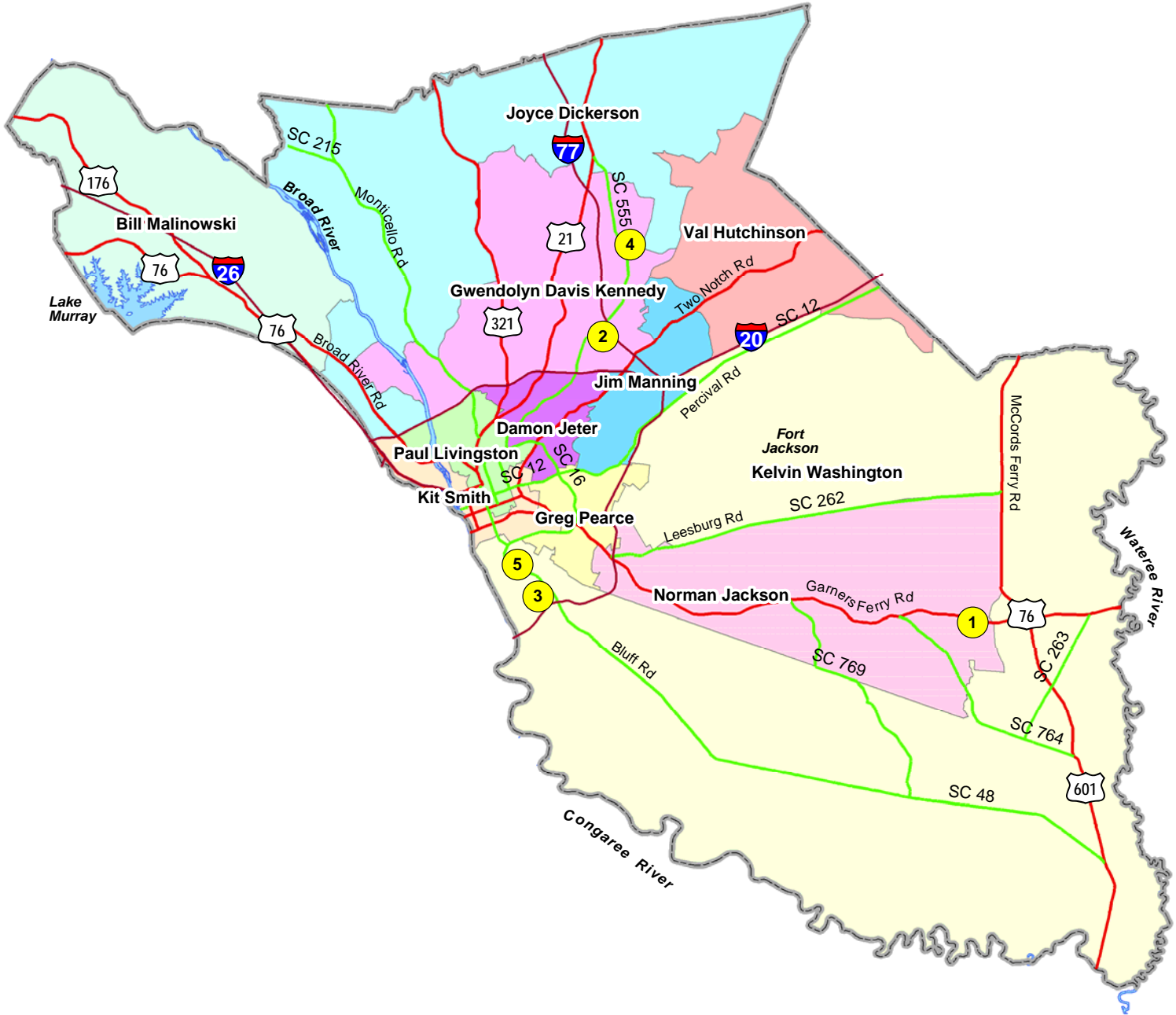


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JULY 27, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JULY 27, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-18 MA	Josh Williamson	35200-09-06 & 60	11315 & 11325 Garners Ferry Rd.	Jackson
2. 10-19 MA	Columbia Jewish Day School	17103-01-07	8328 Parklane Road	Kennedy
3. 10-20 MA	Capital Development Partners, LLC	11115-06-03	Bluff Road & Blair Street	Washington
4. 10-21 MA	Lexington Land Development Co., LLC	17400-05-30 & 31	Clemson Rd. & Longreen Pkwy.	Kennedy
5. 10-22 MA	Waffle House	11283-10-01	Bluff Road	Washington



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, July 27, 2010

7:00 P.M.

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

Anna Almeida, AICP Planning Director
Amelia R. Linder, Esq. Attorney

CALL TO ORDERHonorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS

1. Case #10-18 MA
Josh Williamson
PDD to GC (2.35 acres)
11315 & 11325 Garners Ferry Rd.
TMS # 35200-09-06 & 60 **[FIRST READING]**
Planning Commission Denied 6-1
Page 1

2. Case #10-19 MA
Columbia Jewish Day School
Robert Lapin
M-1 to GC (3.5 acres)
8328 Parklane Rd.
TMS # 17103-01-07 **[FIRST READING]**
Planning Commission Approved 7-0
Page 11

3. Case #10-20 MA
Capital Development Partners, LLC.
Mark James
M-1 to GC (1.02 acres)
Bluff Rd. & Blair St.
TMS # 11115-06-03 **[FIRST READING]**
Planning Commission Approved 7-0
Page 19

4. Case #10-21 MA
Lexington Land Development Co., LLC.
Benjamin Kelly
HI to GC (4.05 acres)
Clemson Rd. & Longreen Parkway
TMS # 17400-05-30 & 31 **[FIRST READING]**
Planning Commission Approved 7-0
Page 27
5. Case #10-22 MA
Waffle House
Butch Baur
HI to GC (.349 acres)
Bluff Rd.
TMS # 11283-10-01 **[FIRST READING]**
Planning Commission Approved 7-0
Page 35

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; SECTION 26-22, DEFINITIONS; SO AS TO DEFINE DORMITORIES, HOTELS, MOTELS, TRANSIENT LODGING, AND PRIMARY CAMPUS. **[FIRST READING]**
Planning Commission Approved 7-0
Page 43
2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RESIDENTIAL USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT DORMITORIES IN THE OI OFFICE AND INSTITUTIONAL DISTRICT AND IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS. **[FIRST READING]**
Planning Commission Denied 7-0
Page 95
3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RESIDENTIAL USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT DORMITORIES IN THE OI OFFICE AND

INSTITUTIONAL DISTRICT AND IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS; AND SO AS TO PERMIT DORMITORIES IN THE RM-HD RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT AS SPECIAL EXCEPTIONS. **[FIRST READING]**

Planning Commission Approved 6-1

Page 145

NO PUBLIC HEARING

Case #10-09 MA

1539 Horseshoe Lodging, LLC

Ernest W. Cromartie III

GC to RM-HD (4.86 acres)

