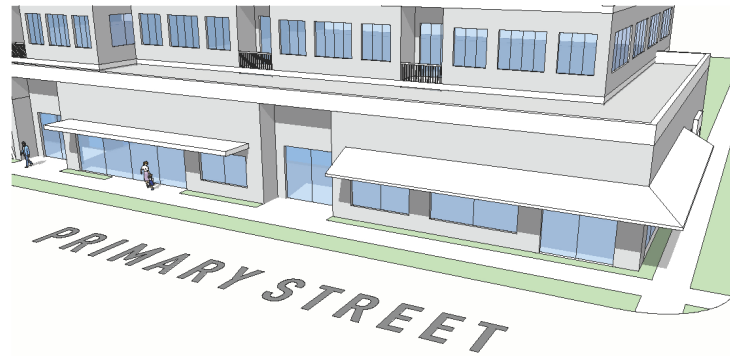


Figure 5 Primary building facades shall face the roadway.

- (d) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway.
- (e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

Sec. 30-79.4. Mechanical and Utility Equipment.

- (a) **Location of Mechanical Equipment.** Mechanical equipment shall be located on the side, rear, or roof of buildings fronting the corridor roadway. Rooftop equipment shall be screened from view from the roadway.
- (b) **Distributed Energy Equipment.** Equipment related to onsite energy generation is permitted only as an attached, integral element of a building or decorative structure such as a clock tower. Freestanding equipment and large-scale energy generation is not permitted.
- (c) **Utility Lines.** All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.

Sec. 30-79.5. Landscape Design.

- (a) **Perimeter Parking Lot Landscaping.** Landscaped areas shall be provided to provide visual and climatic relief from broad expanses of pavement and to define logical areas for pedestrian and vehicular circulation.
- (1) A landscape buffer shall be provided between adjacent street right-of-way and parking lot with a minimum of six feet in width and one canopy tree at a maximum of 50 feet spacing.
 - (2) Canopy trees shall be a minimum size of three-inch caliper.

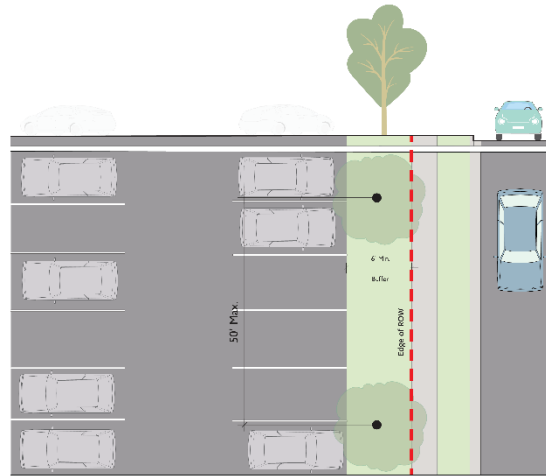


Figure 6 Perimeter parking lot landscaping.

- (b) **Interior Parking Lot Landscaping.**
- (1) Landscaping within parking areas shall be equal to a minimum of ten percent of the total paved area.
 - (2) Each landscaped area shall be a minimum of 100 square feet.
 - (3) Within the interior, landscape islands shall be provided for any open vehicular use area containing ten or more parking spaces. As an alternative, landscaped six feet wide center medians located between all linear rows of parking facing head-to-head may be provided with one canopy tree located every 50 linear feet of median.
 - (4) The landscape islands shall be a minimum of six feet wide and include one canopy tree. Canopy trees should be of a species that will not be hindered by or cause significant damage to adjacent concrete, curbing and or asphalt.
 - (5) A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces.
 - (6) One canopy tree shall be required for each 100 square feet of required landscaping.
 - (7) Canopy trees shall be a minimum size of three-inch caliper.

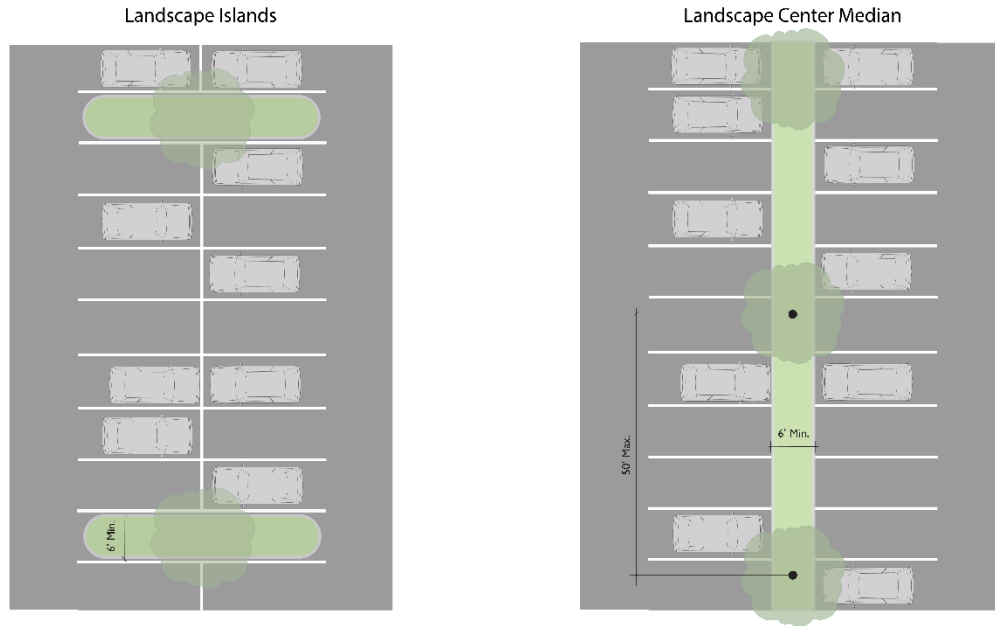


Figure 7 Interior parking lot landscaping.

- (c) **Street Trees.** Street trees shall be provided to enhance the appearance and viability of the community.
- (1) Trees shall be provided within a landscaped buffer area between the back of curb or edge of pavement of the corridor roadway and sidewalk or shared-use pathway. The landscaped buffer area shall be not less than 5 feet in width. Where a 5-foot landscaped buffer area is not possible, applicant may work with staff to determine a feasible alternative.
 - (2) Trees shall be at a minimum of one canopy tree for each 50 feet of road frontage, planted on-center.
 - (3) These canopy trees are to be a minimum of 14 feet in height, shall be a minimum of three-inch caliper, and with a minimum six-foot clear trunk, at planting.

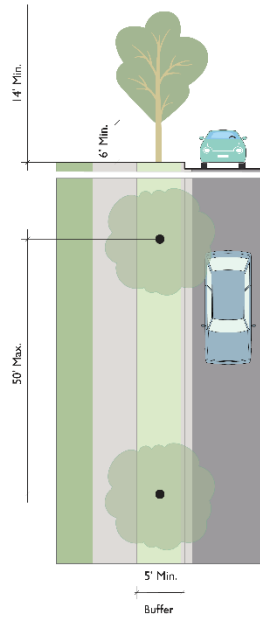


Figure 8 Street trees.

Sec. 30-79.6. Lighting Design.

- (a) **Trespass and Glare.** All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.
- (b) **Impact on Residential Parcels.** Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.

Sec. 30-79.7. Parking and Loading Design.

- (a) **Parking Area Location.**
 - (1) **All Districts Except Single-Family and Townhouse Districts.** No more than one aisle of parking (two rows maximum) shall be permitted between a building and the corridor roadway. The remainder of the parking may be to the rear and side of the building behind the front building line.

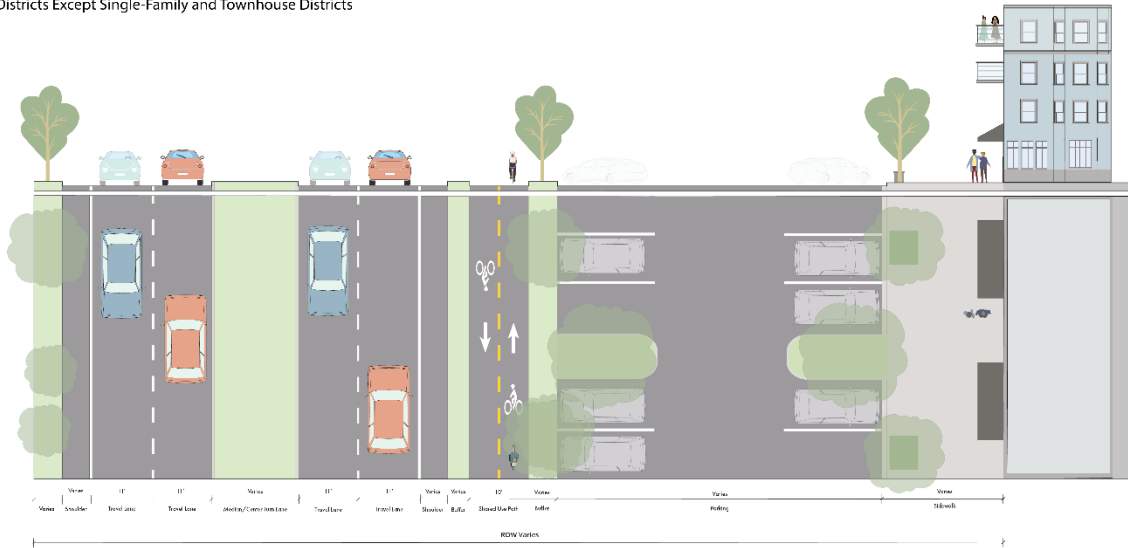


Figure 9 Single row of parking along corridor frontage.

- (b) **Number of Parking Spaces.** Parking requirements as listed in the Schedule of Permitted Uses shall be interpreted as the maximum number of parking spaces permitted within the corridor for a particular use. An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking and to approved requests for an increase in the number of parking spaces.
- (c) **Requests for Increases in the Number of Parking Spaces.** An applicant may petition the planning commission for permission to exceed the maximum number of parking spaces. Such approval may be for regular parking or for occasional overflow parking needed for events.
 - (1) Approval of such a petition may require that parking initially be limited to the maximum number prescribed pending eventual occupancy and performance of the space.
 - (2) The site plan must clearly indicate where allowed parking and requested expanded parking areas will occur and show enough design detail to demonstrate a future expansion will be safely integrated into the allowed parking.
 - (3) If phased parking construction is required, the area for expansion shall be maintained as undisturbed open space. If it is determined that grading or disturbing these areas during development is necessary, the areas shall be stabilized and re-vegetated prior to the issuance of a certificate of occupancy.
 - (4) For expansions of regular parking, adherence to landscaping and buffer requirements for expansion areas shall not occur until or unless such additional parking is constructed. Parking lot landscaping requirements may be waived in whole or part by the Planning Commission for overflow parking areas.

- (5) Any non-paved surface used for overflow parking that cannot be maintained with healthy, living turf grass or similar live ground cover shall be paved with approved permeable pavers.
- (6) The marking of spaces for overflow parking is not required; however, the property owner will be required to ensure that all site use for overflow parking routinely includes drive aisles, turn-arounds, connections, and other motorized and non-motorized safety features that meet all requirements of this Chapter.
- (d) **Location of Parking Spaces.** Off-street parking is permitted in required yard and setback areas as provided in this Division but shall not be permitted in any required buffer area. All parking must occur in approved parking spaces.
- (e) **On-street Parking.** On-street parking is allowed and encouraged along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulbouts shall be provided at intersections to cap rows of on-street parking.

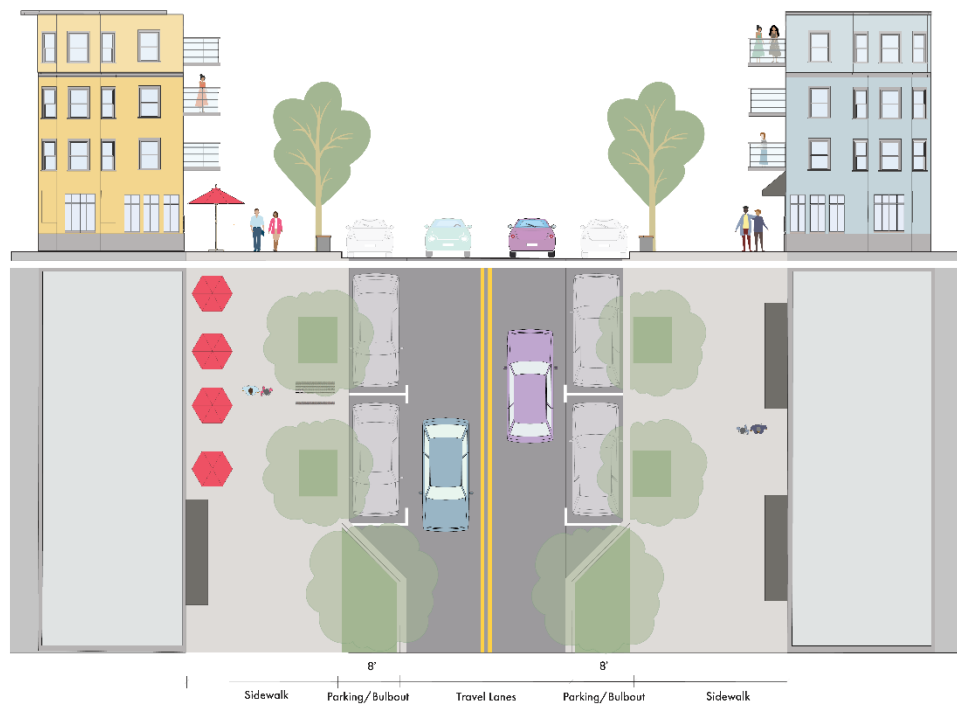


Figure 10 On-street parking with bulbouts.

- (f) **Shared Parking.** Shared parking between multiple uses on a site and between development sites within 500 feet of one another is encouraged. Any off-site parking to be used shall require the recording of a perpetual easement prior to occupancy in the office of the Clerk of Court of Florence County, the form and substance of which must be approved by the zoning administrator.
- (g) **Loading Area Location.** Loading areas shall be in approved loading areas and screened from the corridor roadway.

- (h) **Surface Parking Materials.** Unless otherwise permitted in this Section, parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction. Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

Sec. 30-79.8. Motorized and Non-Motorized Cross Access and Driveway Connections.

- (a) **Cross-Access Facilities.** Where cross-access facilities exist for vehicular or non-vehicular travel on adjacent lots, development sites must connect to such facilities. Where cross-access facilities do not exist on adjacent lots, development sites shall be designed to accommodate both vehicular and non-vehicular connections in the future. Site plans shall clearly indicate and mark the type and location of future access points.
- (b) **Onsite Connections.** Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.
- (c) **Offsite Facility Construction.** Where offsite non-motorized facilities are proposed within the corridor by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.

