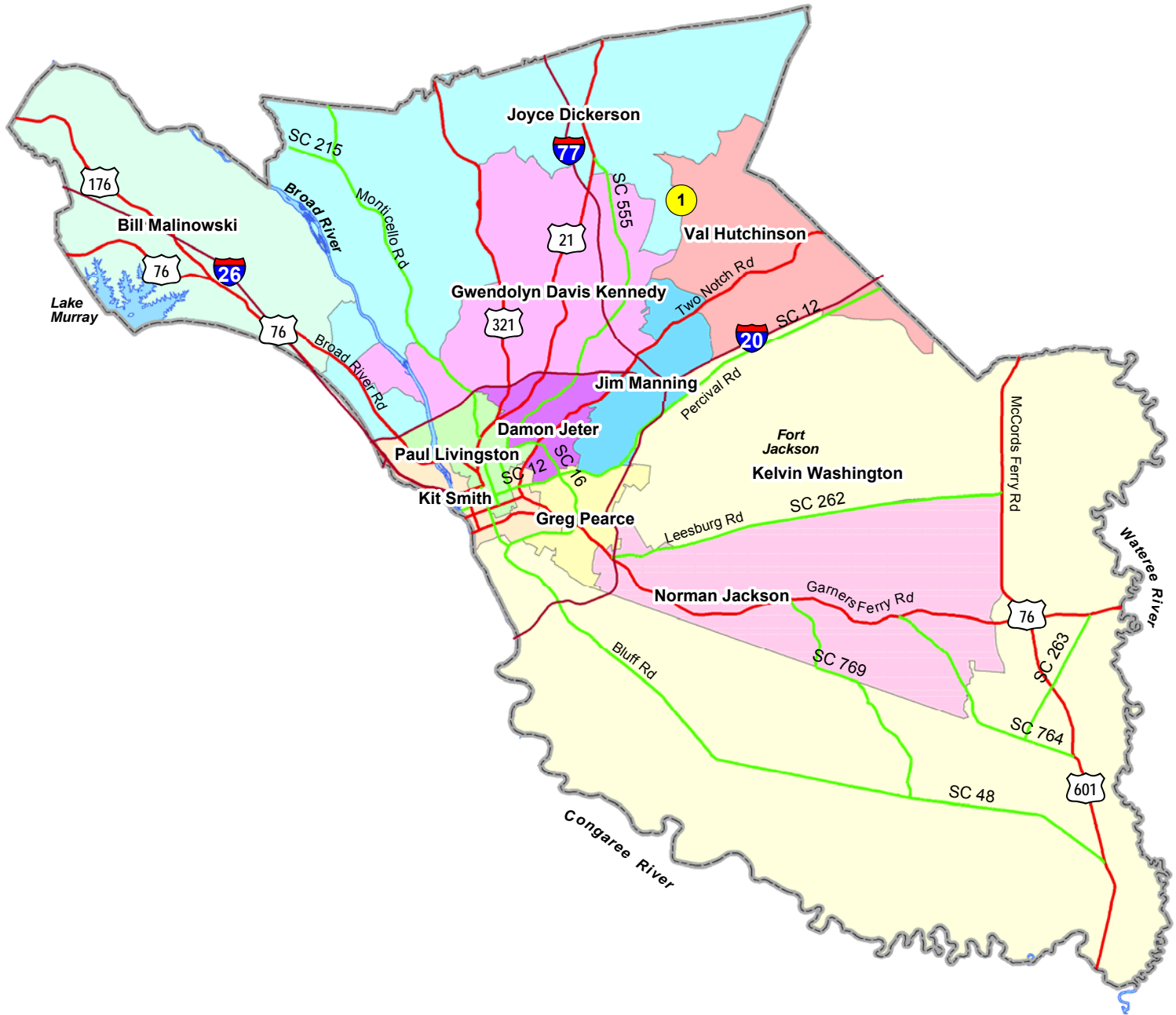


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



MARCH 23, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MARCH 23, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-04 MA	Richland County School District 2	20400-01-17	Hard Scrabble Rd. & Marchbank Pkwy.	Dickerson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, March 23, 2010
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF: Sparty Hammett, Asst. County Administrator..... Interim Planning Director
Anna Almeida, AICPDeputy Planning Director
Amelia R. Linder, Esq. Attorney

CALL TO ORDER.....Honorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

A. MAP AMENDMENTS

1. Case #10-04 MA
Robert Davis
Richland County School Dist. II
PDD to Amended PDD (6.93 acres)
TMS # 20400-01-17
Hardscrabble Rd. & Marchbank Pkwy. **[FIRST READING]**
Planning Commission **APPROVED 7- 0**
Page 1

B. TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ESTABLISH A DISTRICT ENTITLED "CC CRANE CREEK NEIGHBORHOOD DISTRICT".
[FIRST READING] Planning Commission **APPROVED 7- 0**
Page 11
2. AN ORDINANCE AMENDING CHAPTER 26, LAND DEVELOPMENT, REGARDING LIGHTING STANDARDS.
[FIRST READING] Planning Commission **APPROVED 7- 0**
Page 55

NO PUBLIC HEARING

1. Case #10-05 MA
Craig Metts
Village at Sandhills
C-1 to C-3 & C-3 to C-1 (.56 acres)
TMS # 22900-02-09 (p)
Forum Dr. & Fashion Dr. **[THIRD READING]**
Planning Commission **APPROVED 5- 2**
Page 59

2. ORDINANCE TO AMEND ROAD NAMES AND ADDRESSING
REQUIREMENTS **[FIRST READING]**
Planning Commission **APPROVED 7- 0**
Page 61

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

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

LOCATION: Hardscrabble Rd and Marchbank Parkway

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

PC SIGN POSTING: February 10, 2010

Staff Recommendation

Approval

Background /Zoning History

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

Summary

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

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

Plans & Policies

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

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

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

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

Traffic Impact

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

Conclusion

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

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

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

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

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

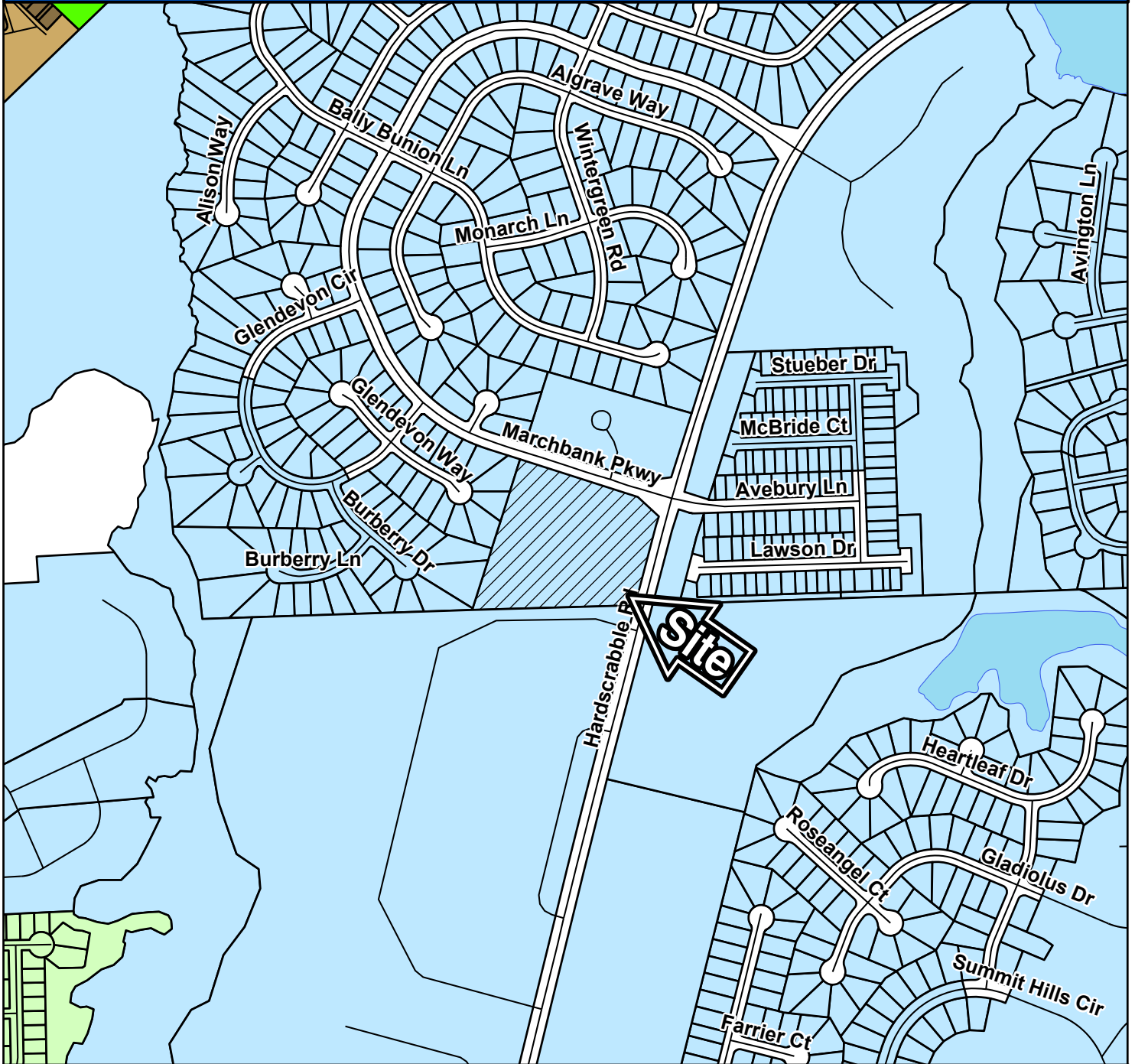
Zoning Public Hearing Date

March 23, 2010












Planning Commission Action

At their meeting of **March 1, 2010** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-04 MA** at the next available opportunity


Case 10-04 MA PDD to Amended PDD




ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

N



 Subject Property

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



CASE 10-04 MA

From PDD to PDD

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



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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 20400-01-17 FROM PDD (PLANNED DEVELOPMENT DISTRICT TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the property described as TMS # 20400-01-17 from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning, as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The applicant shall comply with the Master Plan (dated June 14, 1985, revised January 19, 2010) prepared for The Rice Creek Company and by The NBBJ group and Post, Buckley, Schuh and Jerningan, Inc., which was submitted to, and is on file in, the Richland County Planning & Development Services Department, and is incorporated herein by reference, except as otherwise amended herein; and
- b) The site plan is attached hereto as Exhibit “A”; and
- c) The General Development plan is attached hereto as Exhibit “B”; and
- d) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- e) Proposed changes to the Master Plan shall be subject to the requirements of Section 26-59(j)(1) of the Richland County Land Development Code; and
- f) All development on this site shall meet the minimum standards of Chapter 26 of the Richland County Code of Ordinances for landscape/tree protection standards due to the impact on neighboring properties; and
- g) All development shall meet the minimum standards of Chapter 26 of the Richland County Code of Ordinances for parking, sidewalks and pedestrian amenities, signs, recreation/open space design, and operational standards that promotes connectivity, and there shall be pedestrian access from all areas to recreation and commercial sections, which shall include sidewalks along external roadways; and
- h) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- i) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and