TMS # 17011-08-06

1539 Horseshoe Dr. **[FIRST READING]**

Planning Commission **Denied 7-2**

Page 145

OTHER BUSINESS

1. RECOMMENDATION AS TO WHETHER OR NOT THE CURRENT M-1 DISTRICTS SHOULD BE AMENDED TO LI ZONING DISTRICTS UNDER THE LAND DEVELOPMENT CODE (ADOPTED NOVEMBER 9, 2004) AND ANY AMENDMENTS THERETO, AND WHETHER OR NOT THE M-1 ZONING DISTRICT, AND ANY REFERENCE THERETO, SHOULD BE DELETED FROM CHAPTER 26 OF THE RICHLAND COUNTY CODE OF ORDINANCES.
Page 153

The PC recommended the following for the M-1 zoning district:

- Allow M-1 to remain as a zoning district in the Land Development Code
- Do not convert the current M-1 zoning districts to LI zoning districts
- Eliminate any time frame for a re-evaluation of the M-1 district by the Planning Commission
- Continue the prohibition against allowing new applications for the M-1 zoning district

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 8, 2010
RC PROJECT: 10-18 MA
APPLICANT: Josh Williamson
PROPERTY OWNER: Ray Head

LOCATION: 11315 & 11325 Garners Ferry

TAX MAP NUMBER: 35200-09-06 & 35200-09-60
ACREAGE: 2.35 acres
EXISTING ZONING: PDD
PROPOSED ZONING: GC

PC SIGN POSTING: June 18, 2010

Staff Recommendation

Denial

Background /Zoning History

The original zoning Rural District (RU) was adopted September 7, 1977. The current zoning, Planned Development District (PDD) reflects the zoning as approved in 2004 under 04-02MA (Ordinance 076-03HR).

The parcel contains five hundred and seventy six (576.47) feet of frontage along Garners Ferry Road (U.S. HWY 378).

Summary

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

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

- The gross density for this site is approximately: 37dwelling units
- The net density for this site is approximately: 26 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Tri County Electric substation
<u>East:</u>	RU	Tri County Electric substation
<u>West:</u>	RU	Residence

Plans & Policies

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

Rural Area

Objective: “Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.”

Non-Compliance: The property is surrounded by rural residential lots in addition to the lack of operating commercial or office uses in the immediate area. The parcel does however contain access to a major arterial.

Traffic Impact

The 2009 SCDOT traffic count (Station # 173), west of the subject parcel on Garners Ferry Road (US HWY 378) shows 16,100 Average Daily Trips (ADT's). Garners Ferry Road (US HWY 378) is classified as a four lane divided Principle Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road (US HWY 378) is currently operating at a Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Garners Ferry Road.

Conclusion

The proposed rezoning would not be compatible with the surrounding land uses.

The parcel is located along a major highway but not located at a major intersection; there is an existing one story structure approximately (1740) square feet on the parcel. The closest major intersection is Garners Ferry Road and McCords Ferry Road located 2 miles east of the site. The closest established general commercial use is the Center Express convenience store and gas station located .4 miles west of the subject parcel on the south side of Garners Ferry Road established prior to the 2005 Land Development Code change and is considered non-conforming. East of the site approximately eight hundred and sixty six (866.6) feet of the subject parcel is a Rural Commercial District (RC) that was rezoned in 2009 under case 09-11MA (Ordinance 075-09HR) with an existing one thousand two hundred and twenty three (1223.04) square foot building.

The conditions of the Planned Development District (PDD) under ordinance no. 076-03HR state the following;

“The subject site is limited to the locations depicted in the site plan; attachment B identifies a site plan layout which is part of the ordinance. (Section II A) The use of the subject site shall be limited to the uses, and their locations, described in attachment B (Section II B). All development shall conform to the land development regulations in effect when an individual development permit application is received (Section II C). The Planning Commission is hereby authorized to make minor amendments, as determined by the Zoning Administrator, to attachment B pursuant to the provisions of section 26-70.17 of the County Code of Ordinances (or its relevant successor regulations).”

The conditions under ordinance number (076-03HR) was approved as part of the Planned Development District (PDD) identifying building locations with a truck wash/garage, a mobile home, and a one story restaurant. To date the truck wash/garage building has burned down, the mobile home has been removed from the site and the restaurant is no longer in operation. The property owner and any subsequent owners can rebuild and operate the truck wash/garage and operate the restaurant as a permitted use under the approved Planned Development District (PDD). The established Planned Development District (PDD) can not be amended unless it were to establish mixed uses as required under the new Planned Development District (PDD) guidelines. Chapter 29 of the South Carolina Local Government Comprehensive Planning and Enabling Act of 1994 requires all Planned Development Districts (PDD) to include commercial, residential, office or combination thereof. Article 5 section 6-29-730 Zoning districts; matters regulated; uniformity; zoning techniques subsection C(4) defines a planned development as;

““Planned development district” or a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments.”

Three parcels east of the subject site are zoned (Planned Development District) PDD for commercial uses. The first Planned Development District (PDD) zoned parcel east of the subject site contains a vacant restaurant; the southern parcel contains a vacant residential structure and both parcels are part of a Planned Development District (PDD) approved in 2004 under 04-26MA (Ordinance 011-04HR). Contiguous to the east of the vacant restaurant and residential parcel is a Planned Development District (PDD) zoned parcel that was approved in 1998 under 98-011MA (Ordinance 007-98HR). The parcel contains a vacant eight hundred thousand (8,000) square foot steel building. The Planned Development District (PDD) described the intent was to allow the operation of a flea market onsite.

The Congaree Run fire station (station number 29) is located on Old Congaree Run roughly 3.5 miles west of the subject parcel. Fire hydrants are not available in proximity to the subject parcel. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by well and septic.

The proposed Zoning Map Amendment **is not compatible** with the surrounding land uses. Planning Staff recommends **Denial** of this map amendment.