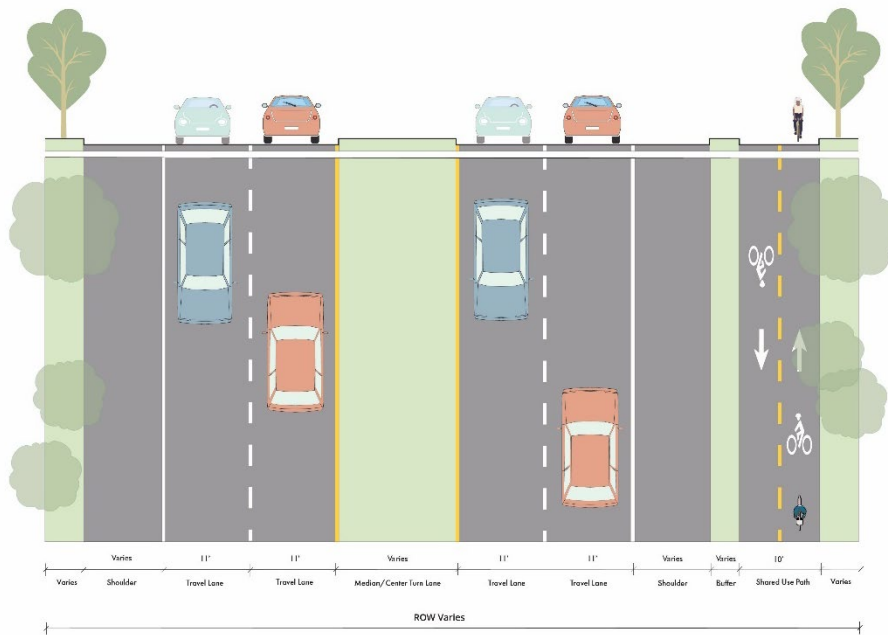


Figure 11 Where non-motorized facilities, such as side paths, are planned with the corridor, each development must construct such facilities.

- (d) **Safe Access.** Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site and all ANSI 117.1 access requirements are met.

Sec. 30-79.9. Curb Cut Restrictions.

(a) Number Restricted.

(1) **New Development.** All parcels in a corridor overlay are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses on local roads which shall be permitted one access regardless of frontage length.

(2) **Redevelopment of Existing Lots.** Where curb cuts for existing parcels do not meet the standards specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section.

(b) **Plan Required.** As a condition of application approval for a rezoning or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

(1) Aggregation of parcels

(2) Construction of a parallel frontage road or drive

(3) Shared access

(c) **Shared Access.** Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval. Recording shall be with the Clerk of Court of Florence County.

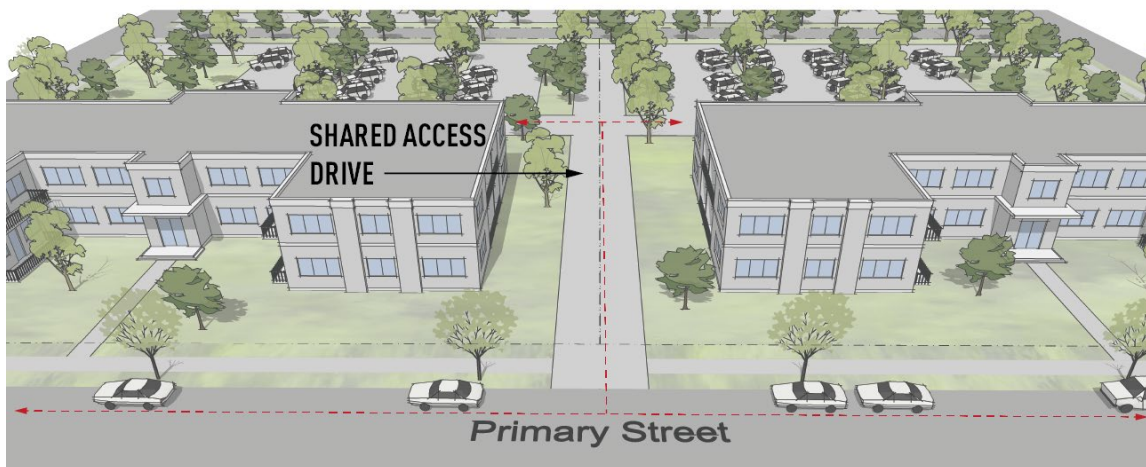
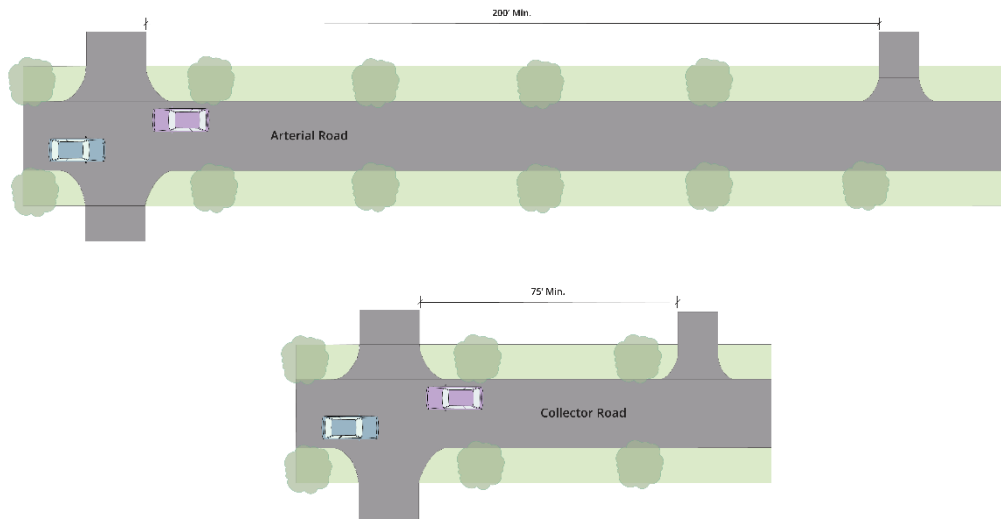


Figure 12 Shared access.

(d) **New Roads.** New roads shall meet all applicable standards of Florence County's development standards in addition to the following standards.

- (1) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county’s road requirements shall be incorporated into the end of each stub that is longer than 150 ft.
 - (2) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.
- (e) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:
- (1) Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and
 - (2) The applicant demonstrates to the satisfaction of the BZA that:
 - a. The applicant tried in good faith to obtain a shared access agreement without success, or
 - b. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.
- (f) **Distance From Intersection.** The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.



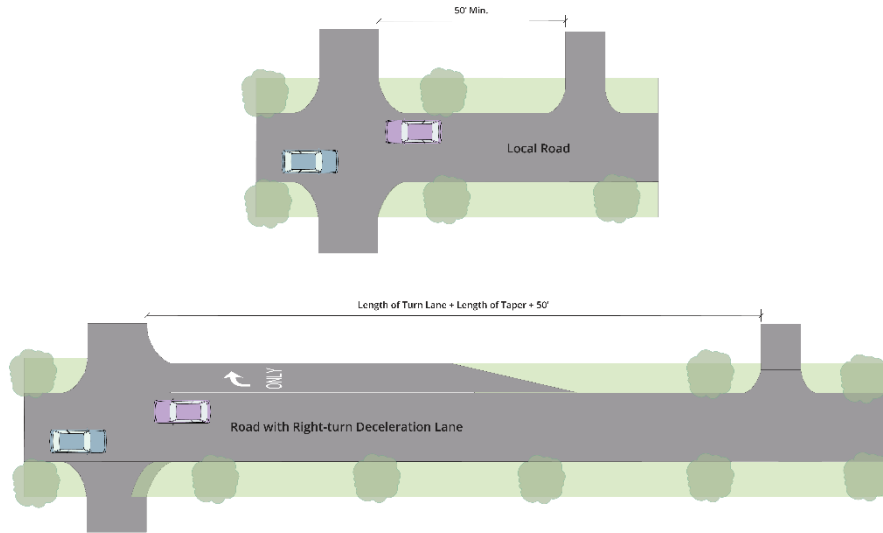


Figure 13 Minimum distances between an intersection and curb cut.

- (g) **Road Classification and Access.** Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The Zoning Administrator may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.

Sec. 30-79.10. Sign Restrictions.

- (a) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.
- (b) **Freestanding Signs.**
- (1) Only monument signs are permitted.
 - (2) A maximum of one sign shall be permitted per road frontage per development site.
 - (3) Signs shall not exceed 50 square feet per sign face.
 - (4) A maximum of two sign faces are permitted per sign structure.
 - (5) Signs, including the structure on which they are located, shall not exceed 10 feet in height.
 - (6) Signs shall be set back a minimum of ten feet from the edge of right-of-way.
 - (7) Only internal illumination of sign faces and structures is permitted.
 - (8) Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.
 - (9) Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.
- (c) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs

as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

- (d) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:
- (1) Flashing, blinking, strobing, spinning
 - (2) Audible components
 - (3) Portable signs
 - (4) Billboards

Sec. 30-80—30-90. Reserved.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, Division 8, Townhouse and Mixed-Use Districts; shall be added and will read as follows:

DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS

Sec. 30-80.1. Effect of Townhouse and Mixed-Use Districts; Relationship to Plans and Policies.

- (a) **Effect.** Townhouse and mixed-use zoning district regulations as established in this Division apply in addition to all other general zoning district regulations. Wherever the regulations of this Division and other regulations contained within Chapter 30 conflict, the regulations of this Division shall control.
- (b) **Relationship to Plans and Policies.** In addition to all other stated purposes, individually and collectively townhouse and mixed-use zoning districts are intended to advance the purposes of the Comprehensive Plan, corridor plans, and similar policies adopted by the county.

Sec. 30-80.2. Uses Permitted

- (a) **In General.** The following Schedule of Permitted and Conditional Uses indicates uses that are permitted within the districts. Signs are permitted as primary and accessory uses provided they meet all the requirements of this Division and, unless in conflict with this Division, the requirements of Article V.
- (b) **Table Interpretation.** A “P” indicates the use is permitted in the indicated district, provided it complies fully with all applicable development standards of this chapter. A “C” indicates the use is conditional and must meet additional conditions as outlined in this Division. An “SE” indicates the use is a special exception subject to additional use conditions outlined in this Division as well as general conditions and procedural requirements as detailed in Article IX of this ordinance. Where the letter "N" is shown, the use to which it refers is not permitted in the indicated district. Where a given use or NAICS reference is not listed in this table, said use shall not be permitted.

(c) **Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements**

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
Construction								
Building construction - general contract & operative builders	233	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Manufacturing								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	C	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Retail								
Lawn & garden equipment & supplies stores, excluding farm supply	444240	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Flea markets (Sec. 30-80.4(i))	4533	N	N	N	C	C	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	C	N	C	C	C	C	1.0 per 600 s.f. GFA
All other retail, excluding farm supply	455, 458, 459	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Transportation Warehousing								
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
Information								
Publishing Industries	511	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	N	N	P	P	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Communication towers & antennas (Sec. 30-29.3(b))	5131	N	N	N	C	C	C	None
Communication transmission only, except towers/antennas	5133	P	P	P	P	P	P	None
Info, services & data processing	514	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Finance & Insurance								
Banks	521	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Credit Intermediation	522	N	N	N	P	P	P	1.0 per 350 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Security & commodity contracts, financial investments	523	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Real Estate & Rental & Leasing								
Real estate	531	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Rental & leasing services	532	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Professional, Scientific, Technical Services								
Professional, scientific, technical services	541	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Legal services	5411	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Management of Companies and Enterprises								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Administrative and Support and Waste Management and Remediation Services								
Administrative & support services	561	N	N	N	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Educational Services								
Educational Services	611	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	P	N	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	6112-3	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114-5	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Other schools and instruction	6116	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Education support services	6117	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Health Care and Social Assistance								
Ambulatory Health Care Services	62	N	N	N	P	P	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Home health care services	6216	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	N	0.7 per bed
Nursing & residential care facilities (Sec. 30-80.4(f))	623	P	P	P	C	C	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social services	624	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	6243	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Day care services	--	P	P	P	P	P	P	1.0 space per 200 s.f. GFA
Arts, Entertainment, and Recreation								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Swimming & tennis clubs	71394	P	P	P	P	P	N	1.0 space for each 200 s.f. GFA
Bowling centers	71395	N	N	N	N	P	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	N	N	P	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	N	P	P	P	1.0 per 200 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Accommodation and Food Services								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	C	C	C	N	1.5 per bedroom
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	P	P	N	1.0 per bedroom
Eating places	7221-3	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Drinking places (Sec. 30-110)	7224	N	N	N	C	C	P	1.0 per 150 s.f. GFA
Other Services (except Public Administration)								
Auto repair & maintenance	8111	N	N	N	N	P	N	1.0 per 500 s.f. GFA
Other repair	8112-4	N	N	N	N	P	P	1.0 per 350 s.f. GFA
Shoe repair, shoeshine shops	81143	N	N	N	N	P	N	1.0 per 300 s.f. GFA
Personal & laundry services	812	N	N	N	N	P	N	1.0 per 350 s.f. GFA
Personal care services	8121	N	N	N	P	P	N	2.5 per chair basin
Tattoo facilities	812199	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Laundry & drycleaning services	8123	N	N	N	N	P	N	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Pet care	81291	N	N	N	P	P	N	1.0 per 1,000 s.f. GFA
Religious organizations	81311	P	P	P	P	P	P	0.3 spaces per seat, main seating
All other personal services	81299	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Fraternal, professional, political, civic, business organizations, except religious organizations	813	N	N	N	P	P	P	1.0 per 250 s.f. GFA
Public Administration								
Executive, legislative, & general govt.	921	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin. of environmental quality & housing prog.	924-5	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Administration of economic programs	926	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Space research & technology	927	N	N	N	P	P	P	1.0 per 350 s.f. GFA
National Security & Internal Affairs	928	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Residential Uses								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Single-family detached	81411	N	P	N	N	N	N	None
Duplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	81411	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	81411	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	81411	C	N	C	C	C	N	1.5 spaces per unit
Modular building	81411	N	P	P	P	N	N	Not applicable
Accessory uses								
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	--	P	P	P	P	P	P	None
Storage building	--	N	P	N	N	N	N	None
Swimming pool, tennis courts	--	P	P	P	P	P	P	None
Temporary uses								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	By individual review

Sec. 30-80.3. Uses Prohibited.

The following uses are prohibited within the mixed-use and townhouse districts:

- (a) Storage and stockpiling of sand, gravel, or other aggregates.
- (b) Unscreened outdoor storage.
- (c) Sexually oriented businesses.
- (d) Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
- (e) Above-ground fuel storage intended for retail or wholesale.
- (f) Outdoor shooting and target ranges for firearms, archery, and similar activities.
- (g) Warehousing and storage facilities except for storage that is customary to a residential use.

Sec. 30-80.4. Conditional Use Regulations.