Section III. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

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

Section V. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

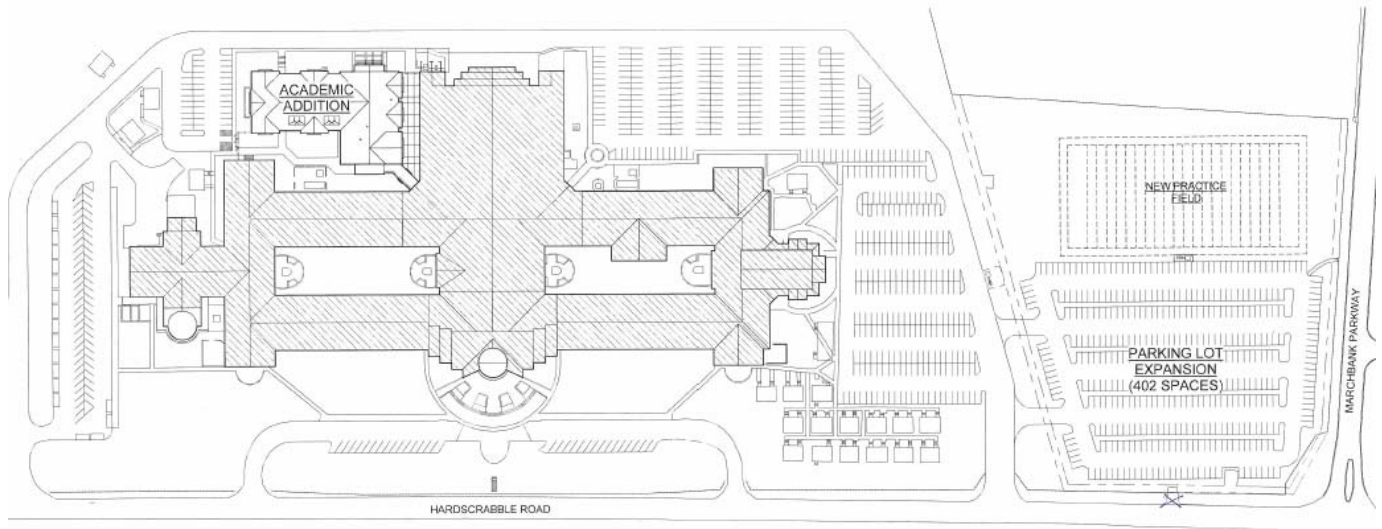
Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

Exhibit "A"

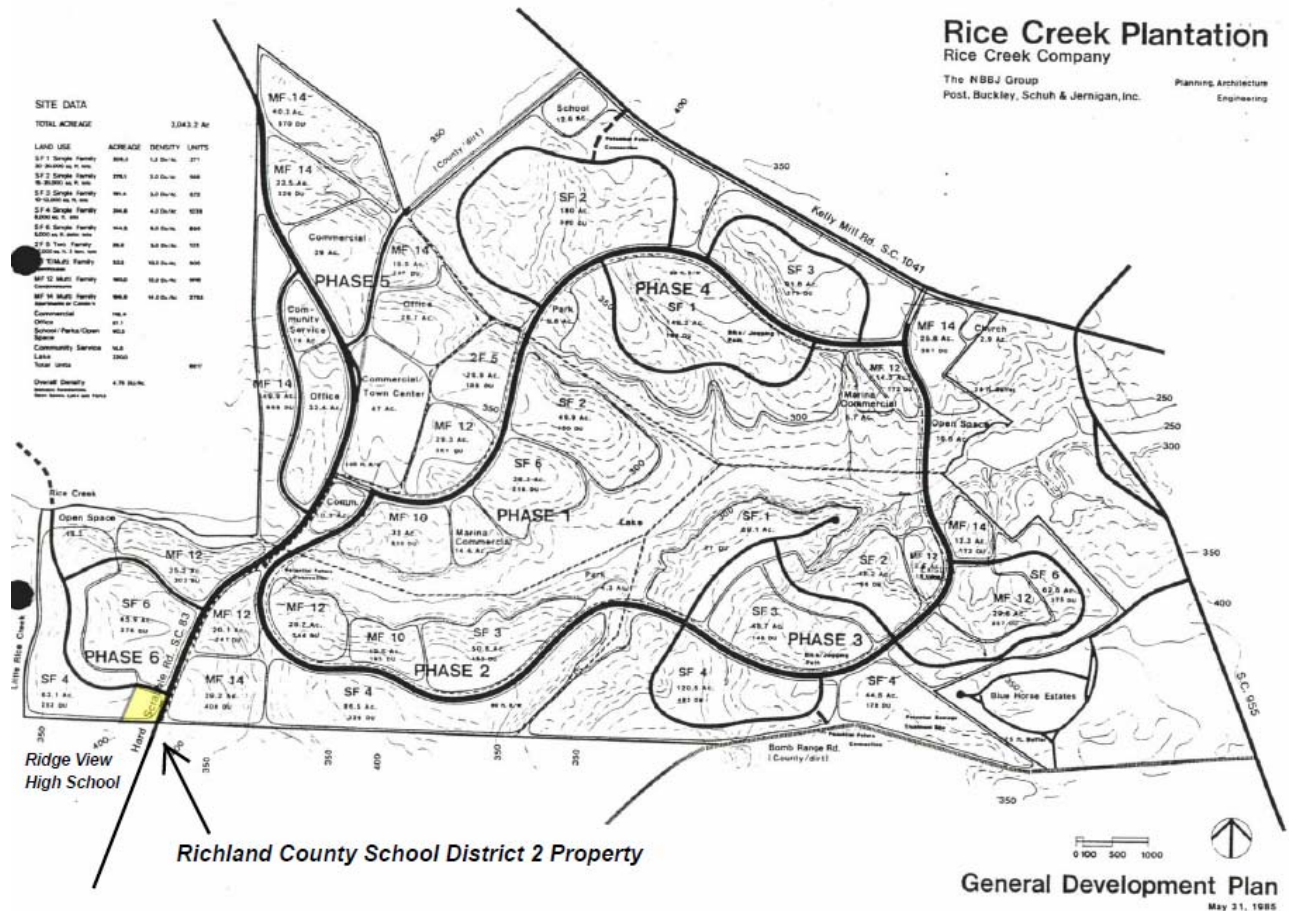


10' 50' 100' 200'
Project No. 09.088.00

SITE PLAN
RICHLAND SCHOOL DISTRICT TWO
RIDGE VIEW HIGH SCHOOL ADDITION/ RENOVATION
3.01.10


QUACKENBUSH
ARCHITECTS + PLANNERS
1317 Hampton Street - Suite 6
Columbia, SC 29201
T: 803.771.2999 F: 803.771.2958

Exhibit "B"



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

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

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Activity center. A relatively compact area that provides a variety of land uses and interconnectivity, allowing users to accomplish multiple tasks in one location often providing the ability to walk or use multi-modal transportation to access various site uses.

Civic/institutional buildings. Churches or places of worship; public or private schools; gymnasiums, assembly halls, community meeting rooms, and community service centers; post offices, fire stations, libraries, and museums; and other government or public service buildings and facilities except for those requiring outdoor storage or maintenance yards.

Commercial and service uses. An occupation, place of employment, or enterprise that is carried on for profit by the owner, lessee, or licensee including but not limited to business, professional, and personal services and retail trade and food services.

Compatible. Design of structures and landscapes that are consistent with structures and landscapes in the district of which they are a part, based on an objective comparison of identified physical elements such as architectural form, building mass, height, scale, land uses, and landscape architecture, as determined by the Planning Department.

Controlled access zone. The area of an intersection that requires controlled traffic movement to preserve the safety of pedestrians, drivers, and other intersection users.

Impervious surface ratio. The ratio between the surface area of a lot that is covered by impervious surfaces compared to the total surface area of a lot.

Live-work unit. A hybrid dwelling unit that incorporates a ground level studio, workshop, or office that opens directly to the street, with a residential unit in the same structure that is upstairs.

Loft dwelling. A dwelling unit established in an existing nonresidential building; the floor placed between the roof and the floor of the uppermost story within a single-family detached dwelling, the floor area of which is not more than one-third of the floor area of the story or room in which it is placed.

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

Outdoor room. A commercial area of a property that is not enclosed by traditional walls and a roof but provides a space that shall be used to provide services such as dining or other closely related activity and provides a linkage between public (building) and private sphere (sidewalk).

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

Sign, ground-mounted. A freestanding sign, other than a pole sign, that is located near the ground and attached to and supported by a masonry wall or pilasters.

Sign, hanging canopy. A sign suspended below and supported from a canopy or awning and designed to be read by pedestrians passing below the canopy or awning. The lowest point of a hanging canopy sign shall be no less than seven (7) feet above the top elevation of the floor or pavement that is beneath it.

Sign, marquee. A sign that is fabricated as a permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message.

Sign, window. Any sign painted, drawn, or otherwise affixed to the inside of an exterior window or glass door of a commercial or office building.

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two (2) successive tiers of beams of finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Townhouse dwelling unit. A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light and ventilation.

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

(e) *Neighborhood Master Plan ~~overlay~~ districts.* Neighborhood Master Plan ~~overlay~~ districts are general use or overlay zoning districts that are intended to promote the revitalization of existing blighted commercial and residential areas, while encouraging reinvestment in and reuse of areas in the manner consistent with the specific master planning

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

CRD	Corridor Redevelopment Overlay District
DBWP	Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District
CC	<u>Crane Creek Neighborhood District, which includes:</u>
<u>CC-1</u>	<u>Residential</u>
<u>CC-2</u>	<u>Neighborhood Mixed Use</u>
<u>CC-3</u>	<u>Activity Center Mixed Use</u>
<u>CC-4</u>	<u>Industrial</u>

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

Section 26-111. CC Crane Creek Neighborhood District.