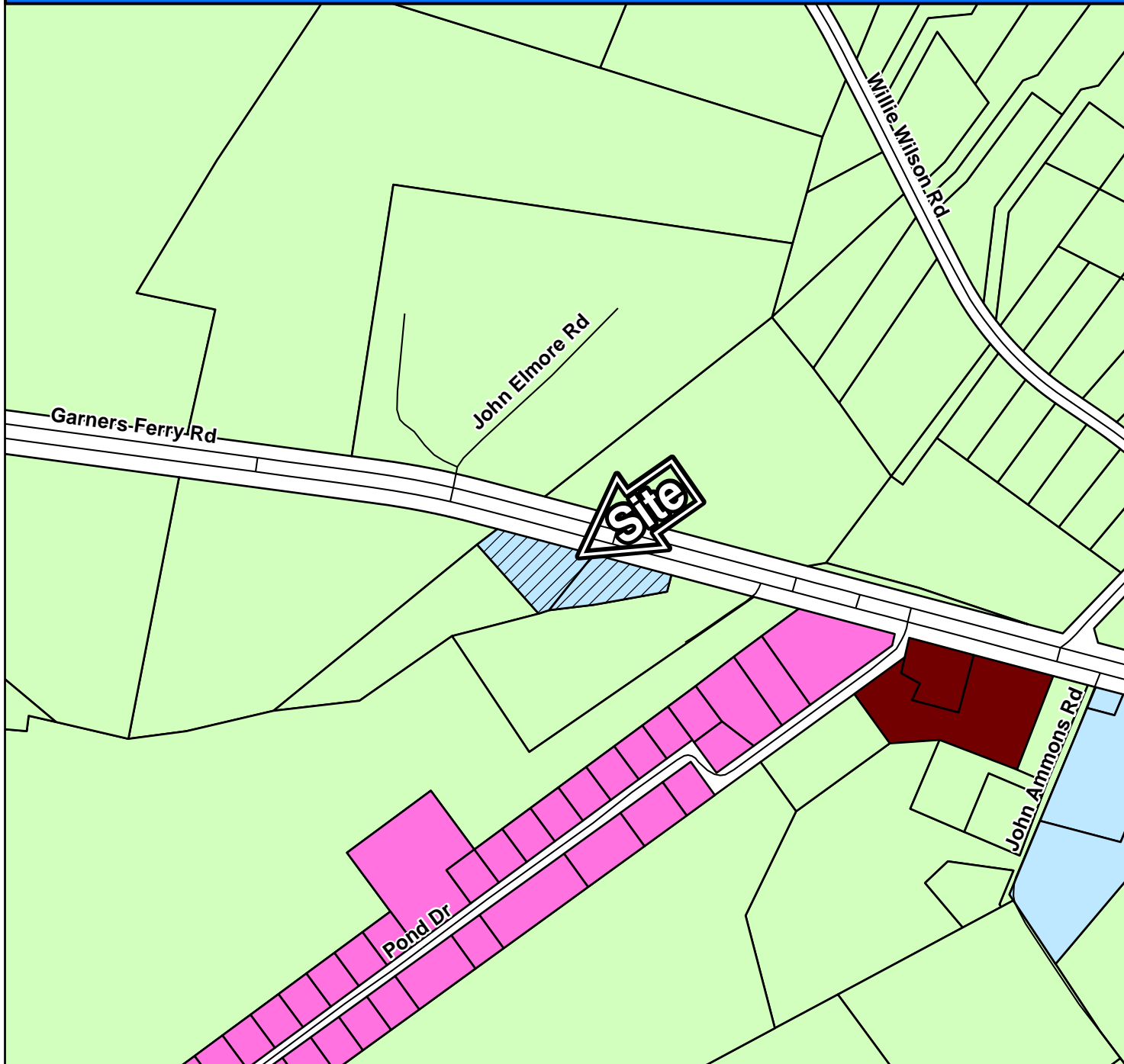
Zoning Public Hearing Date

July 27, 2010

Planning Commission Action

At their meeting of **July 8, 2010** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **deny the proposed Amendment** for **RC Project # 10-18MA** at the next available opportunity

Case 10-18 MA PDD to GC

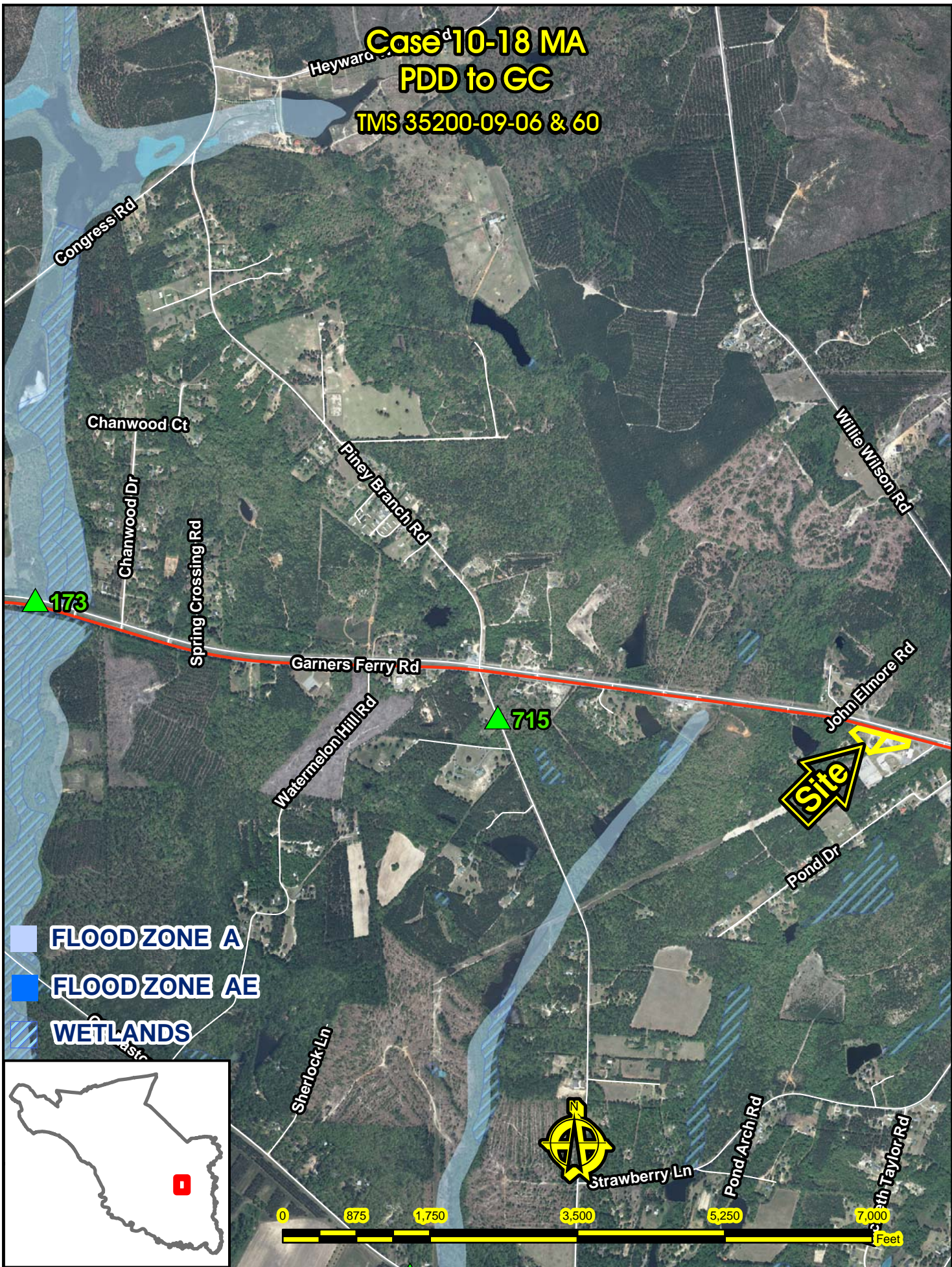


ZONING CLASSIFICATIONS

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



**Case^d 10-18 MA
PDD to GC
TMS 35200-09-06 & 60**



CASE 10-18 MA

From PDD to GC

TMS# 35200-09-06 & 60

Garners Ferry Road



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 PROPERTIES DESCRIBED AS TMS # 35200-09-06/60 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO GC (GENERAL COMMERCIAL 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 properties described as TMS # 35200-09-06/60 from PDD (Planned Development District) zoning to GC (General Commercial District) zoning.