The regulations contained within this Section are intended to accomplish the same purposes as stated in Article III. Where a conditional use is listed within this Division, and such use is regulated by Article III, the use shall meet the requirements of that Division except for conditions expressly covered below and dimensional standards covered in this Division.

(a) **Automotive Parking Lots & Garages.**

- (1) Parking lots and garages may not be located along a public street unless designed with street-facing street-level residential, retail, or office space. This restriction does not apply to parking garages associated with single-family, duplex, triplex, quadraplex, or townhouses developments.
- (2) Parking garages associated with single-family, duplex, triplex, quadraplex, or townhouse developments must be located no closer to a public street than the front building line of the primary dwelling structure.

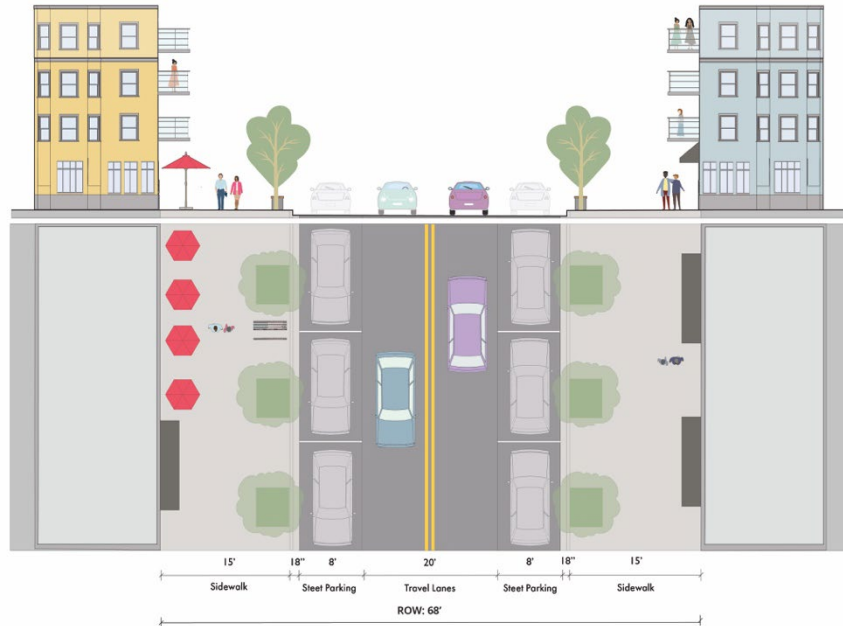


Figure 14 Mixed-use on-street parking on primary streets.

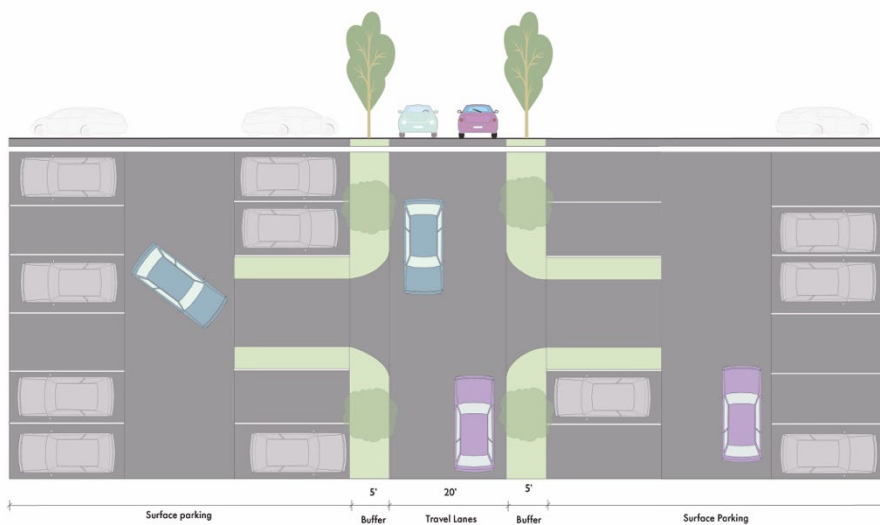


Figure 15 Mixed-use/multifamily parking lots on secondary streets.

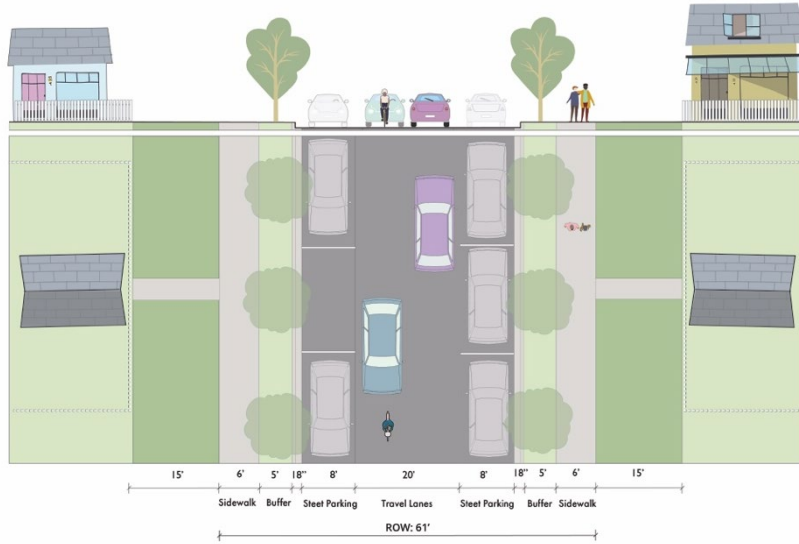


Figure 16 Single-family residential on-street parking.



Figure 17 Single-family residential alleyway.

- (b) **Residential Uses.** All residential conditional uses shall comply with the following requirements as noted.
- (1) In mixed-residential, mixed-use, and townhouse districts and on infill lots in existing residential neighborhoods, new multi-dwelling-unit residential buildings shall be designed to mimic single-family detached residential buildings to the maximum extent practicable with regards to building design, roof pitch, driveway and garage design and location, porches, and sidewalks.
 - (2) Site designs shall create a sense of “neighborhood” and shall meet all the following requirements.
 - (1) Buildings shall be sited with front entrances and porches oriented toward streets, drives, and plazas, rather than parking lots.
 - (2) An internal vehicular circulation system for private streets, when included, shall be reflective of a single-family residential street system.

- (3) Walkways shall connect all buildings with parking areas, play areas, clubhouses, and existing public sidewalks and multi-use paths adjacent to the development site.
 - (4) Plazas, clubhouses, pools, and recreational facilities shall be centrally located, when provided.
- (c) **Museums, Historical Sites, & Similar Institutions.** Museums, interpretive centers, and similar institutions located apart from a historic building that is the primary subject of such institution shall not be permitted in a residential district.
- (d) **Transit and Ground Passenger Transportation.** This use shall be limited to public transit stops and private transportation services within residential districts.
- (e) **Support Activities for Transportation.** This use shall not include motor vehicle towing and stockyards.
- (f) **Nursing and Residential Care Facilities.**
 - (1) Driveway access to accessory structures shall be through the main entrance to the facility.
 - (2) No single building shall be greater than 40,000 square feet if located within 500 feet, as measured in any direction from the nearest point, to a lot line of an adjacent residentially zoned lot.
- (g) **Energy Substations.** Substations shall not be placed along road frontages.
- (h) **Automotive Fuel Stations.**
 - (1) Fuel stations must locate pumps to the side or rear of buildings.
 - (2) Fuel stations in the MMF, TH, and FO/LI are limited to electric vehicle charging as an accessory use.
- (i) **Flea Markets.**
 - (1) Flea markets must be designed to visually integrate buildings and outdoor spaces.
 - (2) Indoor and outdoor sales are permitted; however, outdoor vending must be clearly delineated and separated from parking areas.
 - (3) Areas for food trucks must be visually and functionally integrated into outdoor vending areas and shall not be located or operated in a manner that interferes with the safe movement of motorized and non-motorized vehicles and pedestrians.
 - (4) All outdoor spaces shall be adequately lighted for nighttime use.
 - (5) Paved walkways are required between buildings and outdoor vending spaces.
 - (6) All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
 - (7) Parking areas must be paved and marked.
 - (8) At least one common area shall be provided with facilities for sitting/resting, eating, and social interaction. If located outdoors, shade structures, trees, or a combination of both shall be provided.

- (9) Goods and products must not be stored outside of the site's primary or secondary structure during non-business hours.
- (10) In addition to meeting all of the above requirements, Flea Markets must be granted a special exception by the Board of Zoning Appeals prior to a certificate of zoning compliance being issued.



- (j) **Manufacturing Uses.** The intent of this use group is to accommodate light industrial uses and maker spaces (i.e., arts and crafts that commonly involve a manufacturing component) suitable for a mixed industrial and office context. All uses identified as manufacturing uses in this Division are permitted only if all the following conditions are met. Individual uses may contain a manufacturing and retail component.
- (1) All uses are located wholly within a building.
 - (2) Uses have little, if any, impacts beyond the shared walls of the building in which they are located or beyond the property line where walls are not shared. This includes light, noise, vibration, odor, heat, dust, and similar impacts.

Sec. 30-80.5. Dimensional Standards.

(a) **Building Placement.** All buildings shall meet the requirements noted below.

Built-To-Zone (BTZ)*/ Setback	Building Type	Zoning Districts					
		TH**	MR	MMF	MU	CMU	FO/LI
Font in Feet (min-max BTZ)	Residential	10-20	15-25	10-20	0-10	0-10	0-10
	MU/Non-Res.	15-25	25-35	15-25	0-10	0-10	0-10
	Accessory (minimum only)	***	***	***	***	***	***
Interior Side in Feet (setback)	Residential	15	5	10	0	0	0
	MU/Non-Res.	10	10	5	0	0	0
	Accessory (minimum only)	10	5	5	***	***	***
Street Side in Feet (min-max BTZ)	Residential	15-25	10-20	15-25	5-15	0-10	0-10
	MU/Non-Res.	20-30	20-30	20-30	10-20	0-10	0-10
	Accessory (minimum only)	5	5	5	***	***	***
Rear in Feet (setback)	Residential	15	10	15	5	0	0
	MU/Non-Res.	20	30	20	10	0	0
	Accessory (minimum only)	5	10	5	***	***	***

*At least 80% of the building's front wall must meet the maximum build-to line. The remaining 20% may be located further from the right-of-way if it is dedicated to covered dining or courtyard entrances or another use approved by the Planning Commission. Minor offsets and similar features that add interest and articulation but do not disrupt the overall building plane are permitted.

** Build-to zones and setbacks apply only to the exterior property boundary of the townhouse complex and not each individual townhouse.

*** At or behind the front building line

(b) **Building Characteristics.** All buildings shall meet the requirements noted below and additional standards as specified in this Chapter except that buildings created solely for the purposes of housing a public utility substation or public water or sewer lift station shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose and acceptable access is provided (deeded or easement). The specifications on how to measure these characteristics shall be the same as noted in Division 1.

	Zoning Districts by Type					
	TH	MR	MM F	MU	CMU	FO/ LI
Maximum Building Height	38 ft	38 ft	4 stories	*		
Maximum Floor Area Ratio (multifamily and non-residential dwellings only)	.30	.25	.30	Not applicable		
Maximum Residential Density (du/ac)	15	10	15	15	20	NA
Maximum Dwelling Units per Building excluding Permitted Accessory Dwellings	NA	4	24	Not applicable		

*There is no maximum: provided side and rear setbacks are increased by one foot for each two feet in height over 35 feet and buildings are no taller than fire ladder capabilities as determined by the fire department with jurisdiction.

- (c) **Lot Characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

	Zoning Districts by Type					
	TH	MR	MMF	MU	CMU	FO/LI
Minimum Lot Size (residential/non-res) (sq.ft.)	5,000*/12,000	7,500/12,000	1,500 per du /12,000	Not applicable		
Minimum Lot Width (ft)	50**	50	25	35	35	35
Minimum Road Frontage (ft)	35	35	35	35	35	35
Site Width to Depth Ratio (w:d) (minimum site depth required)***	Not applicable			1:0.75		
Maximum Impervious Surface Ratio (%)****	45	70	70	80	90	90
Minimum Park and Open Space Dedication (%)*****	15	20	20	20	10	10
Minimum Sidewalk Width (public/private) (ft)	6/5	6/5	6/5	10/6	10/6	6/6

*For the first dwelling. One thousand additional square feet per dwelling unit is required.

** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.

**** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.*

*****Minimum percentage is based on gross acreage of the development site.*

Sec. 30-80.6. Additional Regulations Applicable to All Townhouse and Mixed-Use Districts.

(a) Building Design.

- (1) **Materials.** Unfinished concrete masonry and corrugated/sheet metal shall be prohibited on all exterior building faces.
- (2) **Orientation.** All buildings shall be oriented so that the primary building facade faces the primary roadway or a road intersection except for cottage court developments where houses face an internal courtyard.
- (3) **Grouping.** Individual buildings on a development site in the MMF, MU, CMU, and FO/LI districts shall be arranged to create clusters or groups whenever practicable.
- (4) **Entrances.** All buildings shall be designed with a minimum of one pedestrian access point that faces the primary roadway.
- (5) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

(b) Parking.

- (1) **Number.** Uses shall be required to meet the parking standards as listed in section 30-80.1 (c) Table XI. Parking requirements as listed in the table shall be interpreted as the maximum number of parking spaces permitted within the townhouse and mixed-use districts for a particular use. An exception to this requirement is the maximums for residential uses within the MR, TH, and MMF districts which shall only apply to open-air (surface) parking.
- (2) **Location.** No more than one aisle of parking (two rows maximum) shall be permitted between a building and the roadway right-of-way except for the MR and TH districts. In the MR and TH districts, individual garages may not be closer than 20 feet from a road right-of-way. To preserve sidewalk continuity, alley-accessed parking is recommended for all TH development and MR lots less than 60 feet in width.
- (3) **On-street Parking.** On-street parking is allowed along all local roads except that certain sections of roadway may be required by the zoning administrator to be marked as no parking to ensure public safety. Curb bulb-outs shall be provided at intersections to cap rows of on-street parking.
- (4) **Shared Parking.** Shared parking between uses is encouraged.
- (5) **Loading Area Location.** Loading areas shall be screened from the corridor roadway.
- (6) **Surface Parking Materials.** Parking spaces, drives and aisles shall be constructed of either concrete, asphalt, or concrete pavers, of permeable or impermeable construction. Base material and pavement structure must be suitable for the traffic anticipated to utilize the facility, including emergency vehicles, garbage trucks, and delivery trucks.

- (7) **Bicycle Parking.** Bicycle parking shall be provided for all districts except MR and TH at the ratio of one bicycle space per 20 car spaces provided, with a minimum of two spaces and a maximum of 10 spaces per facility. All spaces shall be covered or provided indoors except spaces for commercial uses, which may be uncovered.