- (a) *Purpose.* The purpose of the Crane Creek Neighborhood District (CC) is to implement the policies and goals of the adopted *Crane Creek Master Plan*, and to:
- (1) Improve the image of the Crane Creek community;
 - (2) Preserve existing single-family neighborhoods;
 - (3) Develop local retail services and limit industrial zone expansion;
 - (4) Create a walkable community with viable pedestrian and bike trails;
 - (5) Increase community recreational facilities; and
 - (6) Preserve existing wetlands and create a community open space network.
- (b) *Applicability/Establishment.* The CC Crane Creek Neighborhood District, through the use of CC Neighborhood District sub-districts, may be approved and designated by County Council for that area of the county that is within the Crane Creek Neighborhood Master Plan, such plan having been adopted by the County Council. The provisions of this Section shall apply to all parcels of land and rights of way, or portions thereof, within the boundaries of the CC Neighborhood District. No change in the boundary of the CC Neighborhood District shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.
- (c) *CC districts.* The CC Neighborhood District contains four (4) additional sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

- (1) *Requirements.* Development in the CC sub-districts shall conform to the standards in the subsections that follow. Each sub-district has detailed provisions for uses, building type and design, density, height, the design of public spaces, the mix of uses, and other aspects of the built environment.
- (2) *Sub-district classification.*
 - a. *CC-1, Residential:* The CC-1 sub-district permits the development of residential communities that conserve the natural and environmentally sensitive features within the Crane Creek Master Plan area.
 - b. *CC-2, Neighborhood Mixed Use:* The CC-2 sub-district permits a mixture of uses that create a land use transition between existing residential neighborhoods and potential commercial areas that abut this area. The zone allows a variety of building types, including civic/institutional, townhouses, detached single-family housing, loft dwelling units, and commercial/office with encouragement of mixed-use buildings that meet a variety of daily needs of residents in surrounding neighborhoods.
 - c. *CC-3, Activity Center Mixed Use:* The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.
 - d. *CC-4, Industrial:* The CC-4 sub-district minimizes the potential negative impacts of existing and future industrial uses on adjacent land uses by encouraging additions or enhancements to site buffers, landscaping, open space, and other site elements. This sub-district is intended to accommodate wholesaling, distribution, storage, processing, and light manufacturing which are controlled operations that are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses operate and/or have storage within open or enclosed structures, and generate no nuisances.
 - e. *Site Plan Review.* All site development plan applications shall be accompanied with materials required by the Zoning Administrator in Section 26-53 for major land development, as well as these additional items:
 1. *A Shared Parking Analysis* for use of shared parking, if applicable. See Section 26-111 (d) (9) b. 1. of this document for requirements.
 2. *A Signage Master Plan.* For all multi-tenant or multi-owner commercial or mixed use developments greater than twenty-five thousand (25,000) gross square feet, a signage master plan shall be submitted, reviewed and approved at the time of review of the site development plan. See Section 26-111 (d) (10) a. of this document for

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

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

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

(d) *Property Development Standards.*

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

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

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

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

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

(3) *Crane Creek Standards Summary Table.*

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

LID – Low Impact Development Techniques

(4) *General Building Design Standards.*

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

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

(5) *Development Standards for Building Types.* The following building types shall provide the principal form for new development. These requirements do not mandate particular architectural or design features. Such building types shall maintain consistency with the purpose of the CC District identified in Section 26-111 (a). In this paragraph (5), maximum base density is the maximum density allowed when no bonus density incentives are pursued. Bonus density refers to the maximum density allowed when bonus density incentive(s) are pursued.

a. *Single-family, detached residential.*

1. Maximum density:

[a] Base: 3 du/acre.

[b] Bonus: 4.5 du/acre.

2. Minimum setbacks:

[a] Front: 25 feet.

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

[c] Side: 6.5 feet.

Minimum setback requirements may be reduced provided that the proposed setbacks are no less than the setbacks of adjacent single-family dwellings on the same block face. Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151.

3. Maximum building height shall be 45 feet.

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

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

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

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

b. *Townhouse.*

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

c. *Live-Work Units.*

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

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

[b] Streets shall include safe, lighted pedestrian ingress and egress facilities.

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

e. *Commercial and Office Uses.*

1. Minimum setbacks:

[a] Front yard: 25 feet.

[b] Rear: 20 feet.

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

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

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

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

5. Maximum commercial building size:

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

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

6. Maximum impervious surface ratio:

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

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

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

8. Commercial density:

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

[b] CC-3, as follows:

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

9. Parking as required in Section 26-111 (d) (9).
- f. *Mixed-use Buildings, Non Residential.* Mixed-use buildings shall contain a combination of commercial retail, commercial services, civic, or office uses. No residential uses shall be included.
1. Minimum setbacks:
 - [a] Front yard: 25 feet.
 - [b] Rear: 50 feet.
 - [c] Side: 0 feet for structures attached at side lot lines; otherwise a minimum spacing of 5 feet between structures that share a side property line.
 2. Land Use Transition. Mixed-use buildings that are more than 45 feet in height shall not be closer than the building height from a single-family, detached residence and shall provide a 20-foot transitional buffer adjacent to single-family residential that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.
 3. Maximum building size: 25,000 square feet on ground floor.
 4. The maximum building height shall be 45 feet in CC-2 and 75 feet in CC-3.
 5. Maximum building length: 250 feet.
 6. Maximum impervious surface ratio: 75% of the parcel.
 7. Minimum open space: 10% of the development or phase.
 8. Parking as required in Section 26-111 (d) (9).
- g. *Civic/Institutional Uses:*
1. Minimum setbacks:
 - [a] Front yard: 25 feet.
 - [b] Rear: 15 feet.

- [c] Side: 15 feet.
- 2. Minimum spacing between buildings: 15 feet.
- 3. Maximum building size: 25,000 square feet on ground floor.
- 4. Maximum impervious surface ratio: 75% of the parcel.
- 5. The maximum building height shall be 45 feet in CC-2 and 75 feet in CC-3.
- 6. Land Use Transition. Civic uses that are more than 45 feet in height shall not be closer than the building height from a single-family, detached residence and shall provide a 25-foot transitional buffer adjacent to single family residential that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.
- 7. Open Space shall meet the requirements of Section 26-111 (d) (11).
- 8. *Signs.* Signs for civic/institutional uses shall follow the standards for commercial signs found in Section 26-180 and other requirements as stipulated in Section 26-111 (d) (10).
- 9. Parking as required in Section 26-111 (d) (9).
- h. *Industrial Uses:*
 - 1. Minimum setbacks:
 - [a] Front yard: 15 feet.
 - [b]. Rear: 15 feet.
 - [c] Side: 15 feet.
 - 2. Minimum spacing between buildings: 15 feet.
 - 3. Maximum building size: 100,000 square feet with maximum 50,000 square feet on ground floor.
 - 4. Maximum impervious surface ratio: 75% of the parcel.
 - 5. Land Use Transition. No building shall be constructed closer than the building height from a single-family, detached residence. Parcels that abut single-family residential uses shall provide a 25-foot transitional buffer that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.

6. Open Space shall meet the requirements of Section 26-111 (d) (11).
 7. *Signs.* Signs for civic/institutional uses shall follow the standards for commercial signs found in Section 26-180 and other requirements as stipulated in Section 26-111 (d) (10).
 8. All uses shall be completely screened from adjacent roads and residentially zoned or used properties.
 9. Parking as required in Section 26-111 (d) (9).
- (6) *Access Management Standards.* It is the intent of this paragraph (6) to improve traffic flow and help create a walkable community with viable pedestrian and bike trails. To achieve these goals, developments shall provide inter-parcel access, joint driveways, cross-access drives and access easements, and minimize curb cuts (driveways), all as stipulated below:
- a. *Driveways.* Establishments of driveways shall be consistent the regulations of Section 26-175, unless otherwise stated below.
 1. *Intersection Access Control.* Driveways are not permitted in the controlled access zones of intersections. See Figure 7, below, for greater clarification.

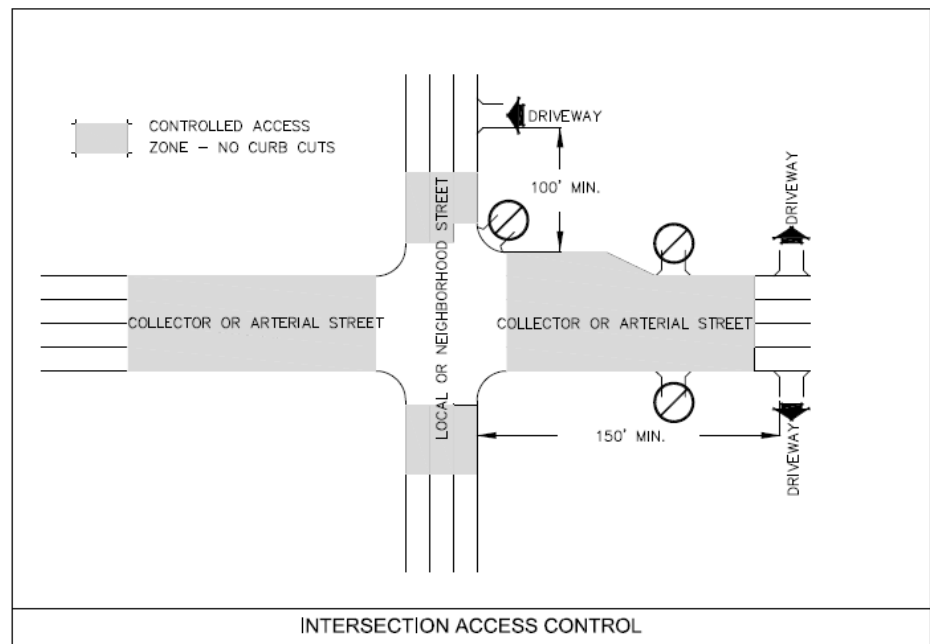


Figure 7

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

- b. Driveways that enter a collector or arterial road must have a single entrance and two (2) exit lanes.
- c. Driveways on collector streets or local streets should align with driveways (if any) on the opposite side of the street.

(7) *Interparcel Easements and Inter-parcel Access.*

- a. Abutting non-residential developments within CC-2 and CC-3 sub-districts shall provide a cross-access drive and sidewalk access to facilitate the flow of pedestrian and other traffic.
- b. Joint driveways and cross-access easements shall be established for multi-parcel, non-residential development wherever feasible along boulevards. The building site shall incorporate the following:
 - 1. A continuous cross-access drive connecting adjacent parcels along the thoroughfare.
 - 2. Joint driveways and cross-access easements shall be constructed in accordance with the 2003, or later, version of the *Manual of Uniform Traffic Control Devices (MUTCD)*.

(8) *Transition Yards.* Land use transitions are required as outlined previously in this Section and shall be in conformity with Section 26-176. The following additional requirements shall apply:

- a. Each CC-1 development that abuts property zoned for single-family residential use shall provide a thirty (30) foot evergreen vegetative transitional buffer adjacent to residentially zoned property.
- b. Property within the CC-4 sub-district shall meet the following additional requirements:
 - 1. Buildings abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of building height, as measured from the base of the building; provided however, the minimum required setback shall be twenty-five (25) feet and the maximum required setback shall be fifty (50) feet. In addition, parcels that abut single-family residential districts shall provide a 25-foot transitional buffer that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.
 - 2. Mechanical and utility equipment shall be screened.
 - 3. Open space requirements shall be designed so as to provide additional separation between the buildings and abutting property.

(9) *Parking Standards.* Standards for parking shall be consistent with Section 26-173, except as otherwise stipulated in this paragraph (9). Shared parking, off-street parking, and bicycle facilities are encouraged to support the development of a built environment that accommodates motorized vehicles as well as pedestrian and bicycle traffic.

a. *Off-Street Parking.* The minimum number of parking spaces required for each use in each of the CC sub-districts shall be as follows, except where modified by on-street parking [see Section 26-111 (d) (9) d.] or shared parking standards as stipulated in subparagraph b., below.

b. *Shared Parking.* Shared parking is allowed; and if used, shall meet the following requirements:

1. A shared parking analysis, which shall be determined as follows:

[a] Determine the minimum amount of parking required for each separate use described in the below “Table of Parking Standards”.

[b] Multiply the parking requirement for each use by the corresponding percentage for each of the time periods described in the below “Table of Parking Ratios by Use and Time of Day for Shared Parking Arrangements”.