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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 8, 2010
RC PROJECT: 10-19 MA
APPLICANT: Robert Lapin
PROPERTY OWNER: Parklane Investments, Inc.

LOCATION: 8328 Parklane Road

TAX MAP NUMBER: 17103-01-07
ACREAGE: 3.5 acres
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: June 18, 2010

Staff Recommendation

Approval

Background /Zoning History

The original zoning Rural District (RU) was adopted September 7, 1977. The current zoning, Light Industrial District (M-1) reflects the zoning as approved under 93-009MA (Ordinance 2309-93HR).

The parcel contains ninety two (92) feet of frontage along Parklane Road.

Summary

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

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

- The gross density for this site is approximately: 56 dwelling units
- The net density for this site is approximately: 39 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC	Undeveloped
<u>South:</u>	RU/GC	Residence/Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	OI	City of Columbia/State Archives

Plans & Policies

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

Suburban Area

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

Compliance: The subject parcel is two hundred and fifty one (251) feet north of an existing commercial plant nursery on two Rural District (RU) zoned parcels. Although commercial uses should not encroach upon established residential areas, the change from Light Industrial District (M-1) to General Commercial District (GC) would be considered a down zoning.

Traffic Impact

The 2009 SCDOT traffic count (Station # 298), south of the subject parcel on Parklane Road shows 13,400 Average Daily Trips (ADT's). Parklane Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Parklane Road is currently operating at a Level of Service (LOS) “B”.

There are no planned or programmed improvements for Parklane Road.

Conclusion

The proposed rezoning would be compatible with the surrounding land uses.

The character of the surrounding area is comprised of commercial, office, and residential uses. The subject property was previously utilized as an appliance repair center for Sears and there is an existing twenty thousand four hundred and thirty seven (20,437) square foot building on site.

The parcel south of the subject property was rezoned to General Commercial (GC) under 89-001MA (Ordinance 1854-89HR). The Rural District (RU) zoned parcel south of the subject site with frontage along Parklane Road contains a residence. To the west of the subject site is the South Carolina State Archives building and the State Park Health Center which contains office and institutional uses. There are currently no industrial uses or businesses located in the immediate area surrounding the subject parcel.

The subject site is currently zoned Light Industrial District (M-1) which would permit uses that would not be in character with the surrounding area. The Light Industrial District (M-1) permits certain industrial and manufacturing uses not otherwise allowed outright under the General Commercial District (GC.) These uses include manufacturing paper products, materials recovery facility (recycling), and timber and timber products. The Light Industrial District (M-1) permits certain retail and service uses that are more intense and out of character with the surrounding area (major automobile repair, heavy construction with outside storage, repair and maintenance services for commercial and industrial equipment).

The Dentsville fire station (station number 14) is located on Fire Lane roughly 1.5 miles south of the subject parcel. There are two fire hydrants located on the subject parcel. The proposed rezoning would not have a negative impact on public services or traffic. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

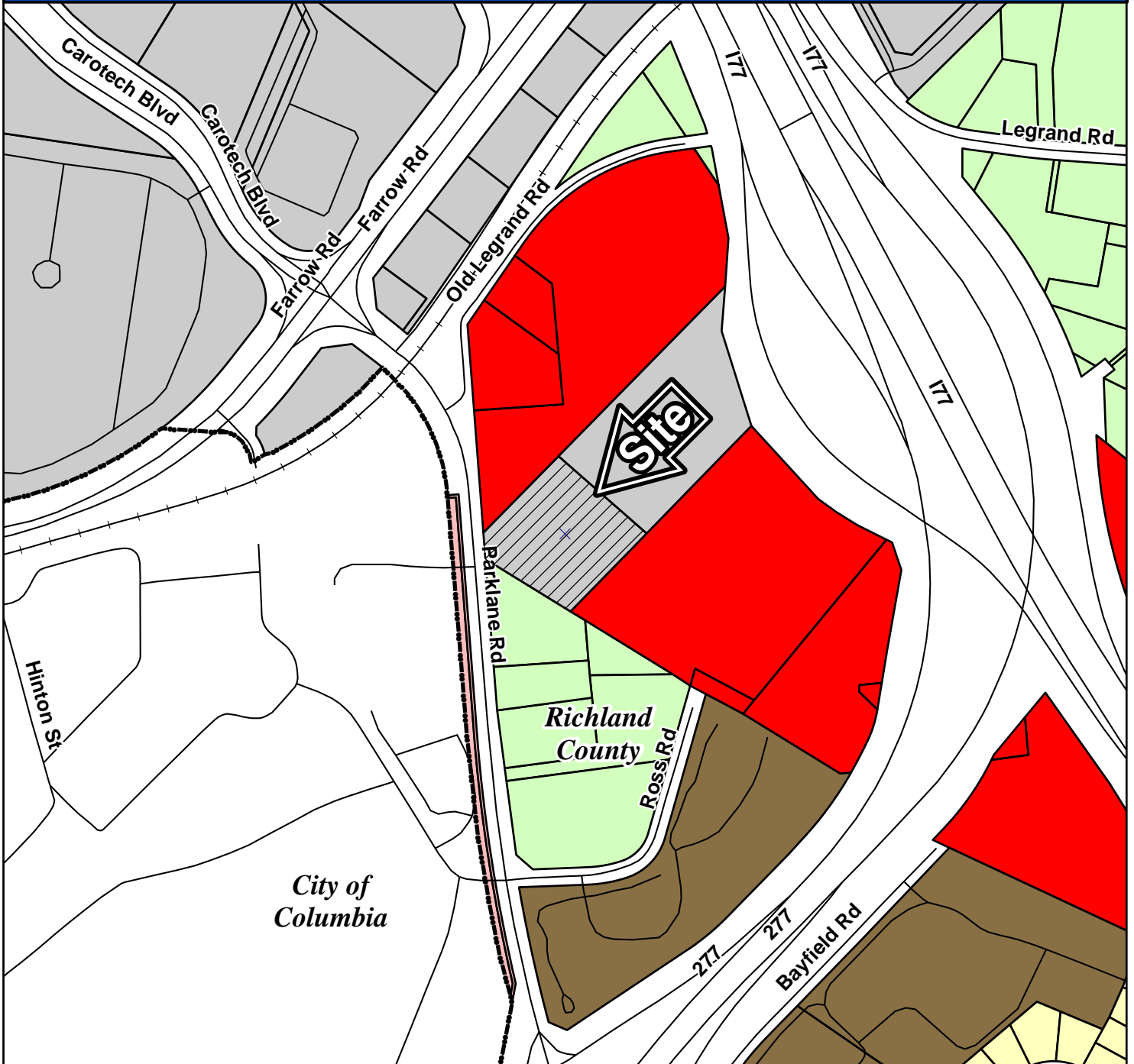
July 27, 2010

Planning Commission Action

At their meeting of **July 8, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-19MA** at the next available opportunity