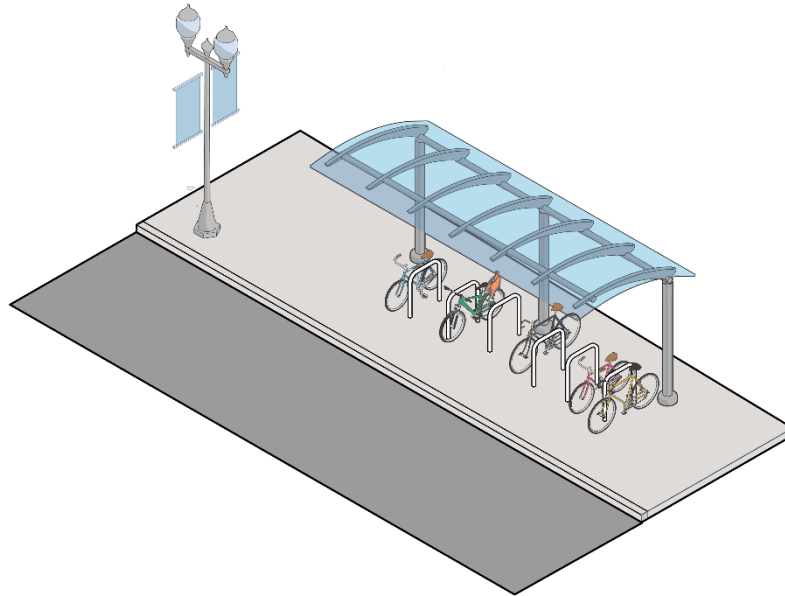


Figure 18 Bicycle parking.

(c) **Motorized and Non-Motorized Cross Access and Driveway Connections.**

- (1) **Cross-Access Facilities.** Where cross-access facilities exist for vehicular or non-vehicular travel on adjacent lots, development sites must connect to such facilities. But on adjacent lots, development sites shall be designed to accommodate both vehicular and non-vehicular connections in the future. Site plans shall clearly indicate and mark the type and location of future access points.
 - (2) **Onsite Connections.** Pedestrian and bicycle access is required between offsite planned or existing non-motorized facilities (e.g., sidewalks, multi-use paths, greenways) and onsite building entrances.
 - (3) **Offsite Facility Construction.** Where offsite non-motorized facilities are proposed by approved plans, or the development site abuts an existing facility, each development must construct or extend such facilities along the length of their site consistent with the adopted plan and construction detail.
 - (4) **Safe Access.** Walkways and bikeways must be designed, located, and signed in a way that ensures safe access across the development site, and all ANSI 117.1 access requirements are met.
- (d) **Block Length.** Blocks shall not be less than 200 feet in length nor more than 600 feet.
- (e) **Curb Cut Restrictions.**

(1) **Number Restricted.**

- a. **New Development.** All parcels are allowed one curb cut per 250 feet of road frontage, except for single-family detached residentially zoned parcels and parcels containing single-family detached residential uses which shall be permitted one access regardless of frontage length.
- b. **Redevelopment of Existing Lots.** Where curb cuts for existing parcels do not meet the standards specified in this Section, redevelopment of such parcels shall include a plan for curb cut consolidation and relocation consistent with this Section to the maximum extent practicable.

(2) **Width Restricted.**

- a. All single-family detached, duplex, triplex, quadraplex, and townhouse uses shall be limited to driveway widths of 20 feet or less.
- b. All other uses shall be limited to 24 feet unless the zoning administrator determines that traffic type (e.g., tractor-trailer trucks and heavy equipment) or need for multiple exit lanes require a greater width.

(3) **Plan Required.** As a condition of application approval for a rezoning for or for a zoning permit to allow a use other than construction on a single-family residential lot without alternate access, a suitable access management plan must be submitted demonstrating that the 250-foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the applicant:

- a. Aggregation of parcels
- b. Construction of a parallel frontage road
- c. Shared access

(4) **Shared Access.** Shared access (driveway) is encouraged. To approve a plan for shared access, a legally binding and recorded shared access agreement must be submitted to the zoning administrator prior to permit approval.

(5) **New Roads.** New roads created within the corridor shall meet County road standards.

(6) **Stub Outs Required.** New roads shall be stubbed out to adjacent parcels for future continuation. Adequate turn-around space meeting the county's road requirements shall be incorporated into the end of each stub that is longer than 150 ft.

(7) **Alley Access Encouraged.** Alley access for new residential and mixed-use subdivisions is encouraged.

(8) **Waiver.** The applicant may receive a waiver of the curb cut distance requirement from the Zoning Board of Appeals (BZA) if:

- a. Florence County determines that items (1) and (2) listed in subsection (b) above are impracticable, and
- b. The applicant demonstrates to the satisfaction of the BZA that:

- i. The applicant tried in good faith to obtain a shared access agreement without success, or
- ii. The nature of the zoning, use, or development pattern on adjoining lots is incompatible with the proposed use of the subject property. For example, it would be incompatible for a residential use to share access with a commercial or industrial use unless it is part of a mixed-use development project.

(9) **Distance From Intersection.** The minimum distance from a street intersection for a new residential or commercial use curb cut shall be 200 feet on arterial roads, 75 feet on collector roads, and 50 feet on local roads, measured from the edge of the intersecting roadway to the edge of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.

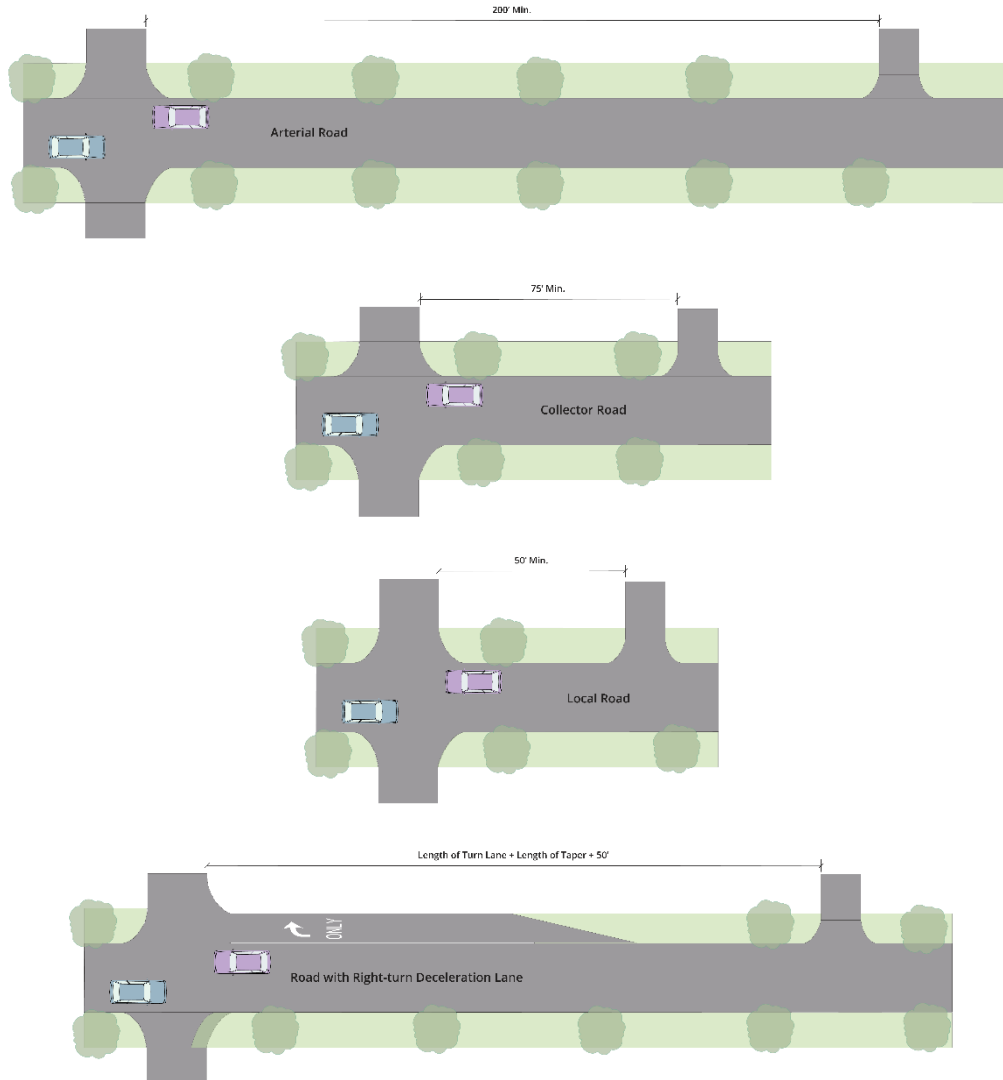


Figure 19 Minimum distances between an intersection and curb cut.

- (10) **Road Classification and Access.** Residential parcels with frontage along two or more roads shall obtain access from the road with the lowest functional classification. The county may require or prohibit secondary access via an adjacent street on corner lots being developed for mixed-use, multifamily, or non-residential purposes depending on anticipated impacts and road capacity.
- (f) **Screening and Location of Service and Support Areas and Mechanical Equipment.**
- (1) **Screening of Rooftop Equipment.** All equipment located on the roof of a mixed-use or non-residential building shall be screened by parapet walls or decorative features acceptable to the zoning administrator.
- (2) **Location and Screening of Other Mechanical Equipment.** Ground-mounted mechanical equipment and equipment that is mounted to the side of a structure shall be located on the side or rear of buildings. Equipment shall be screened from view from public roads and adjacent properties.
- (3) **Utility Lines.** All utility lines such as electric, water, sewer, stormwater, fiber, telephone, and cable providing onsite services shall be located underground.
- (g) **Stormwater Detention, Retention, and Conveyances.**
- (1) **Curb and Gutter Required; Exception.** New roads and parking areas shall be designed to discharge stormwater into a curb and gutter system except that onsite bioretention areas, swales, rain gardens and similar low impact development techniques can be used to decrease discharge rates and allow for infiltration. Any net discharge from such treatment areas shall be directed to a curb and gutter system.
- (2) **Detention/Retention Design.** A stormwater detention or retention facility must be designed as a site amenity and, where possible, integrated into usable park space open to the public or a property owners association (POA). The applicant will be required to prove that a legally constituted POA has accepted ownership and maintenance responsibility prior to release of a certificate of occupancy.
- (h) **Lighting Design.**
- (5) **Trespass and Glare.** All lighting shall be from a concealed source as viewed from a public roadway and oriented to prevent light trespass and glare.
- (6) **Impact on Residential Parcels.** Lighting adjacent to an offsite residential area shall be directed away from residences and residentially zoned lots.
- (i) **Sign Restrictions.**
- (1) **Applicability.** The following restrictions shall apply to all signs located on private property visible from a public roadway and non-motorized facilities.
- (2) **Freestanding Signs.**
- a. A maximum of one sign shall be permitted per road frontage.
 - b. Signs shall not exceed 50 square feet per sign face.
 - c. A maximum of two sign faces are permitted per sign structure.

- d. Signs, including the structure on which they are located, shall not exceed 15 feet in height.
- e. Signs shall be set back a minimum of ten feet from the edge of right-of-way.
- f. Only internal illumination of sign faces and structures is permitted.
- g. Signs shall be designed and located so they do not interfere with the safe movement of motorized and non-motorized traffic.
- h. Any other standard as listed in Article V not covered by this subsection shall be applicable to freestanding signs.

(3) **Wall Signs.** The maximum building coverage of wall signs for non-residential and mixed-use buildings shall be limited to one square foot of signage per linear foot of non-residential building frontage up to a maximum of 100 square feet. All other requirements for wall signs as well as requirements for signage in residential districts shall meet the standards for signs as listed in Article V.

- (4) **Prohibited Signs.** The following sign types and sign elements shall be prohibited:
- a. Flashing, blinking, strobing, spinning
 - b. Audible components
 - c. Portable signs
 - d. Billboards

Sec. 30-80.7. Regulations Specific to the MR single-family residential district.

- (a) **Signs.** Signs in the MR district are subject to the same restrictions and allowances as specified in this Chapter for residential districts.

Sec. 30-80.8. Regulations Specific to the MMF mixed-multi-family residential district.

- a. **Signs.** Signs in the MMF district are subject to the same restrictions and allowances as specified in this Chapter for residential districts.

Sec. 30-80.9. Regulations Specific to the TH townhouse residential district.

- a. **Signs.** Signs in the TH district are subject to the same restrictions and allowances as specified in this Chapter for residential districts.

Sec. 30-80.10. Regulations Specific to the MU mixed-use district.

- a. **Signs.** Signs in the MU district are subject to the same restrictions and allowances as specified in this Chapter for the B-4 District.
- b. **Location of Residential Units.** Other than townhouses, all residential units shall be located on the upper floors of mixed-use buildings.

Sec. 30-80.11. Regulations Specific to the CMU commercial mixed-use district.

- a. **Signs.** Signs in the CMU district are subject to the same restrictions and allowances as specified in this Chapter for the B-4 District.

- b. **Location of Residential Units.** All residential units shall be located on the upper floors of mixed-use buildings.

Sec. 30-80.12. Regulations Specific to the FO/R flex office/retail district.

- a. **Signs.** Signs in the FO/R district are subject to the same restrictions and allowances as specified in this Chapter for the B-5 District.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE X. – DEFINITIONS; shall be amended to read as follows:

Sec. 30-311. - Definitions.

Words not defined herein shall have the meanings stated in the South Carolina Building Code, South Carolina Plumbing Code, South Carolina Gas Code, South Carolina Mechanical Code, National Electrical Code or South Carolina Fire Code. Words not defined in the South Carolina Codes shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel."

The word "person" includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."

The word "map" or "zoning map" shall mean the Official Zoning Maps of Florence County.

The term "planning commission" refers to the Florence County Planning Commission as established by the Florence County Code of Ordinances, as amended.

The term "council" refers to the legally elected governing body of Florence County.

The term "council of jurisdiction" refers to the council with legal authority to act within a political jurisdiction.

The term "board of zoning appeals" refers to the Florence County Board of Zoning Appeals as established by the Florence County Code of Ordinances.

Other words and terms defined herein are as follows:

Abutting. Sharing a common border; physically touching.

Accessory structure (appurtenant structure). Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to an existing building). An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, only the addition(s) shall be considered a separate building and must comply with the standards of the ordinance at time of construction.

Agricultural structure. A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this chapter.

Airport elevation. The established elevation of the highest point on the usable landing area.

Airport hazard. Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

Airport reference point. The point established as the appropriate geographic center of the airport landing areas and so designated.

Appeal. A request for a review of the local administrator's interpretation of any provision of this chapter.