[c] Sum the total parking requirements for all uses for each of the five (5) time periods described in the below “Table of Parking Ratios by Use and Time of Day for Shared Parking Arrangements”.

[d] The parking requirement for the time period having the largest required total number of parking spaces based on the use as described in the below “Table of Parking Ratios by Use and Time of Day for Shared Parking Arrangements” shall be the minimum required number of parking spaces for the mixed-use development.

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

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

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

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

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

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

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

2. Each use or tenant in a CC-2 or CC-3 sub-district shall be permitted one (1) wall sign per street frontage, not to exceed one (1) square foot in area for each linear foot of street frontage. Wall signs may not be located on a building wall that has no public entrance, except for corner buildings facing roadways.
3. Each use or tenant in a CC-2 or CC-3 sub-district shall be permitted marquee signs, canopy signs, or hanging canopy signs not to exceed twelve (12) square feet in area per sign. The lowest point of a marquee sign, canopy sign, or hanging sign must be a minimum of eight (8) feet above the adjacent ground or sidewalk elevation.

b. *Ground-mounted signs.*

1. Ground-mounted signs in all CC sub-districts shall consist of no more than two (2) sign faces, limited to thirty-two (32) square feet per side and six (6) feet in height.
2. Supporting structures for ground-mounted signs shall be constructed of material compatible with the primary building material used on the façade of the principal building.
3. No more than one (1) ground-mounted sign is permitted for each principal driveway entrance. Such ground-mounted sign shall be placed within twenty-five (25) feet from the edge of the principal driveway entrance, but not within the sight visibility triangle formed by the intersection for the driveway and the public street.
4. Each freestanding commercial, mixed-use, or civic development is permitted one (1) ground-mounted sign per frontage abutting on a public street.

c. Illuminated signs shall be consistent with the regulations as stated in Section 26-176 and the following:

1. Digital signs are prohibited.

2. Externally illuminated signs are permitted, provided that their light source shall be directed downward so as not to cast glare upwards or towards adjacent properties.

(11) *Open Space Standards.*

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

1. *Primary Conservation Areas.* Primary Conservation Areas include streams, required stream buffers, wetlands designated by the National Wetlands Inventory, 100-year floodplain, slopes exceeding twenty-five percent (25%), areas of exposed rock, and private cemeteries and burial grounds. These areas shall be left in a natural and undisturbed state, except for the fewest perpendicular crossings of essential access roads, pedestrian pathways, multi-use trails, and utility lines.
2. *Secondary Conservation Areas.* Secondary Conservation Areas include land in water supply watersheds, aquifer recharge areas identified in the Richland County Comprehensive Plan, riparian and wetland buffers exceeding the minimum required width, slopes exceeding fifteen percent (15%), significant habitat areas as identified in the Richland County Comprehensive Plan, soils unsuitable for septic tanks, prime agricultural soils, mature hardwood forest, meadows, farm fields, pastures, and other areas of scenic value.
3. *Active Recreation Area.* Active recreation areas include greenways, trails, bikeways, paths, tennis, volleyball, handball, squash, bocce and basketball courts, ball fields, tracks, golf courses, swimming pools, clubhouses, equestrian facilities, beaches, docks, amphitheaters, stages, band shells, walkways, public squares, public lawns, picnic shelters and areas, open landscaped areas, and other land containing outdoor recreation features and facilities as determined by the Zoning Administrator. Lakes and ponds are allowed in outdoor recreation areas, but shall not be counted as open space.

- b. *Open space design standards.*

1. All primary conservation areas of a site shall be set aside as open space and shall meet the requirements of the Richland County Conservation Overlay District (Section 26-105).
2. A density bonus shall be provided for multi-use trail development as provided in Section 26-111 (d) (12).
3. Secondary conservation areas shall be set aside as open space to the maximum degree possible.

4. No more than fifty percent (50%) of required open space may consist of primary conservation areas.
 5. A minimum of twenty-five percent (25%) of required open space shall be used for passive parks, greenways, trails, squares, or greens, and shall be open to the general public.
 6. No more than ten percent (10%) of required open space may be areas of impervious surface.
 7. At least fifty percent (50%) of required open space within a single development shall be located in a contiguous tract.
 8. *Interconnected Open Space Network.* It is the intent of this subparagraph b. that the protected conservation areas, open spaces, greenways, bikeways, trails, sidewalks and outdoor recreation areas within a development that provide open space be continuous with compatible areas containing similar features on abutting property. The design of developments shall provide for maximum connections, providing pedestrian and bike access to off-site and on-site attractions, such as public trails, paths, parks, wildlife refuges, public facilities (such as community centers, schools, libraries, fire and police stations, senior centers, and utility easements), and institutions (such as churches, museums, and other cultural facilities).
 9. Each open space area must comprise an area of at least five hundred (500) square feet with a minimum dimension of twenty (20) feet of width or depth.
 10. Best Management Practices (BMPs). Active recreation areas, such as golf courses, playing fields, swimming pools and tennis courts, shall employ applicable BMPs and shall not be permitted in primary conservation areas.
- c. *Public seating.* It is the intent of this Subsection (11) to provide open space areas that promote a walkable environment and interaction among community members. The provision of both formal and informal public seating amenities is encouraged. Park benches, movable chairs and tables, and seating in the form of garden walls and monumental stairs are encouraged in open spaces, subject to approval by the Zoning Administrator.
- d. *Ownership, Maintenance and Control of Open Space.* Open space within a development shall be held in unitary ownership or control and be perpetually administered and maintained by one (1) or a combination of the methods below:

1. *Fee simple dedication.* Open space within developments may be offered for dedication to the public at the time of application. The county may, but shall not be required to, accept undivided open space.
 2. *Property owners' association.* The undivided open space and associated facilities may be held in common ownership by an association of property owners. Membership in the association shall be mandatory for all purchasers of property and their successors. The association shall be responsible for administration of common facilities and property and shall permanently maintain the undivided open space.
 3. *Private conservation organization.* The owner of open space may transfer easements to a land trust or other conservation-oriented, nonprofit organization with legal authority to accept such easements, subject to approval of the Zoning Administrator.
- e. *Maintenance of Open Space.* Open space areas shall be maintained in a manner that prevents them from being nuisances to health or safety.
1. Open spaces shall be kept free from the accumulation of litter and debris.
 2. Landscaped areas shall be kept free from dead or diseased trees and other vegetation.
 3. Hardscaped areas and appliances, such as recreational equipment and fountains, shall be maintained deeming them suitable for their intended uses and so as to be free of hazards.
- f. *Liens by Richland County.* In the event that the party responsible for maintenance of the open space fails to maintain all or any portion of such area as enumerated, upon ninety (90) days notice served to the owner, Richland County may assume responsibility for the maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of said corrective action and maintenance by Richland County may be charged to the owner, property owners' association, or to the individual property owners that make up the property owners' association and may included administrative costs and penalties. Such costs shall become a lien on the owners' properties until paid in full.
- (12) *Bonus Density Incentives.* It is the intention of this subsection to promote superior performance in the conservation of open space and natural resources, creation of mixed use development, and the provision of public services, including but not limited to, the dedication of public land and construction of multi-use trails consistent with the Crane Creek Master Plan. As such, the developer shall be entitled to additional density of use, in addition to that otherwise allowed, as provided in the table that follows:

Site Feature*	Authorized Bonus Density**
a. Multi-use trail is provided that is consistent with the Proposed Circulation Plan in the Crane Creek Master Plan.	One dwelling unit or 1,000 square feet of commercial space per 100 yards of trail.
b. Preservation of Open Space above and beyond that which is required.	One dwelling unit for each acre of dedicated open space that exceeds 10 percent of gross acreage of tract that is not in a primary conservation area.
c. Dedication of land for public facilities other than roads and required open spaces, such as a school, fire station, library, senior center, park, or other use approved by the Planning Commission.	Additional four dwelling units or 5,000 square feet of commercial space per acre of dedicated land.

*Developments qualifying for a multi-use trail density bonus under both a. and b. shall only be awarded a bonus for trail space under either a. or b., but not both.

**Maximum densities listed in Section 26-111(d)(5) shall apply.

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

- (1) *General.* The Table of Permitted Uses and Permitted Uses with Special Requirements for the CC Neighborhood District that follows, contains a listing of uses that may be permitted in one or more of the various sub-districts. Uses are listed in ten (10) functional categories. The categories in order of their listing are: residential uses; accessory uses and structures; recreational uses; institutional, educational and civic uses; business, professional and personal services; retail trade and food services; wholesale trade; transportation, information, warehousing, waste management, and utilities; manufacturing, mining, and industrial uses; and other uses. If a use is not listed, then the use is NOT permitted.
- (2) *Symbols used.* The districts in which a particular use is permitted (with or without special requirements), are indicated by a “P” or “SR” in the sub-district column(s) opposite the listed use.
- (3) *Meaning of symbols.* The meaning of the symbols in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions for the CC Neighborhood District are as follows:
 - a. *P.* Means the indicated use is permitted in the indicated sub-district.
 - b. *SR.* Means the indicated use is permitted provided special additional standards set forth in this Section are met. These standards are contained in Section 26-111 (e) (7).

- (4) *North American Industry Classification System (NAICS).* The *North American Industry Classification System, United States Manual – 2002 Edition* (NAICS) was utilized in the preparation of the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions for the CC Neighborhood District. The listing of the numerical references (in the NAICS) utilized is found in Appendix I. This listing and the 2002 NAICS manual shall be consulted as a guide for the purpose of interpretation by the Zoning Administrator when necessary. The NAICS number in the appendix refers to the corresponding NAICS classification for that particular use. Listings with a “000000” in the NAICS column do not correspond to any classification manual, but rather are identified uses of local significance.
- (5) *Relationship to other laws.* The listing of a use in the Table of Permitted Uses and Permitted Uses with Special Requirements for the CC Neighborhood District in no way relieves that use of having to meet all local, state, and federal laws pertaining to the establishment and operation of that use.
- (6) *Table of Permitted Uses and Permitted Uses with Special Requirements for the CC Neighborhood District.* See Table below:

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

USE TYPES	CC-1	CC-2	CC-3	CC-4
<u>Residential Uses</u>				
Accessory Dwellings	P	P	P	
Common Area Recreation and Service Facilities	P	P	P	
Continued Care Retirement Communities	P	P	P	
Dwellings, Conventional or Modular			P	
Multi-Family, Not Otherwise Listed		P	P	
Single-Family, Detached	P	P	P	
Single-Family, Zero Lot Line, Common	P	P	P	
Single-Family, Zero Lot Line, Parallel	P	P	P	
Two-Family		P	P	
Group Homes (9 or Less)	P	P	P	
Group Homes (10 or More)			P	
Rooming and Boarding Houses		P	P	
<u>Accessory Uses and Structures</u>				
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P	P	P	
Home Occupations	P	P	P	
Swimming Pools	P	P	P	
Yard Sales	P	P	P	