Case 10-19 MA

M-1 to GC

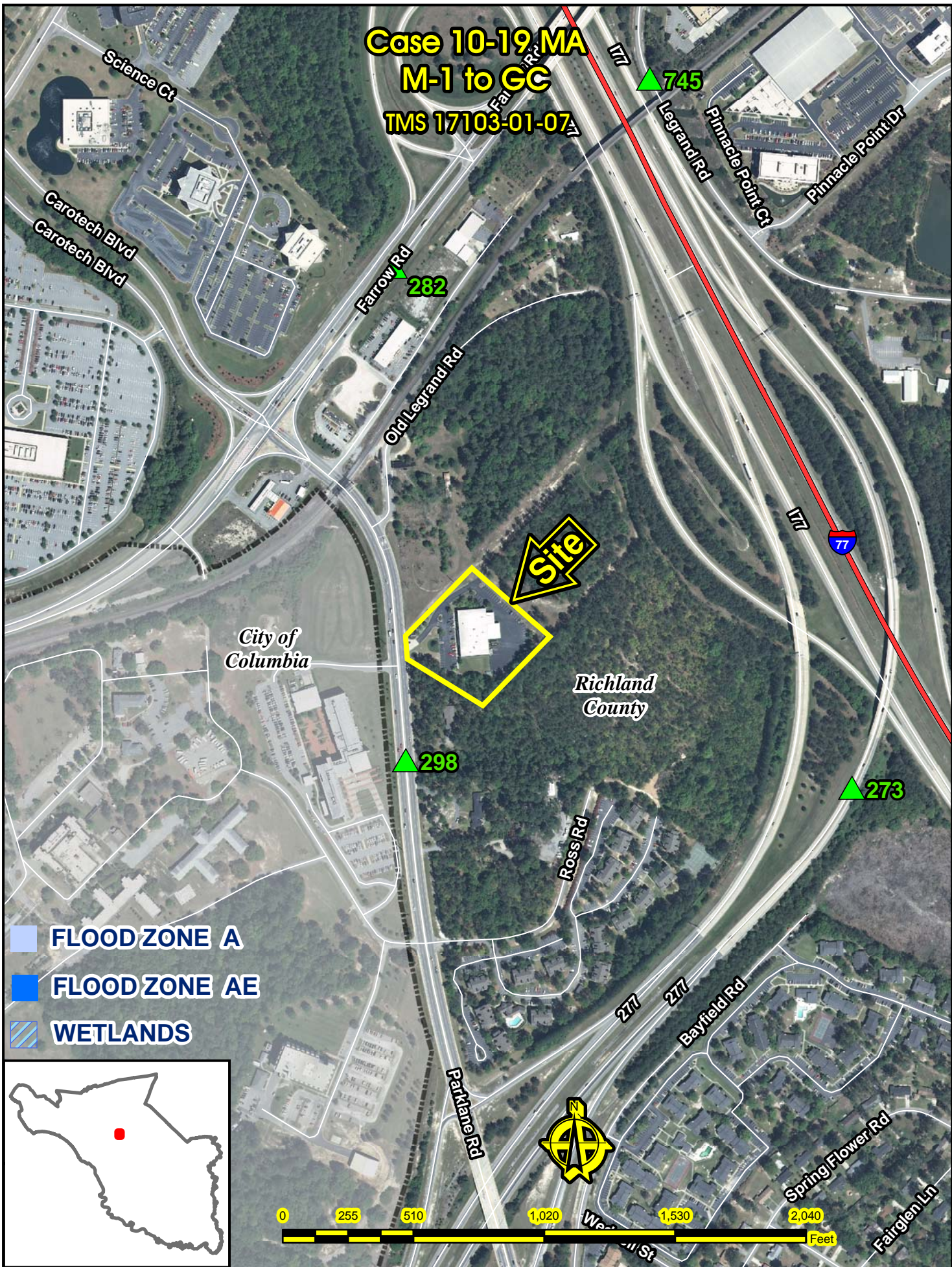


ZONING CLASSIFICATIONS

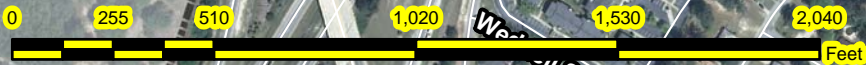
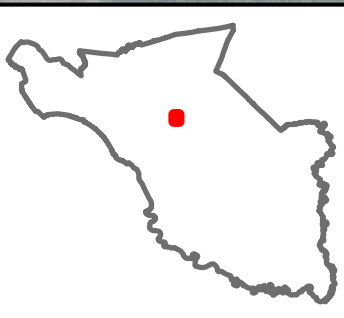
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 10-19 MA
M-1 to GC
TMS 17103-01-07**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 10-19 MA

From M-1 to GC

TMS# 17103-01-07

Parklane Road



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 # 17103-01-07 FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL 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 described as TMS # 17103-01-07 from M-1 (Light Industrial District) zoning to GC (General Commercial District) zoning.

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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 8, 2010
RC PROJECT: 10-20 MA
APPLICANT: Mark James
PROPERTY OWNER: Tucker Oil Company, INC.

LOCATION: Intersection of Bluff Road and Blair Street

TAX MAP NUMBER: 11115-06-03
ACREAGE: 1.02 acres
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: June 18, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Light Industrial (M-1) reflects the original zoning as adopted September 7, 1977.

The parcel contains one hundred and ninety nine (199.9) feet of frontage along Bluff Road and two hundred and twenty five (225.19) feet of frontage along Blair Street.

Summary

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

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

- The gross density for this site is approximately: 16 dwelling units
- The net density for this site is approximately: 11 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RM-MD/M-1	Kingdom Reaper Ministry/ Consolidated Pipe and Supply
<u>South:</u>	PDD-R	The Retreat (City of Cayce)
<u>East:</u>	PDD-R	The Retreat (City of Cayce)
<u>West:</u>	RM-MD/NC	Undeveloped/Undeveloped

Plans & Policies

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

Urban Area

Objective: “Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses within residential areas are appropriate when they complete a block face.”

Compliance: The subject parcel is located along an arterial road with existing commercial and industrial uses. Contiguous to the south of the subject parcel is the residential development The Retreat which would complete the block face at the corner.

Traffic Impact

The 2009 SCDOT traffic count (Station # 238), west of the subject parcel on Bluff Road shows 19,900 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at a Level of Service (LOS) “B”.