Area of shallow flooding. A designated AO or VO zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of special flood hazard. The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

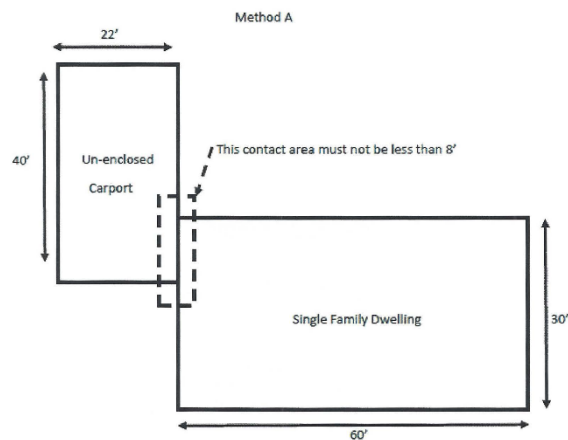
Basement. Any enclosed area of a building that is below grade on all sides.

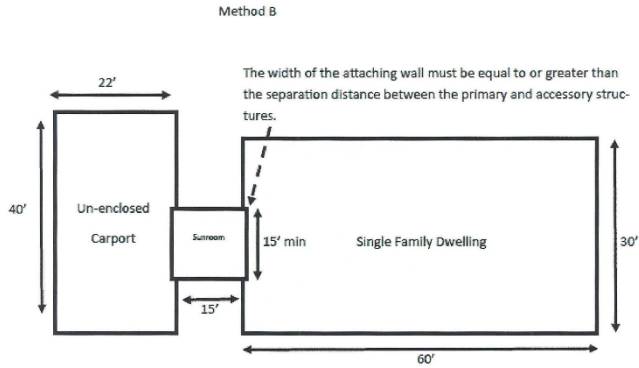
Bed and breakfast inn. Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

Buildable area. That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

Building, accessory. A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

- (1) Twenty percent of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. (See illustration Method A.)
- (2) Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75 percent, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. (See illustration Method B.)

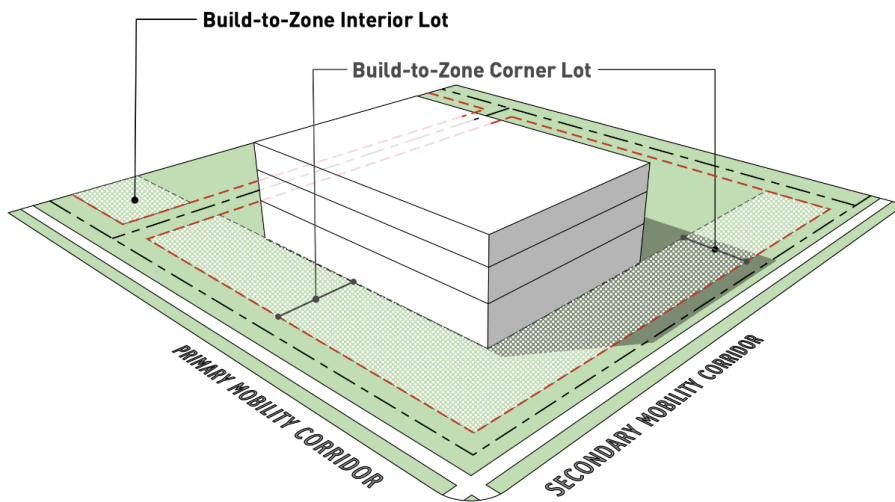




Building, alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building, principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Build-To Zone. The area of a lot where a building façade must be placed.



Canopy tree. A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

Certificate of occupancy. A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building code.

Certificate of zoning compliance. A document certifying that a proposed use meets all requirements of this chapter.

Child day care services. Where permitted as an accessory use, a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

Club, private. An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

Cluster development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Color, fluorescent. Highly reflective color or colors with pigments that serve to intensify brightness. Colors which are considered exceptionally bright, reflective, neon, and/or luminescent. These include bright yellow, bright orange, bright pink, and bright green.

Community garden. *Community gardens are collaborative projects on shared open spaces where participants share in the maintenance and products of the garden, including healthful and affordable fresh fruits and vegetables.*



Conditional use. A use of land or structure which is permitted in a district under conditions specified in the Zoning Ordinance.

Condominium. A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

Corridor roadway. *The principal road of an established corridor overlay district.*

Cottage court. *A group of small-scale detached dwellings arranged around a shared court visible from the road.*



Photo: missingmiddlehousing.com

Critical development. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Day care services. Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density. The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

Developer. An individual, partnership, or corporation (or agent therefore) that undertakes the activities covered by these regulations.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

DHEC. South Carolina Department of Health and Environmental Control.

Domestic animal shelter. A pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Driveway. A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

Dwelling. A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, apartment. (See "Dwelling, multi-family").

Dwelling, detached. A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, duplex. A building containing two dwelling units.

Dwelling, group occupied. A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, mobile home. A single-family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards, June 15, 1976.

Dwelling, multi-family. A building containing five or more dwelling units.

Dwelling, patio house. A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, quadraplex. A building containing four dwelling units.

Dwelling, residential designed manufactured home. A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (Title 24, Code of Federal Regulations [CFR], Part 3280) HUD Code, which:

- (1) Has a minimum width over 25 feet (multiple-section);
- (2) Has a minimum of 1,100 square feet of enclosed living area;
- (3) Has a minimum 2.0:12 roof pitch; and has a type of shingle commonly used in standard residential construction;
- (4) Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction;
- (5) Has an entry landing that conforms to the minimum requirement of the current edition of the South Carolina State Residential Building Code.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, standard designed manufactured home. A single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a "residential designed manufactured home."

Dwelling, townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, triplex. A single building containing three dwelling units.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, zero lot line. A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

Easement. A right-of-way granted to another party for specific limited use.

Elevated building. A non-basement building constructed to have the lowest floor elevated above the ground level by means, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, parallel to the flow of water.

Evergreen tree. A coniferous or deciduous tree that remains green throughout the year.

Executive Order 11988 (Floodplain Management). Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

Existing construction. For the purposes of determining rates, structures for which the start of construction commenced before September 2, 1982.

Existing manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 1, 1979.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Family. One or more persons related by blood, marriage, adoption, or guardianship, and not more than four persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of S.C. Code 1976, § 6-7-830.

Federal Manufactured Home Construction and Safety Standards. Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood hazard boundary map (FHBM). An official map of a community issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined as zone A.

Flood insurance rate map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood insurance study. An official study provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood-resistant material. Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbars are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor. The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

Floor area ratio. An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Garage, private. (As defined by the Standard Building Code.)

Garage, public. (As defined by the Standard Building Code.)

Gross floor area (GFA). The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include

unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

Habitable dwelling. A dwelling meeting the minimum habitability requirements of this chapter, and other applicable regulations.

Hazard to air navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height. The vertical distance of a structure or vegetation.

Highest adjacent grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Historic structure. Any structure that is:

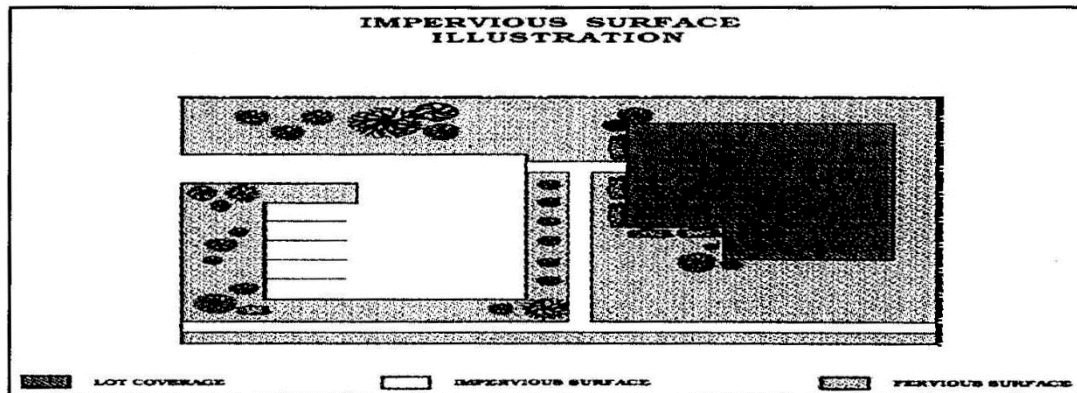
- (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places;
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
 - a. By an approved state program as determined by the Secretary of Interior; or
 - b. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

Home occupation. Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises.

Impervious surface. Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the zoning administrator to be impervious within the meaning of this definition also will be classed as impervious surfaces.

Impervious surface ratio. The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.



Impervious Surface

Improvement. Any manmade immovable item which becomes part of, placed upon, or is affixed to real estate.

Increased cost of compliance (ICC). Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

Instrument runway. A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions.

Junk or salvage. Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "junk" shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material.

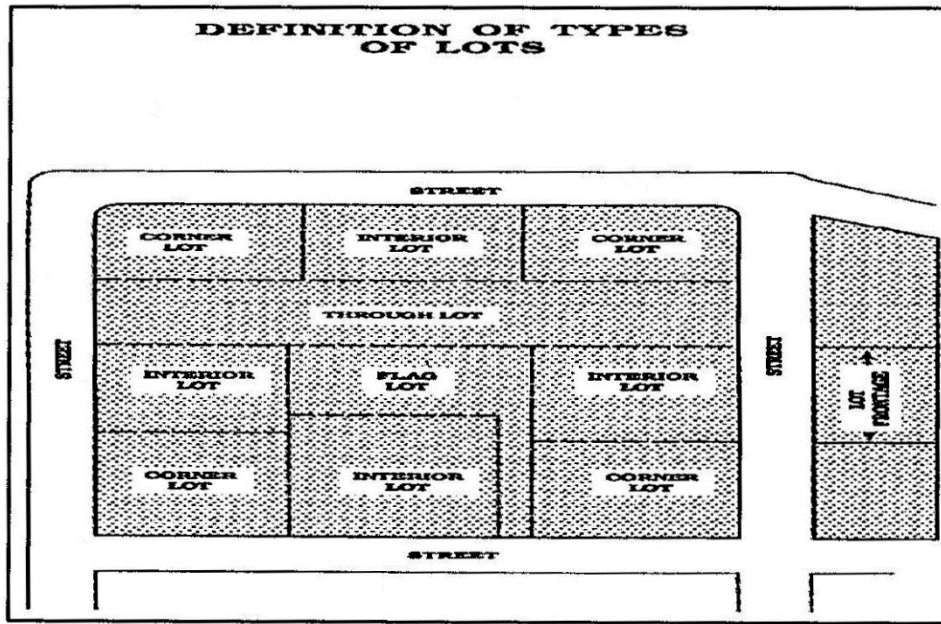
Junk or salvage yard. Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

Larger than utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

Limited storage. An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1—A30 zone, it must meet the requirements of [section 30-62\[\(b\)\]\(4\)](#) of this chapter.

Lot. A piece of land considered as a unit whose boundaries are established by a recorded deed and, where existing, a recorded plat. The terms "lot," "lot of record," "property" or "tract," whenever used in this chapter are interchangeable. In addition, a lot is not considered a separate

piece of land until the property is legally separated from the parent parcel or tract by means of a recorded deed and is given a separate tax parcel number, as assigned by the Florence County Tax Assessor's Office.



Types of Lots

Lot area. The area contained within the boundary line of a lot.

Lot, corner. A lot located at the intersection of two or more streets.

Lot depth. The horizontal distance between front and rear lot lines.

Lot, interior. A lot, other than a corner lot, which has frontage on only one street other than an alley.

Lot line. A line bounding a lot which divides one lot from another or from a street or any other public or private space.

Lot of record. A lot, the boundaries of which are filed as legal record.

Lot, through or double frontage. A lot which has frontage on more than one street.

Lot width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

Lowest adjacent grade (LAG). An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). Any unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter.

Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or manufactured home subdivision. A lot or a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale that include improvements and utilities for the long-term parking of three or more manufactured homes which may include services and facilities for the residents.

Manufactured home park space. A plot or ground within a manufactured home park designed for the accommodation of one unit.

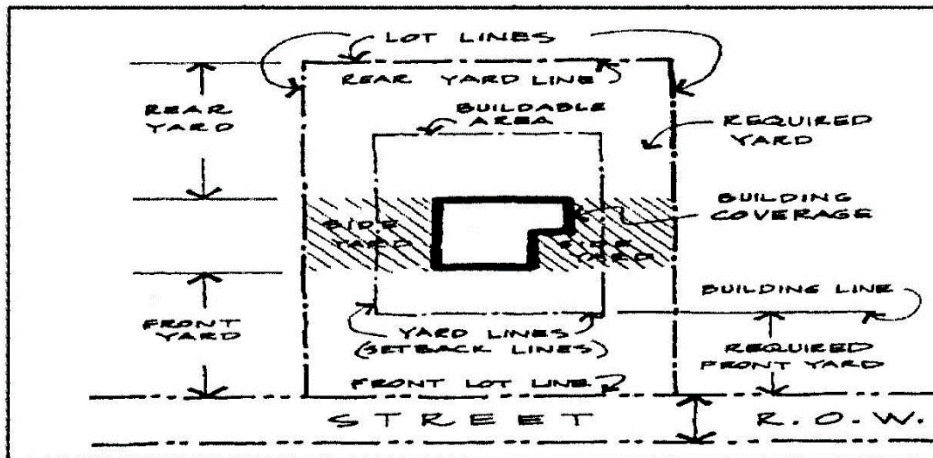
Mean sea level. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's flood insurance rate maps (FIRM) are shown.

Minimum required setback line. The line where the required yard and buildable area meet. More specifically:

Front yard setback line: The line where the front yard and buildable area of a lot meet.

Rear yard setback line: The line where the rear yard and buildable area of a lot meet.

Side yard setback line: The line where the side yard and buildable area of a lot meet.



Mining. As used in this chapter, "Mining" means the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, and other solid matter from its original location; and the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of onsite farming or construction. (S.C. Code 1976, tit. 48, ch. 21, art. II)

Mini-warehouse. A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

Mixed occupancy. Any building that is used for two or more occupancies classified by different occupancy use groups.

Modular building unit or modular structure. Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), said building unit or structure may be located in any zoning district.

National Geodetic Vertical Datum (NGVD). As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

New construction. Structure for which the start of construction commenced on or after May 1, 1979. The term also includes any subsequent improvements to such structure.

New manufactured home park or manufactured home subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after May 1, 1979.

Nonconformity. Any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

Nonresidential use. A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

North American Vertical Datum (NAVD). Vertical control, as corrected in 1988, used as the reference datum on flood insurance rate maps.

Nudity or state of nudity. Means:

- (1) The appearance of human bare buttocks, anus, male genitals, female genitals, or the areola or nipple of the female breast; or
- (2) A state of dress which fails to opaquely and fully cover a human buttocks, anus, male genitals, female genitals, pubic region, or areola or nipple of the female breast.