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

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

USE TYPES	CC-1	CC-2	CC-3	CC-4
Computer Systems Design and Related Services		P	P	P
Clothing Alterations/Repairs; Footwear Repairs		P	P	
Construction, Building, General Contracting, with Outside Storage				P
Construction, Building, General Contracting, without Outside Storage				P
Construction, Heavy, without Outside Storage				
Construction, Special Trades, with Outside Storage				SR
Construction, Special Trades, without Outside Storage		P	P	P
Engineering, Architectural, and Related Services		P	P	P
Exterminating and Pest Control Services				P
Funeral Homes and Services		P	P	
Furniture Repair Shops and Upholstery		P	P	P
Hotels and Motels			P	
Janitorial Services				P
Kennels				SR
Landscape and Horticultural Services				P
Laundromats, Coin Operated		P	P	
Laundry and Dry Cleaning Services, Non-Coin Operated		P	P	
Legal Services (Law Offices, Etc.)		P	P	
Linen and Uniform Supply			P	P
Locksmith Shops		P	P	
Management, Scientific, and Technical Consulting Services		P	P	
Massage Therapists			P	
Medical/Health Care Offices		P	P	
Medical, Dental, or Related Laboratories			P	P
Motion Picture Production/Sound Recording				P
Office Administrative and Support Services, Not Otherwise Listed		P	P	P
Packaging and Labeling Services		P	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)		SR	P	
Photocopying and Duplicating Services		P	P	
Photofinishing Laboratories		P	P	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Photography Studios		P	P	
Picture Framing Shops		P	P	
Professional, Scientific, and Technical Services, Not Otherwise Listed		P	P	
Publishing Industries				P
Real Estate and Leasing Offices		P	P	
Rental Centers, with Outside Storage				P
Rental Centers, without Outside Storage			P	P
Repair and Maintenance Services, Appliance and Electronics			SR	P
Repair and Maintenance Services, Automobile, Major				P
Repair and Maintenance Services, Automobile, Minor			P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large				P
Repair and Maintenance Services, Boat and Commercial Trucks, Small				P
Repair and Maintenance Services, Commercial and Industrial Equipment				P
Repair and Maintenance Services, Home and Garden Equipment			P	P
Repair and Maintenance Services, Personal and Household Goods			P	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics			P	P
Research and Development Services			P	P
Security and Related Services				P
Septic Tank Services				P
Tanning Salons			P	
Tattoo Facilities			P	
Taxidermists				P
Theaters, Live Performances			P	
Theaters, Motion Picture, Other Than Drive-Ins			P	
Tire Recapping				P
Travel Agencies (without Tour Buses or Other Vehicles)		P	P	
Truck (Medium and Heavy) Washes				P
Vending Machine Operators				P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		SR	SR	

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

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

USE TYPES	CC-1	CC-2	CC-3	CC-4
Restaurants, Limited Service (Drive-Thru)			P	
Restaurants, Snack and Nonalcoholic Beverage Stores			P	
Service Stations, Gasoline			P	P
Sporting Goods Stores		P	P	
Television, Radio or Electronic Sales		P	P	
Tire Sales			P	
Tobacco Stores		P	P	
Truck Stops				P
Used Merchandise Stores				
Video Tape and Disc Rental		P	P	
Warehouse Clubs and Superstores			P	
Wholesale Trade				
Apparel, Piece Goods, and Notions				P
Beer/Wine/Distilled Alcoholic Beverages				P
Books, Periodicals, and Newspapers				P
Chemicals and Allied Products				P
Drugs and Druggists' Sundries				P
Durable Goods, Not Otherwise Listed				P
Electrical Goods				P
Farm Products, Raw Materials				P
Farm Supplies				P
Flowers, Nursery Stock, and Florist Supplies				P
Furniture and Home Furnishings				P
Groceries and Related Products				P
Hardware				P
Jewelry, Watches, Precious Stones				P
Machinery, Equipment and Supplies				P
Market Showrooms (Furniture, Apparel, Etc.)				P
Metal and Minerals				P
Motor Vehicles				P
Motor Vehicles, New Parts and Supplies				P
Motor Vehicles, Tires and Tubes				P
Motor Vehicles, Used Parts and Supplies				P
Nondurable Goods, Not Otherwise Listed				P
Paints and Varnishes				P
Paper and Paper Products				P
Plumbing & Heating Equipment and Supplies				P

USE TYPES	CC-1	CC-2	CC-3	CC-4
Professional and Commercial Equipment and Supplies				P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)			P	P
Sporting Firearms and Ammunition			P	P
Timber and Timber Products				P
Tobacco and Tobacco Products				P
Toys and Hobby Goods and Supplies				P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>				
Antennas	SR	SR	SR	SR
Bus Facilities, Urban				P
Charter Bus Industry				P
Courier Services, Central Facility				P
Courier Services, Substations				P
Limousine Services				P
Power Generation, Natural Gas Plants, and Similar Production Facilities				P
Radio and Television Broadcasting Facilities (Except Towers)				P
Radio, Television, and Other Similar Transmitting Towers				P
Rail Transportation and Support Facilities				P
Remediation Services				P
Taxi Service Terminals				P
Truck Transportation Facilities				P
Utility Company Offices				P
Utility Lines and Related Appurtenances	P	P	P	P
Utility Service Facilities (No Outside Storage)				P
Utility Substations	SR	SR	SR	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)				P
Warehouses, Self-Storage				P
Warehouses, Self-Storage				P
Waste Treatment and Disposal, Non-Hazardous				P
Water Treatment Plants, Non-Governmental, Public				P

USE TYPES	CC-1	CC-2	CC-3	CC-4
<u>Manufacturing, Mining, and Industrial Uses</u>				
Apparel				P
Bakeries, Manufacturing				P
Beverage, Other Than Soft Drink and Water, and Tobacco				P
Beverage, Soft Drink and Water				P
Cement and Concrete Products				P
Chemicals, Basic				P
Chemical Products, Not Otherwise Listed				P
Clay Products				P
Computer, Appliance, and Electronic Products				P
Dairy Products				P
Dolls, Toys, and Games				P
Fabricated Metal Products				P
Food Manufacturing, Not Otherwise Listed				P
Furniture and Related Products				P
Glass and Glass Products				P
Jewelry and Silverware				P
Leather and Allied Products (No Tanning)				P
Leather and Hide Tanning and Finishing				P
Lime and Gypsum Products				P
Machinery				P
Manufacturing, Not Otherwise Listed				P
Medical Equipment and Supplies				P
Office Supplies (Not Paper)				P
Paint, Coating, and Adhesives				P
Paper Products (Coating and Laminating)				P
Paper Products (No Coating and Laminating)				P
Petroleum and Coal Products Manufacturing				P
Primary Metal Manufacturing				P
Printing and Publishing				P
Pulp, Paper, and Paperboard Mills				P
Rubber and Plastic Products				P
Seafood Product Preparation and Packaging				P
Signs				P
Soap, Cleaning Compounds, and Toilet Preparations				P
Sporting and Athletic Goods				P
Textile Mills				P
Textile Product Mills				P

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

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

(8) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses and Permitted Uses with Special Requirements for the CC Neighborhood District [see Section 26-111 (e) (6), above].

a. *Antennas.*

1. Use districts: All Districts.
2. In residential districts, no antenna shall be permitted between the front of a principal structure and any adjacent public road. In the case of corner lots, no antenna shall be permitted between the side of a principal structure and the road. No dish type antenna more than eighteen (18) inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent property.
3. In nonresidential districts, antennas may be placed at any location that is not visible from any adjacent public road. Antennas may be placed on top of a principal structure less than thirty (30) feet in height, provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of a flat roofed structure that exceeds thirty (30) feet in height. Antennas erected on any pitched roof structure, regardless of height of the structure, must be screened with materials compatible with the principal structure. The screening shall not be less than the height of the antenna. In these districts, dish type antennas measuring less than three (3) feet in diameter may be placed at any location on a principal structure, except for the building façade or any road oriented side wall.

b. *Automobile Towing, including Storage Services.*

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

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

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

3. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.

d. *Bars and Other Drinking Places.*

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

e. *Bus shelters.*

1. Use districts: All Districts.
2. Any person wishing to erect and maintain a bus shelter shall obtain a permit for each shelter from the Planning Department. Each permit shall cost fifty (\$50.00) dollars and shall be valid for one (1) year. The permit may be renewed upon payment of the fifty (\$50.00) dollar renewal fee.
3. A shelters may only be located at a designated bus stop that is presently being served by a public transit authority, and only one (1) bus shelter shall be allowed per bus stop location.
4. If the shelter is proposed to be located within a SCDOT right-of-way, the location of the shelter must be approved by SCDOT prior to obtaining a permit from the Richland County Planning Department.
5. Design plans for the bus shelter shall be submitted for review and a building permit obtained. The bus shelter must be built to the current and future editions of the International Building Code for

commercial structures, except that plumbing and mechanical elements are not required, and the bus shelter must be able to withstand sustained three (3) second wind gusts of up to 95 MPH. All normal review and permit fees apply, along with normal inspections.

6. The shelter shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings. It shall be illuminated and provide protection from weather elements. The shelter design shall include the following:
 - [a] Each shelter shall consist of an aluminum or steel framework suitable for supporting transparent wall panels and opaque roof panels. The shelter must have a rear wall section, two (2) side panels, and a roof. The transparent wall section must be of tempered glass.
 - [b] At a minimum, each shelter must have a six (6) foot bench, a bus route and schedule holder, a trash receptacle, and be illuminated during hours of darkness. The shelter must be installed on and attached to a concrete foundation.
 - [c] Each bus shelter must be erected in accordance with ADA specifications and requirements. The permittee is responsible to meet the ADA standards and any complaints of nonconformance must be rectified by permittee at his/her expense within thirty (30) days of notification by the Planning department. Under this subsection, ADA compliance includes, but is not limited to, sidewalk on ramps, tactile warnings, and signage or directional arrows indicating handicap accessibility.
 - [d] Advertising on the shelter shall be limited to the outward side of the side wall panels, and may provide a lighting source contained within the panel cabinet. Only two (2) advertisements will be allowed per shelter, and each advertisement will be limited to a maximum poster dimension of 4' wide by 6' high.
 - [e] The general dimensions of a typical shelter will be at a minimum 9' long by 6' wide by 8' high.
7. The route number shall be displayed prominently on the bus shelter.
8. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route.

9. Bus shelters shall be maintained in good repair and the person whose name is on the permit application shall be responsible for the cleaning, repairing or replacement of any part thereof, including advertising materials, sidewalks, walkways, curbs or foundations encompassed by the bus shelter. Such work as is necessary to relocate, alter or maintain the bus shelter will be done in such a manner that it will not in any way interfere with or endanger the safety of the general public in their use of the roads.
- f. *Cemeteries and Mausoleums.*
1. Use districts: Crane Creek -4.
 2. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
 3. Primary access to the facility shall be from a collector or thoroughfare road.
- g. *Construction, building, general contracting, without outside storage.*
1. Use districts: Crane Creek-4.
 2. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- h. *Daycare, Adult, Home Occupations (5 or fewer).*
1. Use districts Crane Creek -1, Crane Creek – 2, Crane Creek – 3
 2. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence.
 3. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 4. All other state and federal regulations shall be met.
- i. *Daycare, Child, Family Daycare, Home Occupations (5 or fewer).*
1. Use districts: Crane Creek-1, Crane Creek-2, Crane Creek-3
 2. A child family day care home occupation must be operated in an occupied residence.

3. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
4. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
5. All other state and federal regulations shall be met.

j. *Golf Courses.*

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

k. *Golf Driving Ranges (Freestanding).*

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

l. *Kennels.*

1. Use district: Crane Creek-4
2. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
3. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.

3. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.
- m. *Pet Care Services (excluding veterinary office and kennels).*
2. Use districts: Crane Creek-2
 3. All pet care services shall be conducted inside an enclosed structure.
- n. *Places of Worship.*
1. Use district: Crane Creek – 1
 2. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector or thoroughfare road.
 3. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
 4. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.
- o. *Public or private parks.*
1. Use districts: All Districts.
 2. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
 3. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- p. *Public recreation facilities.*
1. Use districts: All Districts.
 2. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
 3. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

4. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
 5. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.
- q. *Repair and maintenance service, appliance and electronics.*
1. Use districts: Crane Creek-3
 2. No outside storage of appliances, equipment, or parts shall be permitted.
- r. *Schools, including public and private schools, having a curriculum similar to those given in public schools.*
1. Use districts: Crane Creek-1.
 2. The minimum lot size for a school shall be two (2) acres.
 3. Parking and active recreation areas shall not be located within any required setback.
 4. Primary access shall be provided from a collector or a thoroughfare road.
- s. *Utility substations.*
1. Use districts: All Districts.
 2. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
 3. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
 4. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).
- t. *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

1. Use districts: Crane Creek-2, Crane Creek-3.
2. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
3. All buildings used in the operation shall be soundproofed and air-conditioned.
4. Outside activity shall be limited to six (6) hours per day or fewer.
5. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
6. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

u. *Zoos and Botanical Gardens.*

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

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-186, Green Code Standards; Subsection (b), is hereby amended to read as follows:

- (b) *Applicability/Establishment.* The owner of property within an RU, RS-E, RS-LD, RS-MD, ~~or RS-HD,~~ or CC zoning district may apply the development standards found within this section, in lieu of the development standards set forth for the applicable zoning district, subject to meeting the requirements of this section.

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

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY
OF _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

EXPLANATION

Title:

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

What this ordinance will do:

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

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

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

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

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1), Requirements for all zoning categories and applications; Subparagraph (h); is hereby amended to read as follows:

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

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

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY
OF _____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (A PORTION OF TMS #22900-02-09) FROM C-1 (OFFICE AND INSTITUTIONAL DISTRICT) TO C-3 (GENERAL COMMERCIAL) AND TO CHANGE AN EQUAL PORTION OF THE SAME TAX MAP NUMBER FROM C-3 (GENERAL COMMERCIAL) TO C-1 (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property (a portion of TMS # 22900-02-09) from C-1 (Office and Institutional District) zoning to C-3 (General Commercial) zoning, and to change an equal portion of the same tax map number from C-3 (General Commercial) zoning to C-1 (Office and Institutional District) zoning, all as shown on Exhibit A, which is attached hereto.

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

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

Section IV. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

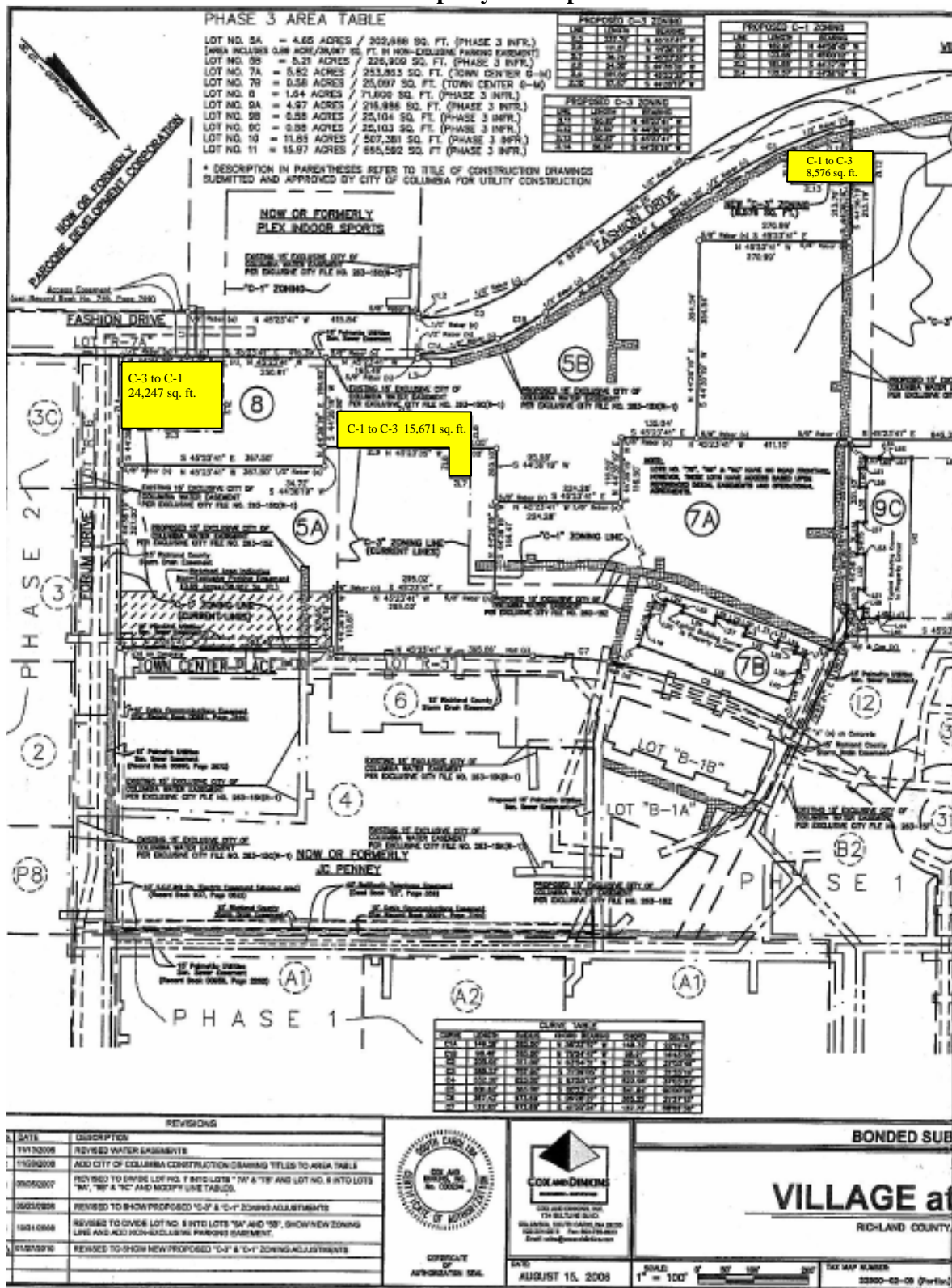
By: _____
Paul Livingston, Chair

Attest this _____ day of _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: March 2, 2010
First Reading: March 2, 2010
Second Reading: March 16, 2010
Third Reading: March 23, 2010 (tentative)

Exhibit A Property Description



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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-183, ROAD NAMING AND ADDRESSING.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definition:

E9-1-1 address number. The number assigned to any building or property in a sequential manner.

E9-1-1/Enhanced 9-1-1. An Emergency Telephone System by which users may be directly connected to Richland County dispatchers for emergency assistance.

E9-1-1 property address. The unique E9-1-1 address number and roadway name that is used in combination with one another to effectively locate a building for use with the E9-1-1 System.

INTRADO: The AT&T Southeast vendor for maintaining the Richland County Enhanced 9-1-1 database.

Mailing address. The address assigned or adopted by the United States Postal Service for the purpose of delivering mail. A mailing address may or may not be identical to the property address.

Private drives. An area of land that is privately owned, provides vehicular access to residential lots and has not been dedicated; or a private right-of-way created by recorded easement, or other instrument, or an existing roadway for access, where no recording has taken place, or no right of interest has accrued to the public and has not been designated as part of the county road maintenance system.

Road prefix. A prefix appearing before the root name, which is directionally known as North, South, East, or West and shall be abbreviated N, S, E, and W.

Road suffix. A suffix to the road name that shall appear just after the root name and shall be abbreviated according to standards established by the United States Postal Service.

Sign, street. A sign placed at a roadway intersection that indicates the road name and block number.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-183, Road Naming and Addressing; is hereby amended to read as follows:

Sec. 26-183. Road naming and addressing.

(a) *General provisions.*

~~(1) — *Uniform system.* — A uniform system of naming roads and numbering properties and principal buildings, called “Guidelines for Road Naming and Addressing in Richland County”, will be maintained by the planning and development services department.~~

~~(2) — *Addresses, generally.* — An address shall be available for all principal dwellings and buildings within the unincorporated area of the county. Addresses will be provided only on those roads that have been assigned a name in accordance with the guidelines set forth by the planning department.~~

~~(3) — *Road naming, generally.* — Upon recommendation of the planning department, the planning commission, in conjunction with the requirements set forth in Section 6-29-1200 of the S.C. Code of Laws, as amended, will be responsible for naming all roads in the unincorporated areas of the county. New road names will not be allowed if they duplicate existing county road names, including road names within zip code areas that cross county boundaries into neighboring counties. Existing duplicate road names shall be changed as necessary to ensure the efficiency of the emergency response system.~~

~~(b) — *Assignment of numbers.*~~

~~(1) — *Basis for assignment.* — The planning department, in conjunction with the county assessor’s office, shall assign all numbers on the basis of one number for each fifty (50) feet of frontage along the road. All buildings north of the east west roads and east of north south roads shall bear even numbers, and likewise, all buildings south of east west roads and west of north south roads shall bear odd numbers. All roads running more nearly north south shall be numbered as north south roads, and all roads running more nearly east west shall be numbered as east west roads.~~

~~(2) — *Number to be assigned.* — No building shall have more than one number. If multiple buildings have frontage within one or more assigned forty (40) foot frontage area(s) so that sufficient numbers are not available to give each building a separate number designation, then all such buildings at~~

~~that location will be assigned the same number and each one of such buildings will carry a sub designation in addition to the assigned number.~~

~~(3) — *Location of numbers.* When each dwelling or building has been assigned its respective number or numbers, the owner, occupant, or agent shall be required to immediately attach the assigned number or numbers in accordance with the following provisions. The cost of the numbers shall be paid for by the property owner.~~

~~a. — *Size/material.* Residential numbers shall not be less than three (3) inches in height, and business numbers shall not be less than four (4) inches in height. Numbers shall be made of a durable and clearly visible material that is in a contrasting color to the building.~~

~~b. — *Placement.* The numbers shall be conspicuously placed immediately above, on, or at the side of the proper door of each building so that the number can be seen plainly from the road line. Whenever the building is more than fifty (50) feet from the road line, the numbers must be placed near the walk, driveway, or common entrance to the building, and upon a mailbox, gate post, fence, or other appropriate place so as to be easily read from the road line.~~

~~c. — *Digits.* The number or numbers assigned to each dwelling or building shall not exceed five (5) digits.~~

~~(4) — *Administration.*~~

~~a. — *Application.* Whenever any principal dwelling or building is erected or located in the county, it will be the duty of the owner or owners to obtain the correct address for the property as designated by the planning department, and to immediately attach the number or numbers to the building as provided in this subsection. No building permit will be issued for any dwelling or building until the owner has obtained the official address from the planning department.~~

~~b. — *Final approval on construction.* Final approval of any principal structure erected, altered, repaired, or modified shall be withheld by the building inspections division until the address is posted on said structure as outlined in this subsection.~~

(1) *Purpose.* There is hereby established a uniform system for road naming and addressing property and buildings on all roads, streets, and public and private ways in the unincorporated area of Richland County; all roads shall be named and all buildings and property shall be numbered in

accordance with the provisions set forth in this Section. A uniform system for road naming is essential in expediting the response time from all emergency services agencies, such as police, fire, ambulance or other rescue services; in facilitating postal and other service delivery; and in reducing confusion for the driving public.