There are no planned or programmed improvements for Bluff Road.

Conclusion

The proposed rezoning would be compatible with the surrounding land uses.

Located east of the subject site along Bluff Road is the multifamily development Copper Beach Town Homes which consists of twenty six (26.45) acres. The Copper Beach property was successfully rezoned from Heavy Industrial District (HI) to Residential Multifamily Medium Density District (RM-MD) under 06-36MA (Ordinance 076-06HR). The rezoning of an additional contiguous five (5.46) acres to the property owned by Copper Beech Townhomes was approved under 07-10MA (Ordinance 019-07HR) from Heavy Industrial District (HI) to Residential Multifamily High Density District (RM-HD). To the west of the Copper Beach parcels is a thirteen (13.94) acre parcel that was successful rezoned from Heavy Industrial District (HI) to Residential Multifamily High Density District (RM-HD) under 08-34MA (Ordinance 084-08HR). Abutting the subject parcel to the southwest is the residential development called “The Retreat”. The abutting southwest property consisting of twenty one (21.24) acres was successfully rezoned from Rural District and Light Industrial District (RU/M-1) to Residential Multifamily High Density District (RM-HD) under 07-30MA (Ordinance 066-07HR). The subject property is contiguous to the City of Cayce.

Due to the size of the subject parcel any development will be constrained by setbacks and buffers. The setbacks for the Light Industrial District (M-1) and the General Commercial District (GC) are the same at twenty five (25) for the front and ten (10) for the rear. The Light Industrial District (M-1) however does not permit parking in any of the setbacks and would further limit the development footprint of the site. Regarding the minimum two acre eligibility requirement the subject parcel qualifies because it would be an addition of a General Commercial District (GC) to a contiguous industrial zoning district north of the subject site.

The Industrial Park fire station (station number 3) is located on “A” Street roughly 1.2 miles southeast of the subject parcel. There is a fire hydrant located west of the subject parcel along Bluff Road. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

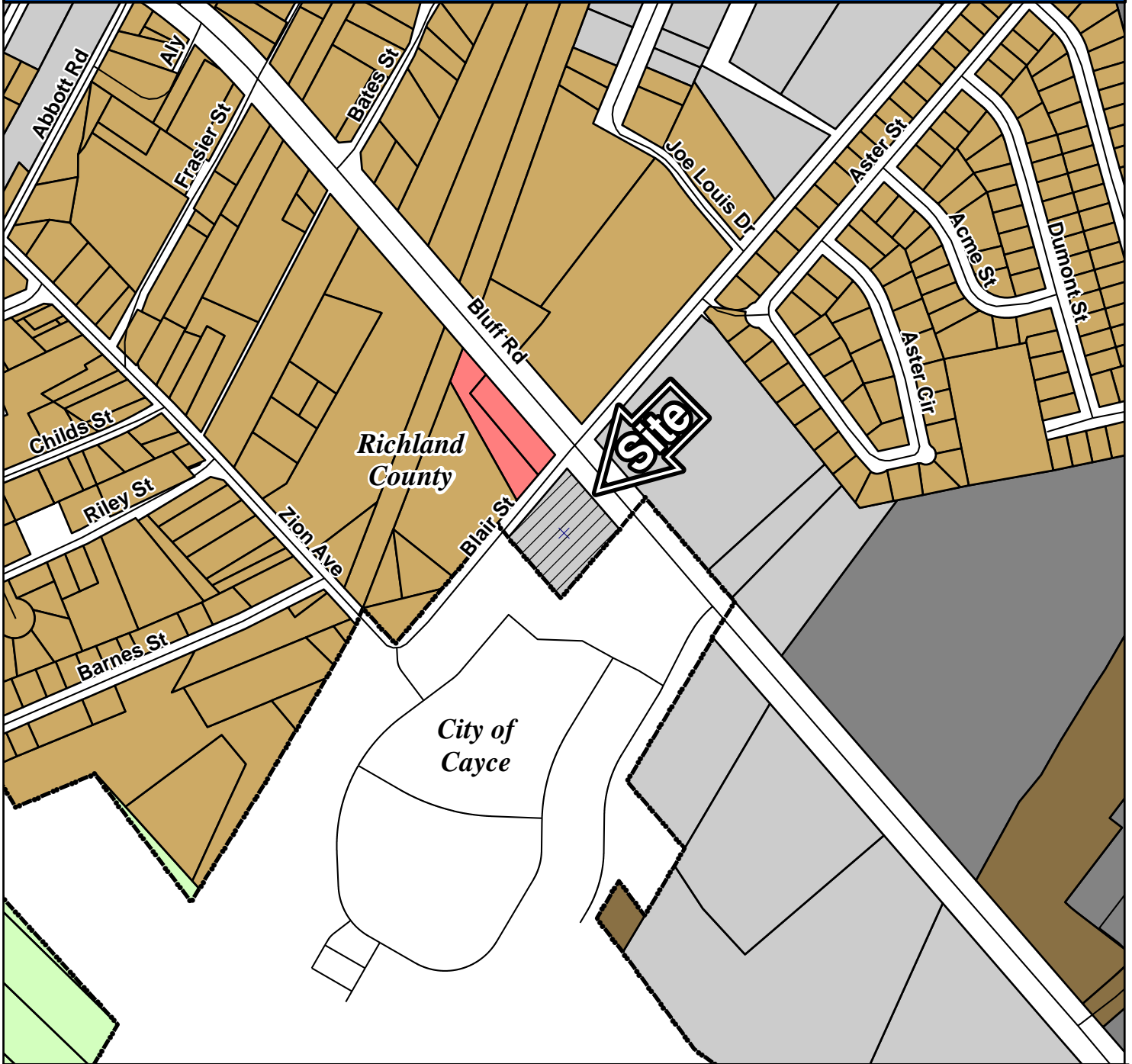
Zoning Public Hearing Date

July 27, 2010

Planning Commission Action

At their meeting of **July 8, 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 # 10-20MA** at the next available opportunity