Open space development. Residential developments that concentrate homes and buildings in specific areas on the site in order to allow the remaining land to be undisturbed and used for recreation, open space, wildlife corridors, and preservation of environmentally sensitive features.

Open space ratio. A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Parcel. A land area bounded by property lines that is recognized as such by the county assessor's office.

Park. A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

Park, neighborhood. A park which serves the population of a neighborhood, is approximately 1-2 acres, and may include playground apparatus, community garden, space for active recreational purposes, or areas for passive use. The site should be public and accessible.

Precision instrument runway. A runway with an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Premises. A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

Recreational vehicle. A vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment. The act of clearing, rehabilitating, modifying, reconstructing, or reusing an area or structure that includes, but is not limited to, any change to use, structures, streets, parking, access, utilities, parks, recreational areas, and open spaces significant enough to potentially impact adjacent uses, transportation and recreation networks, or community character.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive loss. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event.

Riparian buffer. An area of trees, shrubs, and other vegetation that borders an existing watercourse, wetland, or other water body (including open stormwater conveyances), for the purpose of reducing contamination from surface water runoff.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Section 1316 of the National Flood insurance Act of 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sexually oriented business. For purposes of this chapter, sexually oriented business operations shall mean and include the following:

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or

fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- (1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
- (2) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

Adult cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

- (1) Persons who appear in a state of nudity; or
- (2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
- (3) Films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

Adult motel means a hotel, motel or similar commercial establishment which:

- (1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or
- (2) Offers a sleeping room for rent for a period of time that is less than ten hours; or
- (3) Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Escort agency means a person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities," or where any person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas." The definition of sexually oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed hospital, nor by a licensed physician surgeon, massage therapist, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon chiropractor or osteopath, nor by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school athletic program.

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- (1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- (2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

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, abandoned or obsolete. A sign which identifies, describes, directs attention to, or gives directions for locating any business or establishment no longer in operation, or advertises any product no longer marketed or any sign structure lacking sign faces for a period of 120 continuous days or more. Sign structures and boxes with faces that are blank or which advertise the availability of a property (for sale, for lease etc.) on vacant properties are not considered abandoned.

Sign, animated. Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.

Sign, awning, canopy or marquee. A sign that is mounted or painted on or attached to an awning, canopy or marquee.

Sign, bench. A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, building. Any sign attached to any part of a building.

Sign, changeable copy. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this chapter.

Sign, dangerous. A sign which is insecure or otherwise structurally unsound, has defective parts in the support, guys, and or anchors, or which is unable to meet the minimum safety requirements of the building code adopted by Florence County and any other applicable state codes or regulations.

Sign, dilapidated. A sign which has not been properly maintained, to include painting, lettering, replacement of broken faces or parts, repairing of electrical wiring and or lighting which is defective.

Sign, directional. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered directional.

Sign face. The area or display surface used for the message.

Sign, freestanding. Any nonmovable sign not affixed to a building.

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, illegal. Permanent signs installed not in compliance with this chapter or without a permit or which the permit has been revoked or expired shall be removed within 30 days of the attempted delivery of a certified letter from the Florence County Planning Department requiring removal.

Sign, incidental. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, off-premises. A sign which 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, permanent. A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short-term use.

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

Sign, portable. Sign or signs which are capable of being moved from one location to another for the purpose of advertisement or announcement for business or other purposes. The term "portable sign" includes, but is not limited to, signs mounted on trailers and signs mounted on frames placed on the surface of any lot which are not permanently attached to the ground.

Sign, projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, real estate. Sign or signs indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

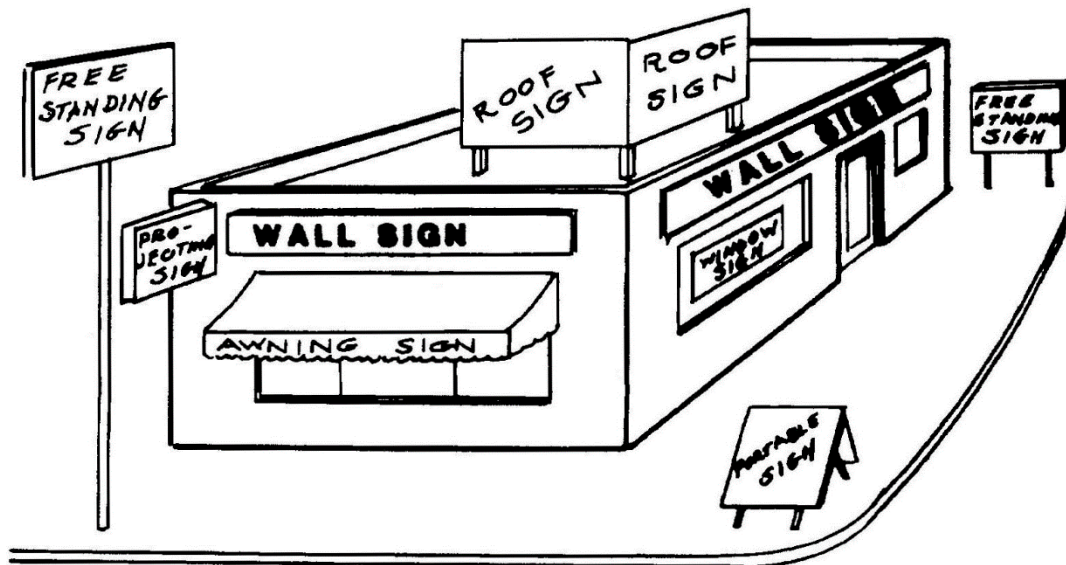
Sign, roof. A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, roof integral. A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, temporary. A sign that is used only for a short period of time and is not permanently mounted.

Sign, wall. Any sign attached to and within six inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, window. A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.



Sign Types

Single-family detached. A dwelling designed and constructed as a freestanding building that houses one primary dwelling. Such term may include a single-family dwelling that also contains one secondary, or accessory, dwelling unit as regulated by this Chapter.

Solar energy systems. For the purposes of this chapter the following words, terms, and phrases, used in this article, shall have the ascribed meanings to them unless stated otherwise:

Building-integrated solar system. An active solar system incorporated into the principal and/or accessory building/structure(s) as an architectural component. Architectural designs include, but are not limited to, roof material, windows, parking facilities, awnings, section of wall, and etcetera.

Ground-mounted. Freestanding pole and tower used to support renewable energy systems (RES).

Height. The vertical distance measured from ground to the foremost tip/end of a roof or the ground-mounted solar/wind apparatus.

Integrated energy systems. Flexible energy techniques used through solar building/integration, and roof and ground-mounted solar systems to produce on-site energy. Integrated energy systems serve as accessory structures on properties with principal structure (i.e. home or business).

Renewable energy system. Energy generated through solar technology for residential, commercial, and industrial uses, and geographical areas in partnership with utility companies.

Roof-mounted. RES affixed to a roof utilizing solar panels to produce energy.

Solar collector. A solar device absorbs and accumulates solar rays for use as a source of energy. The device may be roof-mounted as an accessory use or ground-mounted.

Solar energy. Radiant energy received from the sun collected in the form of heat or light by a solar collector to produce energy.

Solar energy system (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.

Level 1 Solar Energy System - Level 1 SESs include the following:

- i. Any roof-mounted system on any code-compliant structure.
- ii. Any ground-mounted system on an area of up to 50 percent of the footprint of the primary structure on the parcel but no more than one acre.
- iii. Any system covering permanent parking lot and other hardscape areas.
- iv. Any building integrated solar (i.e., shingle, hanging solar, canopy, etc.).

Level 2 Solar Energy System - Level 2 SESs are ground mounted commercial-scale systems not included in Level 1 that meet the area restriction listed below:

- i. RU-1/RU-2: SES \leq 1/2 acres
- ii. R-1: SES \leq 1/2 acre
- iii. R-2/R-3: SES \leq 1/2 acre
- iv. R-4/R-5 \leq 1/2 acre
- v. B-1/B-2: SES \leq 10 acres

- vi. B-3: SES \leq 10 acres
- vii. B-4: SES \leq 10 acres
- viii. B-5/B-6: SES $>$ 10 acres

Level 3 Solar Energy System — Level 3 SESs are utility-scale systems that do not satisfy the parameters for a Level 1 or Level 2 solar energy system.

Solar farm. A series of ground mounted solar collectors placed in an area for generating photovoltaic (PV) power as a commercial enterprise. The minimum size for a solar farm is five acres.

Thermal energy. Solar technology converted into heat energy.

South Carolina Manufactured Housing Board. Authorized by state statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

Special flood hazard area. See "area of special flood hazard."

Specified anatomical areas. The male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Specified sexual activities. Means and includes any of the following:

- (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
- (3) Masturbation, actual or simulated; or
- (4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Start of construction. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Street. Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street, major. Includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

Street, minor. A street designed principally to collect traffic from subdivisions and provide access to abutting property.

Street, private. A street not dedicated for public use or maintenance.

Structure. A walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. Or as defined by the Standard Building Code.

Structural alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially improved existing manufactured home park or subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Travel trailer or recreational vehicle. A structure that is:

- (1) Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle); and
- (2) Designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

Townhouse. A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Understory tree. A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

Use. The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory. See "building, accessory."

Use, principal. The primary purpose for which land is used.

Utility runway. A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

Variance. A modification of the area regulations of this chapter, granted by the board of zoning appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation. Any object of natural growth.

Violation. The failure of a structure or other development to be fully compliant with these regulations.

Visual runway. A runway intended solely for the operation of aircraft using visual approach procedures.

Wetlands. Areas of .25 acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Yard. An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

Yard, front. A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, required. That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

Yard, side. A yard extending the full length of the lot in the area between the side lot line and a side building line.

Zoning district. A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, November 16, 2023 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
OCTOBER 24, 2023
PC#2023-33**

SUBJECT: Request for the Road Naming of Energy Drive

LOCATION: Off N. Williston Rd., N. Williamson Rd., Estate Rd, Florence, SC

TAX MAP NUMBER: 00176-01-013, 00205-01-007, 00205-01-054, 00205-01-055,
00206-01-198, 00206-01-199, 00240-01-018

COUNCIL DISTRICT: 7; County Council

APPLICANT(S): Florence County

STAFF ANALYSIS:

The applicant is proposing to name a public road located off N. Williston Rd., N. Williamson Rd. and Estate Rd. in Florence, SC. The proposed road name is Energy Drive.

The road is shown on Florence County Tax Maps: 00176-01-013, 00205-01-007, 00205-01-054, 00205-01-055, 00206-01-198, 00206-01-199, and 00240-01-018.

The public road is needed for E-911 Addressing purposes.

FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. The road name has been approved by the County addressing office.

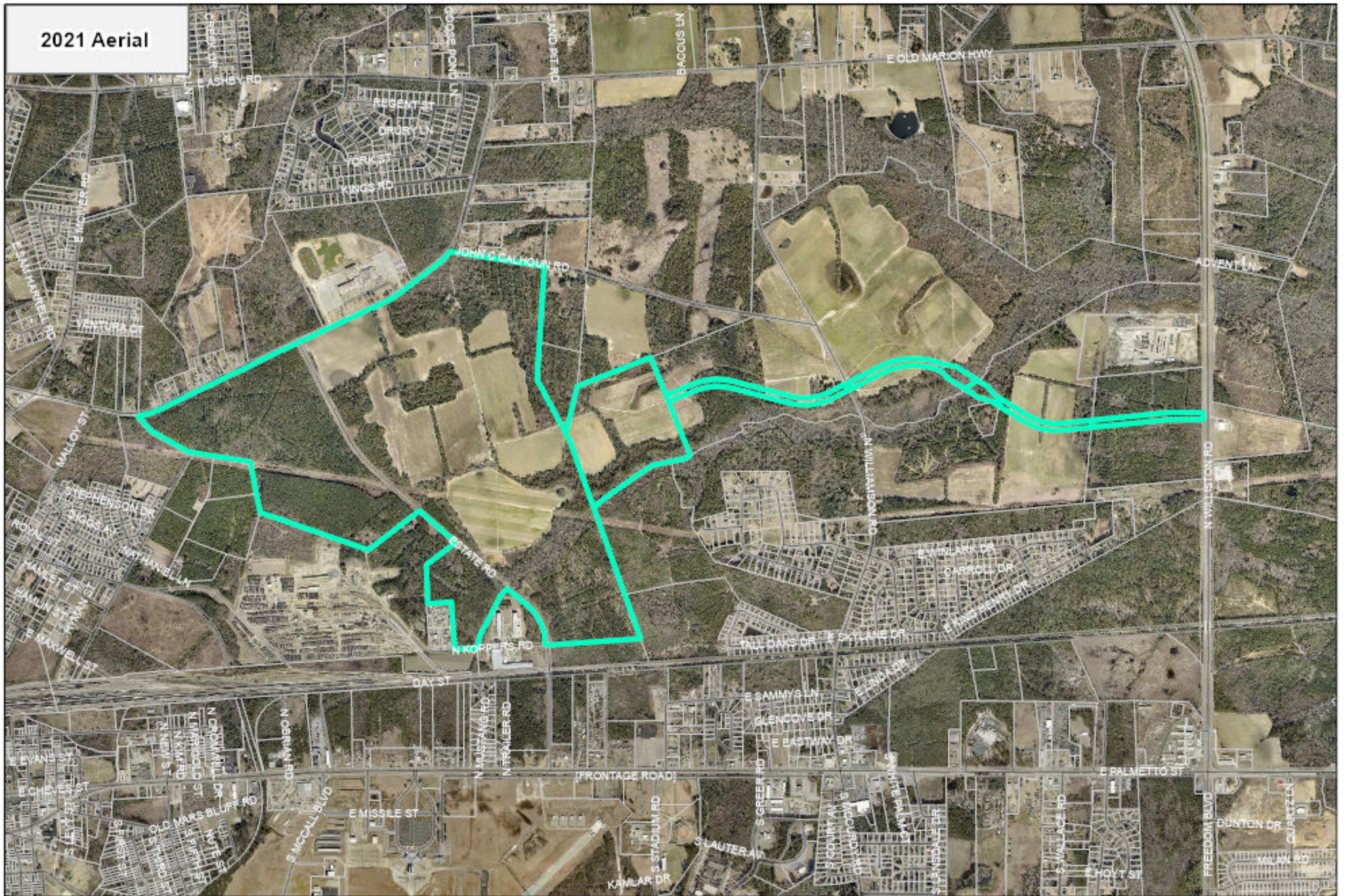
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, November 16, 2023 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

ATTACHMENTS:

1. Aerial Map
2. Proposed Road Plan

2021 Aerial

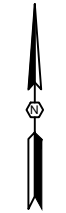
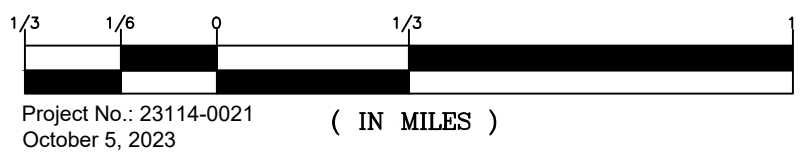
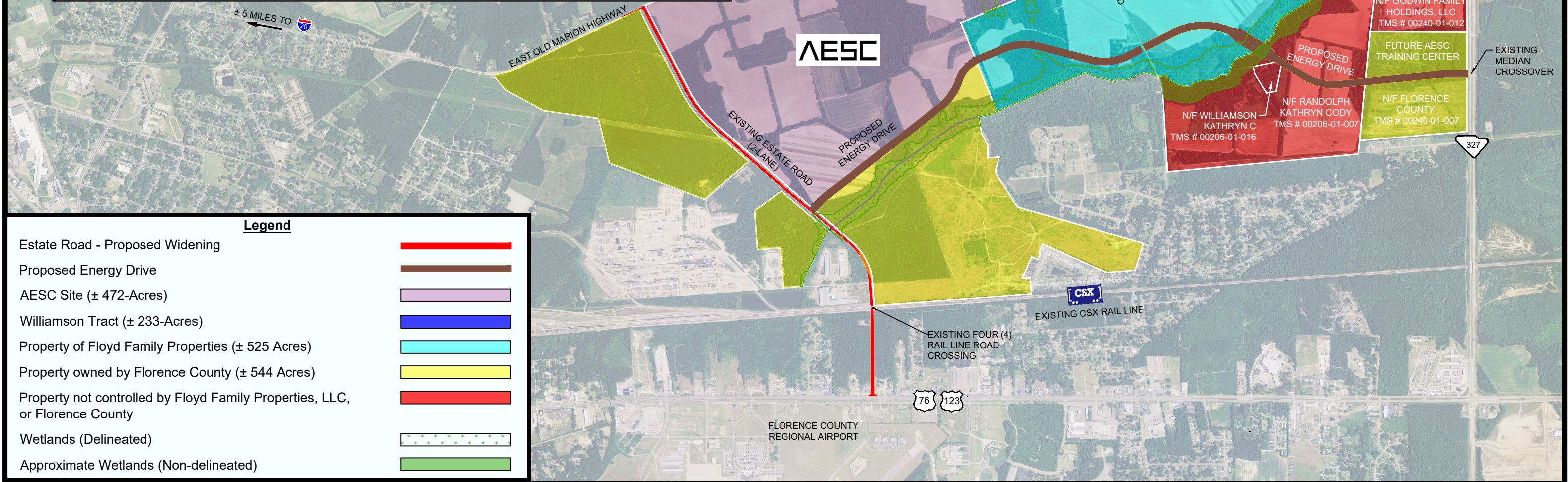
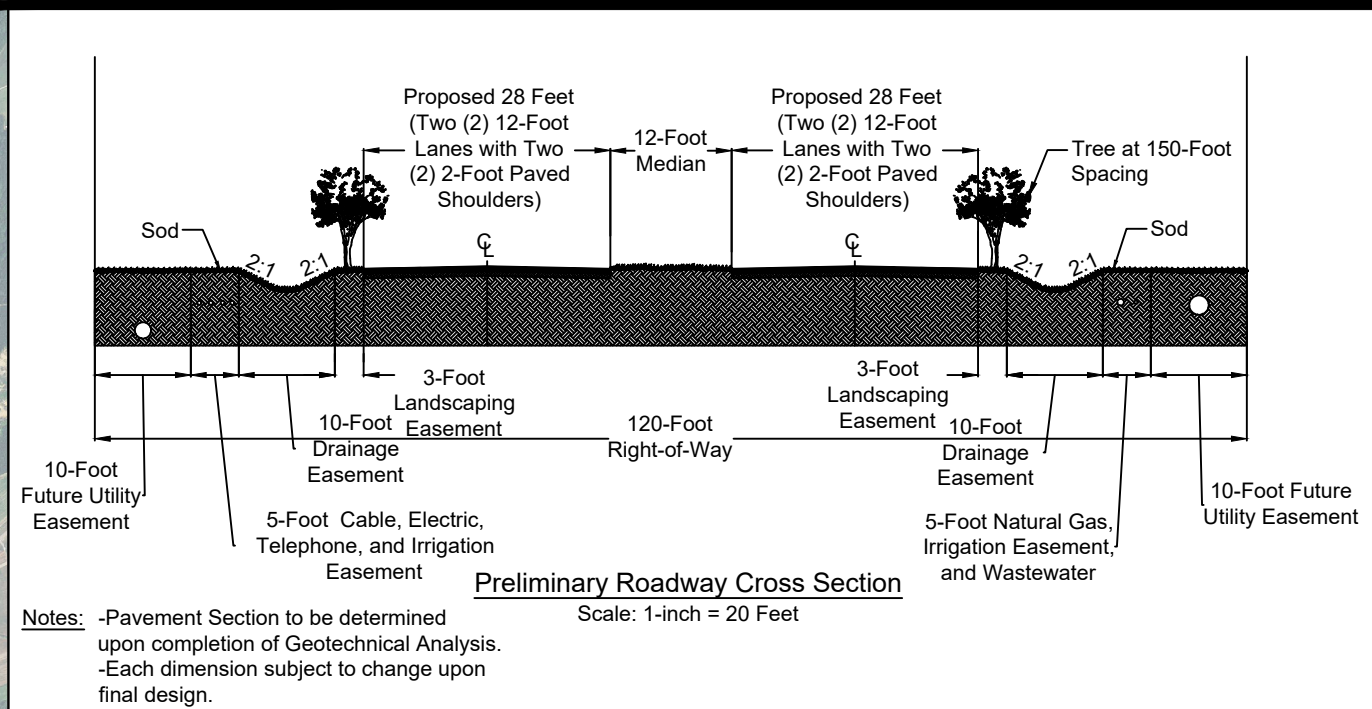


0 1,000 2,000 4,000 Feet

Florence County
Planning Department
Meeting Date:
10/24/23



Council District 7
PC#2023-33



Roadway Exhibit
Energy Drive
 ± 1,016-Acre Florence Global Technology Park
 Florence County, South Carolina



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
OCTOBER 24, 2023
PC#2023-34**

SUBJECT: Request for the Road Naming of a Private Road Lowe Farm Road

LOCATION: Off Alligator Road, Timmonsville, SC

TAX MAP NUMBERS: 00077-01-014, 00077-01-286, 00077-01-303, 00077-01-304,
00077-01-305

COUNCIL DISTRICT: 4; County Council

APPLICANT(S): David Lowe, Sr.

STAFF ANALYSIS:

The applicant is proposing to name one private road located off Alligator Road in Timmonsville, SC. The proposed road name is Lowe Farm Road.

The road is shown on Florence County Tax Maps: 00077-01-014, 00077-01-286, 00077-01-303, 00077-01-304, and 00077-01-305.

The private road has been requested for a family development.

FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name private roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. The private road name has been approved by the County addressing office.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, November 16, 2023 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

ATTACHMENTS:

1. Aerial Map
2. Plat



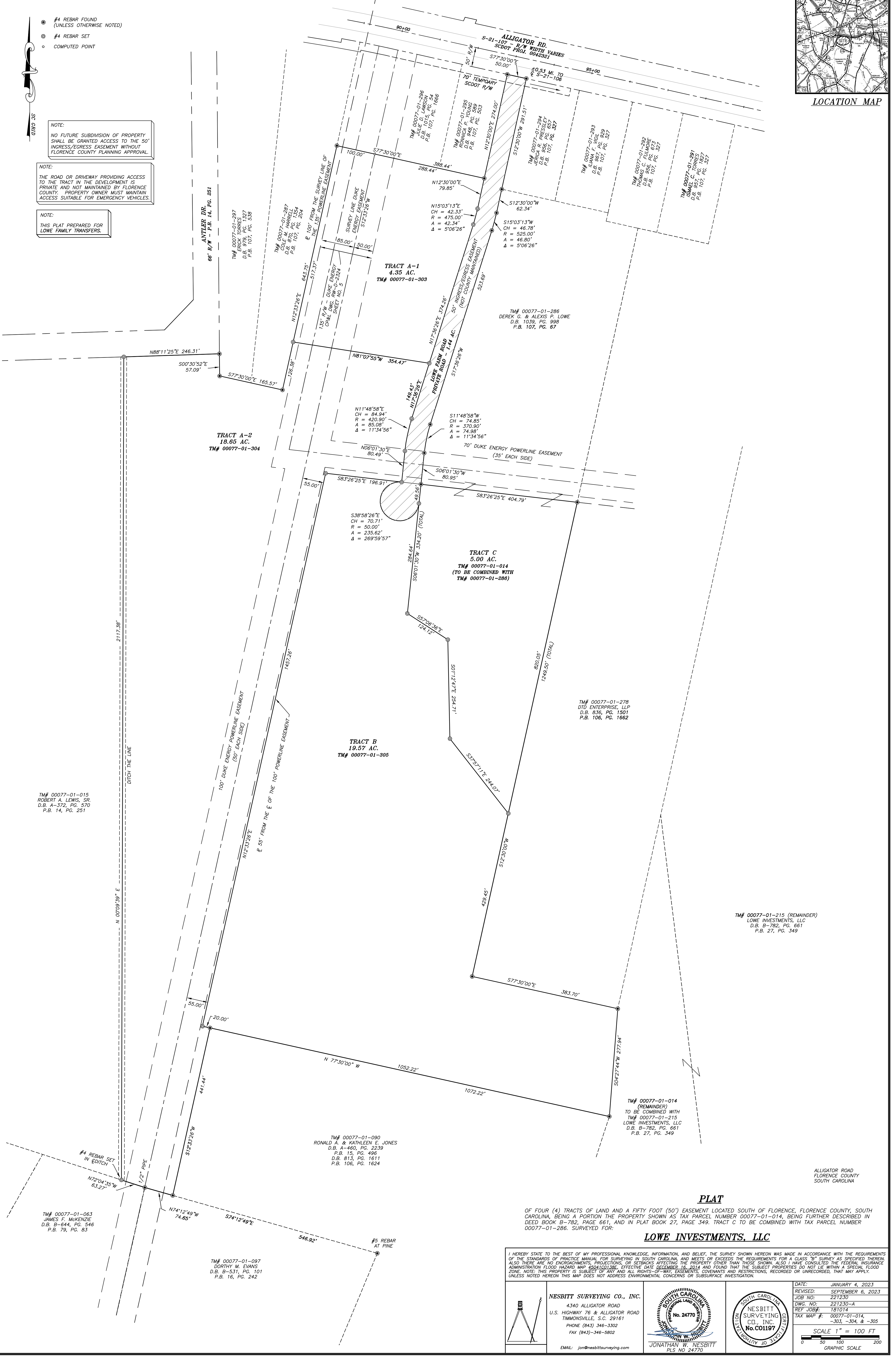
LOCATION MAP

- #4 REBAR FOUND (UNLESS OTHERWISE NOTED)
- #4 REBAR SET
- COMPUTED POINT

NOTE:
NO FUTURE SUBDIVISION OF PROPERTY SHALL BE GRANTED ACCESS TO THE 50' INGRESS/EGRESS EASEMENT WITHOUT FLORENCE COUNTY PLANNING APPROVAL.

NOTE:
THE ROAD OR DRIVEWAY PROVIDING ACCESS TO THE TRACT IN THE DEVELOPMENT IS PRIVATE AND NOT MAINTAINED BY FLORENCE COUNTY. PROPERTY OWNER MUST MAINTAIN ACCESS SUITABLE FOR EMERGENCY VEHICLES.

NOTE:
THIS PLAT PREPARED FOR LOWE FAMILY TRANSFERS.



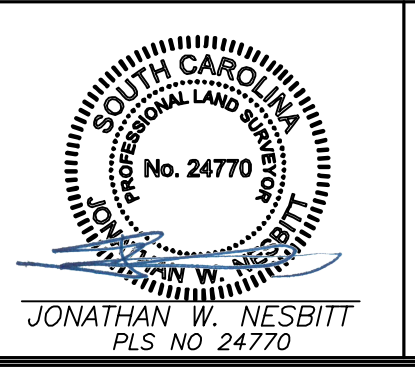
PLAT

OF FOUR (4) TRACTS OF LAND AND A FIFTY FOOT (50') EASEMENT LOCATED SOUTH OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA, BEING A PORTION THE PROPERTY SHOWN AS TAX PARCEL NUMBER 00077-01-014, BEING FURTHER DESCRIBED IN DEED BOOK B-782, PAGE 661, AND IN PLAT BOOK 27, PAGE 349. TRACT C TO BE COMBINED WITH TAX PARCEL NUMBER 00077-01-286. SURVEYED FOR:

LOWE INVESTMENTS, LLC

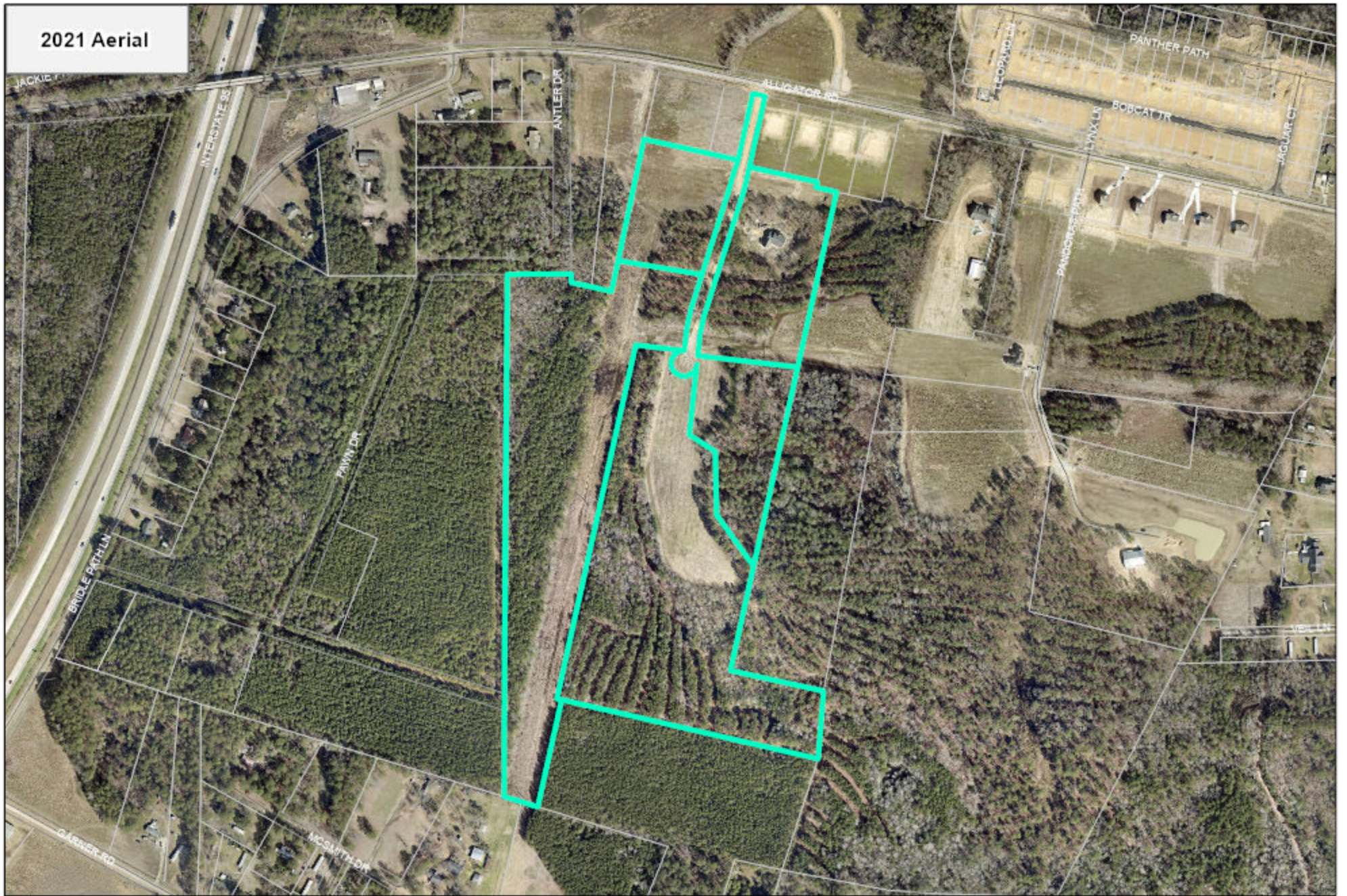
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP #504100138S, EFFECTIVE DATE DECEMBER 16, 2014 AND FOUND THAT THE SUBJECT PROPERTIES DO NOT LIE WITHIN A SPECIAL FLOOD ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843)-346-5802
EMAIL: jon@nesbittsurveying.com



DATE:	JANUARY 4, 2023
REVISED:	SEPTEMBER 6, 2023
JOB NO:	221230
DWG. NO:	221230-A
REF. JOB#:	181014
TAX MAP #:	00077-01-014, -303, -304, & -305
SCALE	1" = 100 FT
GRAPHIC SCALE	

2021 Aerial



0 255 510 1,020 Feet

Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-34

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 24, 2023
PC#2023-35**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To R-3A Single Family Residential.

LOCATION: Williamsburg Circle

TAX MAP NUMBERS: 00175-01-029, 00175-01-030, 00175-01-031, 90125-01-001, 90125-01-002, 90125-01-003, 90125-01-004, 90125-01-005, 90125-01-006, 90125-01-007, 90125-01-008, 90125-01-009, 90125-01-010, 90125-01-011, 90125-01-012, 90125-01-013, 90125-01-014, 90125-01-015, 90125-01-016, 90125-01-017, 90125-01-018, 90125-01-019, 90125-01-020, 90125-01-021, 90125-01-022, 90125-01-023, 90125-01-024, 90125-01-025, 90125-01-026, 90125-01-027, 90125-01-028, 90125-01-029, 90125-02-001, 90125-02-002, 90125-02-003, 90125-02-004, 90125-02-005, 90125-02-006, 90125-02-007, 90125-03-001, 90125-03-002, 90125-03-003, 90125-03-004, 90125-03-005, 90125-03-006, 90125-03-007, 90125-03-008, 90125-03-009, 90125-03-010, 90125-03-011, 90125-03-012, 90125-03-013, 90125-03-014, 90125-03-015, 90125-03-016, 90125-03-017, 90125-03-018, 90125-03-019, 90125-03-020, 90125-03-021

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting primarily of residential use.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:
North: Residential, Vacant/RU-1, Unzoned
East: Vacant/ RU-1, Unzoned
South: Residential, Vacant/Unzoned, City of Florence Zoning
West: Vacant, Residential / Unzoned, City of Florence Zoning

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, November 16, 2023 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street. Florence, SC.



ATTACHMENTS:

Aerial Map

PC#2023-35



Proposed Zoning

-  PC#2023-35
-  R-3A



0 0.03 0.05 Miles

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 24, 2023
PC#2023-36**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From R-3 Single Family Residential To R-3A Single Family Residential.

LOCATION: Williamsburg Circle

TAX MAP NUMBERS: 90125-01-048

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-3 Single Family Residential

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-3 Single Family Residential with current use being residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:
North: Residential, Vacant/ Unzoned
East: Vacant/ R-1, Unzoned
South: Residential, City of Florence Zoning
West: Vacant, Residential/ Unzoned/ City of Florence Zoning
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, November 16, 2023 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street. Florence, SC.

ATTACHMENTS:

Aerial Map

PC#2023-36



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 24, 2023
PC#2023-37**

SUBJECT: Map Amendment Requested By CDP Timmonsville 2, LLC To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 70007, Block 02, Parcel 001 Located At The Intersection of W. Smith Street And W. Market Street, Timmonsville, SC From R-3 Single Family Residential To B-3 General Commercial.

LOCATION: Intersection of W. Smith Street and W. Market Street, Timmonsville

TAX MAP NUMBERS: 70007, Block 02, Parcel 001

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Joyce Booth

APPLICANT: CDP Timmonsville 2, LLC

ZONING/LAND AREA: R-3/Approximately 4.90 acres

WATER/SEWER AVAILABILITY: Water Availability

**ADJACENT WATERWAYS/
BODIES OF WATER:** N/A

FLOOD ZONE: N/A

PARCEL ZONING DESIGNATIONS: R-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and zoned R-3 Single Family Residential and B-3 General Commercial.
2. Proposed Land Use and Zoning:
The proposal is to rezone a portion of the property to B-3 General Commercial.
3. Surrounding Land Use and Zoning:
North: Florence County/Commercial/B-3

South: Florence County, Vacant, Residential/R-3
West: Florence County/Commercial/B-3
East: Florence County/Residential/R-3, B-3

4. Transportation Access and Circulation:

Present access to the property is by the way of W. Smith Street and W. Market Street in Timmonsville, SC.

5. Traffic Review:

The rezoning of this property from a residential use to a commercial use may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District 1. The requested rezoning of the property is compatible with the designated future land use.

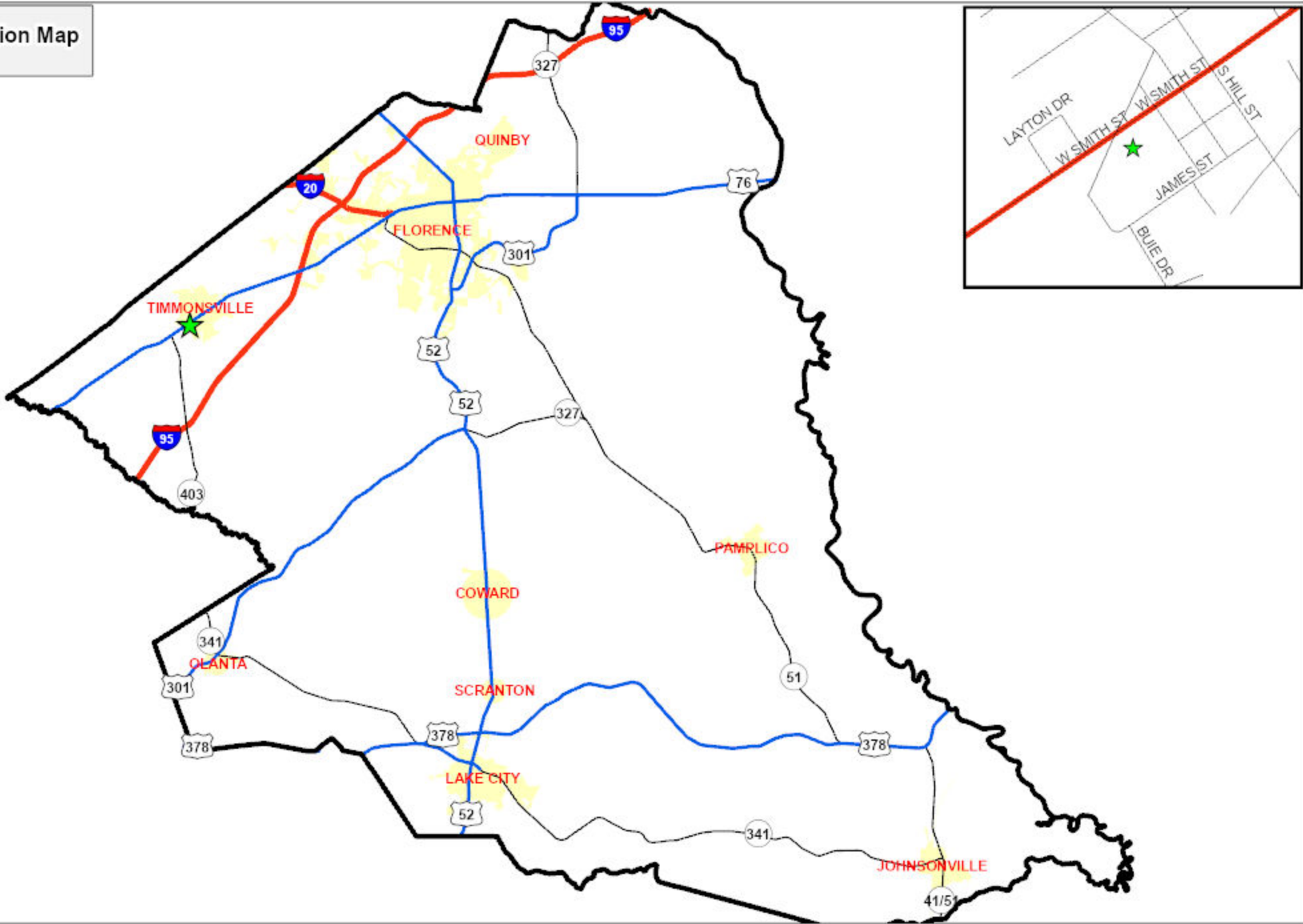
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, November 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map

Location Map

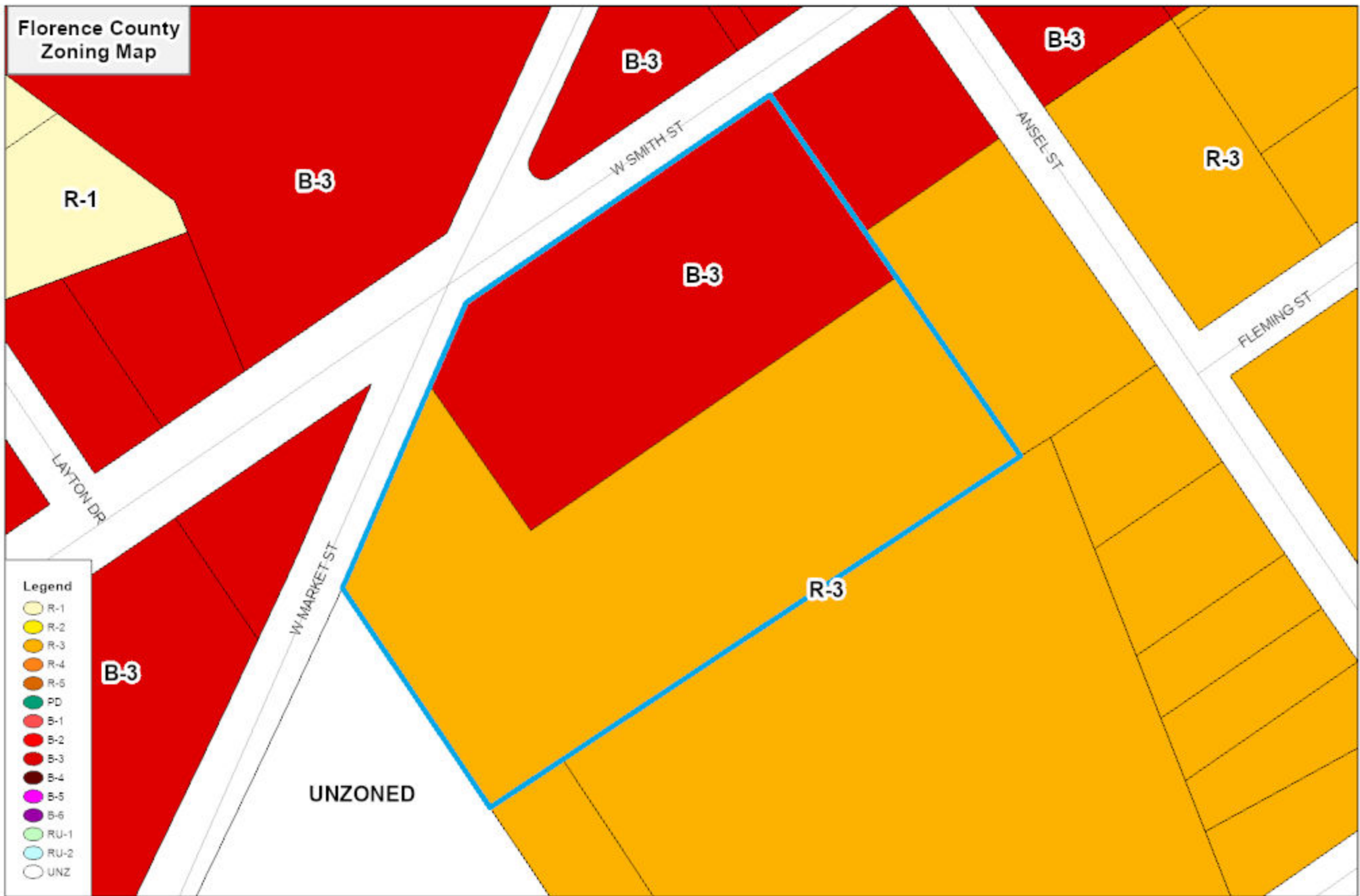


Florence County
Planning Department
Meeting Date:
10/24/23



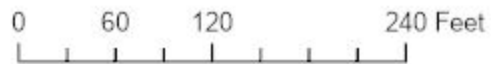
Council District 4
PC#2023-37

Florence County
Zoning Map



Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ



Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-37
173

2021 Aerial



0 60 120 240 Feet

Florence County
Planning Department
Meeting Date:
10/24/23



Council District 4
PC#2023-37



Town of Timmonsville
PO Box 447
Timmonsville SC 29161
Office 843-346-7942
William James, Jr. Mayor

10/17/2023

To Whom This May Concern,

The Town of Timmonsville will go with the zoning preference of the property owner for the property located at the intersection of West Market Street and West Smith Street Tax Map No. Part 70007-02-001.

Thanks,

William James Jr

Mayor