(2) Authority. These regulations have been adopted by Richland County Council pursuant to authority conferred by Section 4-9-30 of the South Carolina Code Laws, 1976, as amended, to promote the public health, safety, and general welfare of present and future inhabitants of Richland County, South Carolina, and pursuant to Section 6-29-1200 of the South Carolina Code of Laws, 1976, as amended (the Planning Enabling Act) and Section 23-47-60 of the South Carolina Code of Laws, 1976, as amended (the Public Safety Communications Center Act).

(3) Jurisdiction. The regulations set forth herein shall apply only to those properties, buildings, streets, and public or private roads that are located within the unincorporated area of Richland County, and those incorporated areas included through intergovernmental agreement. It shall be the responsibility of all municipalities and political subdivisions not included through intergovernmental agreement to coordinate road naming and property numbering with the Richland County Addressing Coordinator Specialist.

(4) Administration. The Addressing Coordinator Specialist shall be the Administrator of the regulations set forth herein and shall have the authority to verify, modify, or assign addresses and to enforce the requirements of this Section.

(b) Road naming standards.

(1) Approval agency. The Addressing Coordinator Specialist of the Department of Planning and Development Services shall coordinate the naming and/or renaming of public and private roads within the county. All road names shall then be forwarded to the Richland County Planning Commission for review and final approval.

(2) Road naming. The Richland County Planning Commission shall be responsible for approving and authorizing street names in its area of jurisdiction pursuant to Section 6-29-1200, Code of Laws of South Carolina, 1976, as amended.

a. All roads maintained by the county, state highway department, or municipality shall be named.

- b. Any person wishing to name a road shall first submit a petition on a form provided by Addressing Coordinator Specialist. An appropriate subdivision plat, record survey, or tax map showing all parcels/lots shall be provided. The petitioner shall be required to submit property owners' names and mailing addresses for each dwelling on the road. In order to be considered, the petition must be signed by at least fifty-one percent (51%) of the resident property owners of record. Resident property owner information will be verified against the tax assessor's database records.
- c. When deemed necessary, the Addressing Coordinator Specialist shall request input from property owners of record along the road to be named. If the property owners of record do not respond within fifteen (15) working days of the date of the initial notification, the Addressing Coordinator Specialist reserves the right to recommend a name to the Planning Commission.
- d. When approving or changing road names, consideration shall be given to the special needs of emergency service providers, United States Post Office delivery, the Geographic Information System, Enhanced 9-1-1, and Computer Aided Dispatch.
- e. Road names may be reserved for a subdivision, person, or group who requested the use of the name. A road name maybe reserved for five (5) years; after such time a written request for a one (1) year extension shall be submitted to the Richland County Addressing Office. If such request is not received, the name(s) will no longer be reserved and may be assigned at the discretion of the Addressing Coordinator Specialist.
- f. Existing reserved road and subdivision names in the County's "Reserved Road Names" database that are ten (10) or more years old shall be removed after notifying the initiator, engineering firm, developer, etc.
- g. Municipalities shall check new road names with the Addressing Coordinator Specialist or his/her designee to ensure that the names are not duplicated or otherwise problematic. If a municipality approves road names that are not acceptable to the Addressing Coordinator Specialist the road names shall not be entered into the county-wide E9-1-1 data bases, as the new road names may cause confusion with existing road names.
- h. The Planning Department shall maintain a database of existing and proposed road and subdivision names, so that duplication and sound-alike road names are neither assigned nor approved.

(3) Selection of road names.

- a. Road names should be easy to read, spell, and pronounce, so that the public is able to use the name in an emergency situation regardless of limited reading and pronunciation skills.
- b. Roads that pass through more than one (1) municipality shall bear the same name throughout the county wherever possible. Street and roadway name changes shall only occur at an intersection or prominent landmark, rather than at a curve or some arbitrary point.
- c. A street suffix shall be included as a proper part of the road name. Name suffixes such, as Street (St), Drive (Dr) Avenue (Ave), Court (Ct), Road (Rd), shall be used to describe the type of road being named. Double suffixes (e.g. Blue Point Road) shall be avoided, except in the case of Extension (Ext); e.g. Blue Road Ext).
- d. Street names shall be no longer than eighteen (18) characters, spaces, and/or letters.

(4) Road names to avoid.

- a. Road names that are duplicated, or are similar to, either phonetically or by spelling, another road name in the county, regardless of suffix or directional reference, including road names within zip code areas that cross county boundaries into neighboring counties.
- b. Names duplicated in surrounding jurisdictions that share emergency dispatch services (e.g. Lexington, Kershaw, Fairfield, Cayce).
- c. Names that contain hyphens, slashes, apostrophes, abbreviations, or other special characters (e.g. Moore-Wood Rd, Sandy's , T & S Drive).
- d. Names that are the same as or similar to, an existing subdivision name, except when the street is within the named subdivision.
- e. Directional (N, S, E, W or combinations thereof) shall not be allowed unless paired (e.g. N. Moss Ln must connect with a S. Moss Ln).

(5) Changing a road name.

- a. Existing road names may only be changed pursuant to Section 6-29-1200, South Carolina of Laws, 1976, as amended, and include the following reasons:
1. A road name duplicates or is similar to another, either phonetically or by spelling, within a 9-1-1 community or an emergency service district. This is in accordance with State Law, which states “Existing duplicated road names must be changed as necessary by the local government to ensure the efficiency of the emergency response system”; or
 2. The 9-1-1 Central Dispatch/Communications Department submits a written request to the county that a certain road name needs to be changed due to its causing confusion with the dispatch and/or delivery of emergency service delivery; or an emergency service provider requests in writing that a particular street name is causing service delivery confusion; or
 3. The United States Postal Service presents a request in writing stating that a particular road name is causing service delivery confusion; or
 4. When road configurations exist or change so that a road is split into two (2) or more non-continuous sections; or
 5. When the Addressing Coordinating Specialist finds conditions that results in confusion in emergency service delivery; or
 6. A change may simplify markings or giving directions to persons looking for an address; or
 7. Any other good and just reason that may appear to the Planning Commission.
- b. A “Road Name Change Petition” must be submitted for renaming roads. In order to be considered, the petition must be signed by at least seventy-five percent (75%) of the property owners of record, whose street address would be affected by changing the road name. Property owner information will be verified against the tax assessor’s database records.

- c. After the Planning Commission has approved the new road name, a “Road Name Change Certificate” shall be recorded in the Register of Deeds Office.
- d. A new road name shall not be changed for a period of five (5) years.
- e. The Addressing Coordinating Specialist or his/her designee shall notify the following of new road names or renaming:
 - 1. Emergency service providers;
 - 2. AT&T and/or the holder of the County’s E9-1-1 contract;
 - 3. 9-1-1 Dispatch;
 - 4. The U.S. Postal Service;
 - 5. Richland County departments of GIS, Voter Registration, and Tax Assessor;
 - 6. Affected school district(s); and
 - 7. Water and electric utility companies.

(6) Administrative procedures for changing a road name.

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- a. The Planning Commission shall hold a public hearing regarding the proposed road name change after providing notice of such public hearing in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The Addressing Coordinating Specialist or his/her designee shall notify the property owners and residents of record, which are along the road, of the time, date, and location of the public hearing. The public hearing will allow residents/property owners to express their opinion and/or provide information to the Planning Commission regarding the proposed name change.
- b. After the public hearing, the Planning Commission shall determine whether to approve the road’s new name. The Richland County Planning Commission is responsible for approving and authorizing street names in its area of jurisdiction pursuant to Section 6-29-1200, Code of Laws of South Carolina, 1976, as amended. In the event of disagreement over the new name, the Planning Commission shall select a neutral name.

c. The Addressing Coordinating Specialist or his/her designee shall notify affected property owners of the Planning Commission's determination.

(7) County initiated road name changes.

a. The Addressing Coordinating Specialist shall select the road to be changed using the following criteria:

1. Similarity to other road names in the county;
2. The historical significance of a road name to Richland County;
3. One road serving as a natural continuation of another (one road with two or more names);
4. The number of residents and/or businesses affected;
5. Improper, inadequate, or confusing numbering along the road in question;
6. Information presented by residents and/or property owners; and
7. All other things being equal, the change that will affect the least number of residents and/or businesses will be made.

b. The property owners of record whose property touches the road selected for renaming of shall be notified.

1. Failure of a property owner to respond within fifteen (15) working days shall result in a road name submission to the Planning Commission by the Addressing Coordinating Specialist.
2. The Addressing Coordinating Specialist shall notify residents and property owners of record of the name to be recommended to the Planning Commission, as well as the date and time of the public hearing before the Planning Commission.

(8) Costs associated with owner-initiated name changes. The party initiating the road name change shall pay for all cost associated with obtaining the name change including, but not limited to, addressing and street signage.

(9) *Damage to road signs.* It shall be unlawful for any person, corporation, firm, or association of persons to alter, remove, deface or damage any road name signs placed by the county pursuant to this Section, and any violation of this Section shall be deemed a misdemeanor and shall be punished as allowed by law.

(c) *Road suffix designations and abbreviations.*

(1) *Common suffix designations and abbreviations.* Common suffix designations and abbreviations shall be used on all county maintained roads as follows:

- a. **Boulevard (BLVD):** Wide road with median and landscaping.
- b. **Circle (CIR):** A loop road that returns to itself; circular or semi-circular roads.
- c. **Court (CT):** Permanently closed streets, such as cul-de-sacs. Horseshoe-shaped streets, generally designated by one (1) name throughout their entire length. Usually has only one ingress/egress.
- d. **Drive (DR):** Most common designation for secondary roadway. Usually have more than one ingress/egress.
- e. **Lane (LN):** Minor dead-end streets; usually have only one ingress/egress. Mostly for private roads.
- f. **Road (RD):** Generally an arterial/collector road. Heavy traffic volume.
- g. **Trail (TRL):** Usually have more than one ingress/egress. Not heavily traveled.
- h. **Way (WAY):** A minor road or street often which dead ends.

(d) *Subdivisions.* The subsection applies to a road that is located completely within or along a proposed subdivision.