Case 10-20 MA M-1 to GC



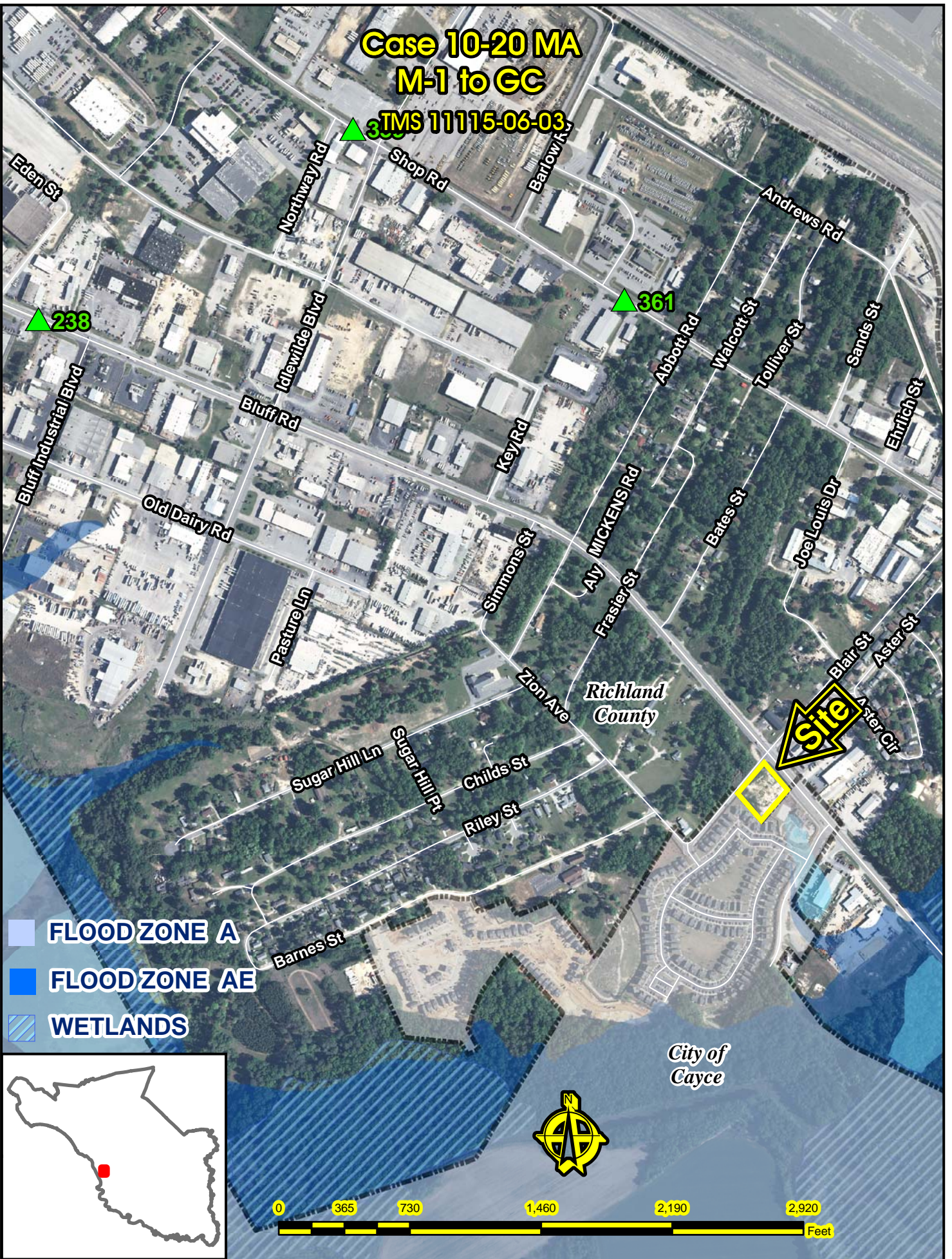
ZONING CLASSIFICATIONS

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

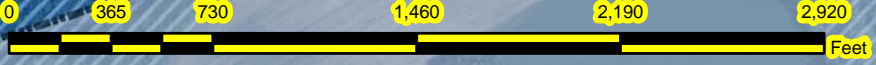
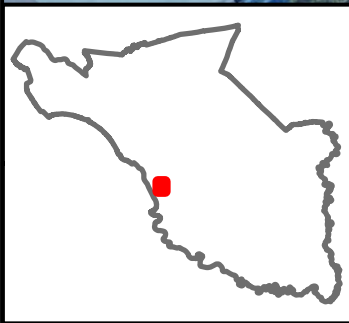


**Case 10-20 MA
M-1 to GC**

TMS 11115-06-03



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 10-20 MA

From M-1 to GC

TMS# 11115-06-03

Bluff Road



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 # 11115-06-03 FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL 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 described as TMS # 11115-06-03 from M-1 (Light Industrial District) zoning to GC (General Commercial District) zoning.

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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 8, 2010
RC PROJECT: 10-21 MA
APPLICANT: Benjamin E. Kelly, III
PROPERTY OWNER: RDS Associates

LOCATION: Clemson Road and Longreen Parkway

TAX MAP NUMBER: 17400-05-30 & 17400-05-31
ACREAGE: 4.05 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: June 18, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Heavy Industrial (HI) reflects the original zoning as adopted September 7, 1977.

The parcel contains four hundred (400) feet of frontage along Clemson Road and four hundred and seventy five (475) feet of frontage along Longreen Parkway.

Summary

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

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

- The gross density for this site is approximately: 64 dwelling units
- The net density for this site is approximately: 45 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Undeveloped
<u>South:</u>	HI	Church
<u>East:</u>	HI	Rite Aid Pharmacy
<u>West:</u>	RM-HD	Undeveloped

Plans & Policies

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

Suburban Area

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

Compliance: The subject parcels are located in an existing commercial area. The Heavy Industrial District (HI) zoned parcels in the vicinity of the subject parcels contain uses such as gas stations, fast food restaurants, home improvement store, bank, and pharmacies. The Residential Multifamily High Density District (RM-HD) zoned property to the north of the subject parcel is undeveloped. The Planned Development District (PDD) north of the site along Longreen Parkway is not contiguous to the subject parcel.

Traffic Impact

The 2009 SCDOT traffic count (Station # 442), east of the subject parcel on Clemson Road shows 23,000 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at a Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section Clemson Road.

Conclusion

The proposed rezoning would be compatible with the surrounding land uses.

The character and services provided in the immediate area surrounding the subject property are residential and general commercial in nature. The parcel contiguous to the north of the subject parcel was zoned Residential Multifamily High Density (RM-HD) in 2008 under 08-03MA (Ordinance 082-08HR). Moving north of the subject parcel along Longreen Parkway there are a number of subdivisions including Landing Place and Heather Green. These subdivisions are part of a larger Planned Development District (PDD) approved under 02-60MA (Ord No. 064-02HR). Longleaf Middle School is located .25 miles north of the subject property on Longreen Parkway.

The surrounding area while zoned Heavy Industrial District (HI) is not reflective of the uses on those parcels. The site is located northwest of the Sam's Crossing development that contains a number of commercial uses. These uses include gas stations, banks, fast food restaurants, a church, a home improvement store, and three chain pharmacies.

The Killian fire station (station number 27) is located on Farrow Road roughly .4 miles south of the subject parcel. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

July 27, 2010

Planning Commission Action

At their meeting of **July 8, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-21MA** at the next available opportunity

Case 10-21 MA HI to GC

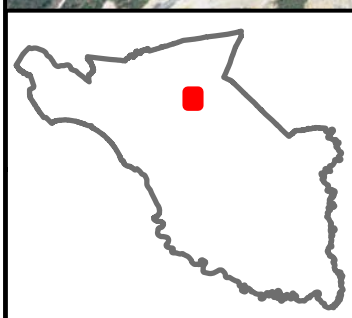


ZONING CLASSIFICATIONS

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



Case 10-21 MA
HI to GC
TMS 17400-05-30 & 31



CASE 10-21 MA

From HI to GC

TMS# 17400-05-30 & 31

Clemson Road



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 PROPERTIES DESCRIBED AS TMS # 17400-05-30/31 FROM HI (HEAVY INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL 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 properties described as TMS # 17400-05-30/31 from HI (Heavy Industrial District) zoning to GC (General Commercial District) zoning.