(1) *The naming of roads created by a proposed subdivision shall be initiated by the property owner or his/her agent.*

(2) *During preliminary subdivision or preliminary Planned Unit Development plat map review, the developer or agent shall submit a street naming proposal to the Addressing Coordinator Specialist of the Planning Department, which includes:*

- a. A map of the overall tract illustrating street layout, the name proposed for each street, and
 - b. An alphabetical list of the proposed street names.
- (3) Proposed road names that are shown on preliminary, bonded or final plats shall be reviewed by the Addressing Coordinator Specialist for verification of E9-1-1 compliance and reservation for future use. Once the Planning Commission has approved the road name, it shall be shown on the bonded and final plat before recordation.
 - (4) A bonded plat must be approved and stamped for recordation by the Planning Department before an address is issued.
 - (5) Bonded plats, and minor and major development plans shall be addressed within seven (7) business days upon issuance of approved plans.
 - (6) Subdivision names shall be approved by the Addressing Coordinator Specialist.
 - (7) Subdivision names shall not be numerical or single-alphabet letters.
- (e) Private drives.
- (1) A private, unnamed right-of-way that provides ingress and egress to three (3) or more addressable structures (e.g. residence, business) shall be named.
 - (2) Property owners of record shall submit a petition to the Planning Department to have a private drive be named.
 - (3) If one hundred percent (100%) of the property owners' signatures cannot be obtained, then the Addressing Coordinator Specialist shall review the petition for merit with regards to any E9-1-1 issues. If there is an immediate need to name the private drive for emergency services personnel to be able to locate said property, then the Addressing Coordinator Specialist shall make a recommendation to the Planning Commission on behalf of the petitioner. If no immediate needs are determined for 9-1-1 purposes, then the petition shall be denied.
- (f) Addressing.
- (1) Approval agency. The Addressing Coordinator Specialist or his/her designee shall assign house numbers in the unincorporated areas of Richland County and on all public and private roadways; and shall coordinate municipal addresses that are to be added to the E9-1-1

database. The Addressing Coordinator Specialist or his/her shall also assign and maintain addresses within the jurisdiction of any municipality with whom there is intergovernmental agreement.

(2) *General guidelines.* A unique address number shall be assigned to each and every structure, individually, that requires phone service, electricity, or otherwise is deemed necessary to be addressed for E9-1-1 purposes. No two (2) dwellings or structures shall share the same address.

a. The property address shall be used as the mailing address unless other arrangements have been made (i.e. post office box).

b. The address number shall be determined by the front door/main entrance in a subdivision or stick-built home, and/or via drive or right-of-way for manufactured homes, or whichever gives maximum visibility from the road line. Address numbers shall be assigned based upon one (1) number for each fifty (50) feet of frontage along the road

c. Numbers shall be odd on the left hand side of the road and even on the right side of the road beginning at the point of origin, as determined by the Addressing Coordinator Specialist.

d. Block numbers shall be assigned to road sections by using an appropriate scale, as determined through GIS technology.

e. Fractional addresses (e.g. 1/2) shall not be used.

f. Corner lots shall be addressed from the road upon which the principle entrance faces, except when the principal entrance is not visible from the road or is inaccessible for fire access from that road. In those instances, the parcel shall be addressed from the road intersected by the driveway.

g. All street address ranges and road names shall be inputted into the Intrado database as long as AT&T holds the County's E911 contract for emergency services.

h. Flagged lots shall be addressed to the public road to which they obtain access.

(3) *Residential apartments and other multi-dwelling structures.* Individual apartment units shall be numbered considering the type of unit, the individual apartment entrance location, and building design as follows:

- a. Duplex Townhouse/condominiums: A number shall be assigned to the front entrance of each individual unit.
 - b. Apartments: Apartments shall be numbered with the main building receiving one central address and each individual apartment being assigned apartment numbers as secondary location indicators/sub-designations.
 - c. Mobile Home Parks: Mobile Home Parks shall have one (1) central number assigned for the entire park, along with secondary location indicators/sub-designations. The park name and lot number shall be included in the address (e.g. Sunny Mobile Home Park, 200 Sunny Road, Lot 20).
 - d. The United States Postal Addressing Guidelines may take precedence when addressing collective developments.
- (4) Changing address numbers. Correctly address numbers that are in use shall not be changed. However, address numbers may be changed for the following reasons:
- a. The existing address number is not in sequence and/or does not run consecutively in the same direction as the County address system or if the address number fails to observe the odd-even protocol. If staff determines that a change in address number would cause undue hardship and there is no threat to public safety, health, or welfare, then staff may approve a variance to this subsection.
 - b. An address is duplicated.
- (5) Notification of address. Written notification of the proper address of each building shall be given to the owner, occupant, or agent of each building in all instances where a new number is assigned.
- (6) Notification of new address information to proper agencies. The Addressing Coordinator Specialist or his/her designee shall notify the residents/property owners, the Richland County 9-1-1 Communications Department, the U.S. Postal Service, the E9-1-1 database maintenance organization, appropriate state agencies, and public utility and affected emergency service providers whenever a new address has been assigned. It shall be the responsibility of the occupant to notify their respective telephone companies by informing the company of the correct address at the time telephone service is requested.
- (7) Placement of numbers.

- a. General. When a house or building has been assigned its respective number or numbers, the owner, occupant, or agent/person in charge shall place or cause to be placed upon each house or building controlled by him/her the number or numbers assigned under the uniform system outlined in this ordinance.
- b. Posting of numbers.
1. All numbers shall be made of a durable, clearly visible, and reflective material that contrasts with the color of the house, building or structure on which it is being placed.
 2. The numbers must be posted as numerals and must not be spelled out.
 3. The address shall be placed on existing buildings within twenty-one (21) days from the date shown on the written notification that is referenced in subsection (f) (5), above.
- c. Residential numerals shall be at least three (3) inches in height, and numerals for multiple dwelling units and nonresidential buildings shall be at least six (6) inches in height, and shall be placed on the front of the building facing the road or on the end of the building nearest the road.
- d. Numbers shall be conspicuously placed immediately above, on, or at the side of the door facing the road off which the structure is addressed so that the number is clearly visible from the road line.
- e. In the case where the building cannot be seen from the road or is situated more than fifty (50) feet from the road line, the building number shall also be placed near the walk, driveway, or common entrance to the building, or upon the mailbox, gatepost, fence, or other appropriate place so as to clearly be visible from the street or road.
- f. The road address number shall be displayed on both sides of the mail box. If mailboxes are grouped together, the road address number shall be displayed on the mailbox door, as well as on both sides of the mailbox.
- g. The United States Postal Services shall determine where mailboxes should be placed.
- h. The property owner or occupant or person in charge of the house or building shall keep numbers clearly visible during both day and

night, and throughout the year. Numbers shall not be obstructed in any way by trees or shrubbery, hanging flower baskets, tarps, flags, wind socks, newspaper boxes, parked vehicles, etc.

i. The number or numbers assigned to each dwelling or building shall not exceed five (5) digits.

(8) Cost of numbers. Costs and installation of the numbers shall be paid for by the property owner or occupant or person in charge of house or building.

(g) Administration and implementation.

(1) Conflict over proper number. In case of conflict as to the proper number to be assigned to any building or parcel of land, the Addressing Coordinator Specialist shall use his/her best judgment to determine the number of such building or parcel.

(2) Responsibility to secure correct number. It shall be the duty of the owner, occupant, or agent of each house, building or other structure to secure the correct number or numbers as designated by the Addressing Coordinator Specialist or his/her designee for said property, and to post said number or numbers as prescribed by this Section.

(3) Withholding of building permit. No building permit shall be issued for any building or structure until the owner has obtained the assigned number or numbers from the Addressing Coordinator Specialist. In the event that the Addressing Coordinator Specialist or his/her designee is unable to assign an address, the Addressing Coordinator Specialist shall notify the Building and Inspections Department of the delay. In such a case, the Building and Inspections Department shall withhold the permit. The Addressing Coordinator Specialist shall notify the applicant and the Building and Inspections Department of the correct address.

(4) Enforcement of posting numbers. The office of the Richland County Fire Marshal, with the aid of the local fire officials, shall be responsible for enforcing the posting of numbers. Before the Fire Marshal issues a citation for any structure without properly posted numbers, the Addressing Coordinator Specialist shall be consulted regarding the proper address of the structure in question. The Addressing Coordinator Specialist will issue a letter of warning giving the violator ten (10) days from the date the letter is mailed, to correct the violation. If the property owner, occupant, or agent has not properly posted the address after the ten (10) day time period, then the Richland County Fire Marshal or a local fire officer shall issue a citation.

(h) Violations and penalties.

- (1) Failure to post address. Failure by the owner, occupant, or agent responsible for a building to place or cause to be placed on each building proper numbers, as provided by this Section, shall constitute a violation; and the owner, occupant or agent shall be deemed guilty of a misdemeanor and upon conviction shall be fined or imprisoned for a term not to exceed the authority of the Magistrate's Courts. Each day that such violation continues to exist shall constitute a separate offense.
- (2) Tampering with street signs, posting illegal street signs. Removing or defacing a street name sign in any manner, placing a street name sign in any location not approved for such by the Addressing Coordinator Specialist, or being found in possession of a stolen street sign shall constitute a violation; and such person shall be deemed guilty of a misdemeanor and upon conviction shall be fined or imprisoned for a term not to exceed the authority of the Magistrate's Courts.
- (3) Naming of streets not approved by the Planning Commission. Failure to obtain proper approval from the Addressing Coordinator Specialist of any road name used within the unincorporated areas of Richland County and the recordation of any plat containing any road name not approved by the Planning Commission shall constitute a violation; and such person shall be deemed guilty of a misdemeanor and upon conviction shall be fined or imprisoned for a term not to exceed the authority of the Magistrate's Courts.
- (4) Removing or defacing numbers. Any person who unlawfully removes, defaces, mars, changes, destroys, or renders an existing number or numbers unreadable in any manner shall be deemed guilty of a misdemeanor, and upon conviction shall be fined or imprisoned for a term not to exceed the authority of the Magistrate's Court.

SECTION IV. Severability. If any section, subsection, or clause of this Ordinance shall be held by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such finding shall not affect the validity of the remaining sections, subsections, and clauses of this Ordinance.

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

SECTION VI. Effective Date. This Ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____

Paul Livingston, Chair

Attest this _____ day of
_____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION

PLANNING COMMISSION	PLANNING COMMISSION RECOMMENDATION	COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	Goes back to PC and is reviewed	Goes back to PC and starts over	Does not go back to PC
Zoning District X to Zoning District Y	APPROVE	APPROVE			X
Zoning District X to Zoning District Y	DENY	APPROVE			X
Zoning District X to Zoning District Y	APPROVE	DENY			X
Zoning District X to Zoning District Y	DENY	DENY			X
Zoning District X to Zoning District Y	APPROVE	Zoning District X to Zoning District Z		X	
Zoning District X to Zoning District Y	DENY	Zoning District X to Zoning District Z		X	
Zoning District X to PDD	APPROVE	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	APPROVE	Zoning District X to PDD with more restrictions			X
Zoning District X to PDD	DENY	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	DENY	Zoning District X to PDD with more restrictions			X