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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 8, 2010
RC PROJECT: 10-22 MA
APPLICANT: Butch Baur
PROPERTY OWNER: Robert N. Shealy, Jr. & Daniel C. Goolsby

LOCATION: 1210 Bluff Road

TAX MAP NUMBER: 11283-10-01
ACREAGE: .349 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: June 18, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

The parcel contains ninety three (93.3) feet of frontage along Bluff Road.

Summary

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

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

- The gross density for this site is approximately: 5 dwelling units
- The net density for this site is approximately: 3 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	HI	Stadium Place
<u>South:</u>	M-1	National Guard Armory
<u>East:</u>	HI	S & G Builder Appliances Inc
<u>West:</u>	HI	Stadium Place

Plans & Policies

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

Urban Area

Objective: “Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses within residential areas are appropriate when they complete a block face.”

Compliance: The subject parcel is located along an arterial road with existing commercial and industrial uses.

Traffic Impact

The 2009 SCDOT traffic count (Station # 238), east of the subject parcel on Bluff Road shows 19,900 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at a Level of Service (LOS) “B”.

There are no planned or programmed improvements for Bluff Road.

Conclusion

The proposed rezoning would be compatible with the surrounding land uses.

West and North of the subject parcel is Stadium Place which provides game day parking and activities centered on the University of South Carolina Football Stadium. East of the subject parcel is an existing commercial business S & G Builder Appliances that specializes in selling home appliances to home builders and remodeling contractors. South of the subject parcel is the South Carolina National Guard Armory.

There is an existing two thousand six hundred and forty-eight (2,648) heated square foot building located on site. The previous use of the subject property was for a janitorial and security service (Sizemore Janitorial and Security). Due to the size of the subject parcel any development will be constrained by setbacks and buffers. The setbacks for the Heavy Industrial District (HI) and the General Commercial District (GC) are the same at twenty-five (25) feet for the front and ten (10) feet for the rear. The Heavy Industrial District (HI) however does not permit parking in any of the setbacks and would make redevelopment of the site difficult. Regarding the minimum two acre eligibility requirement the subject parcel qualifies because it would be an addition of a General Commercial District (GC) to a contiguous industrial zoning district north of the subject site. The subject parcel is located along an arterial road with existing access onto Bluff Road.

The Industrial Park fire station (station number 2) is located on Ferguson Street roughly 1 mile west of the subject parcel. There is a fire hydrant located east of the subject parcel along Bluff Road. The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

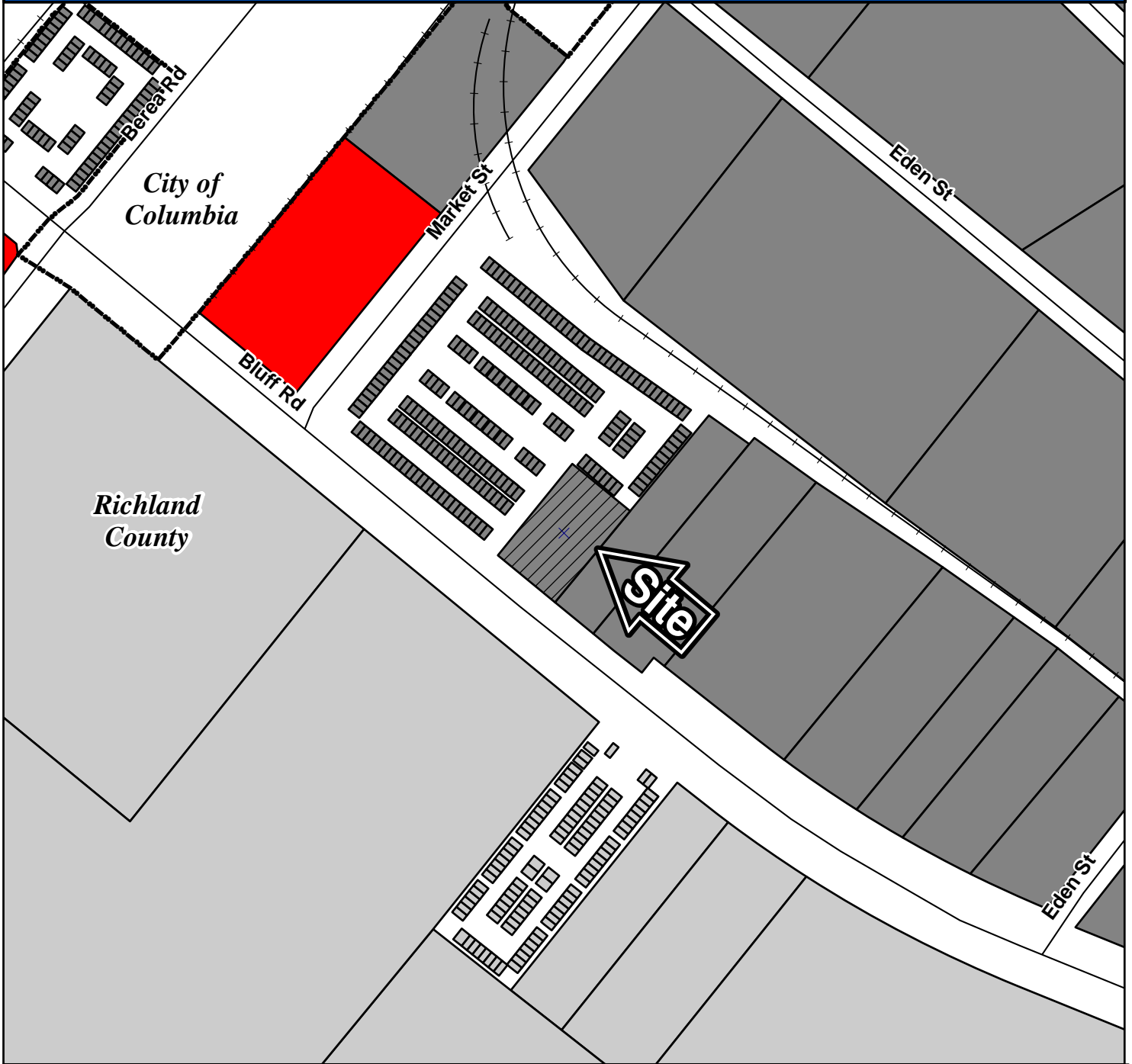
Zoning Public Hearing Date

July 27, 2010

Planning Commission Action

At their meeting of **July 8, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-22MA** at the next available opportunity

Case 10-22 MA HI to GC

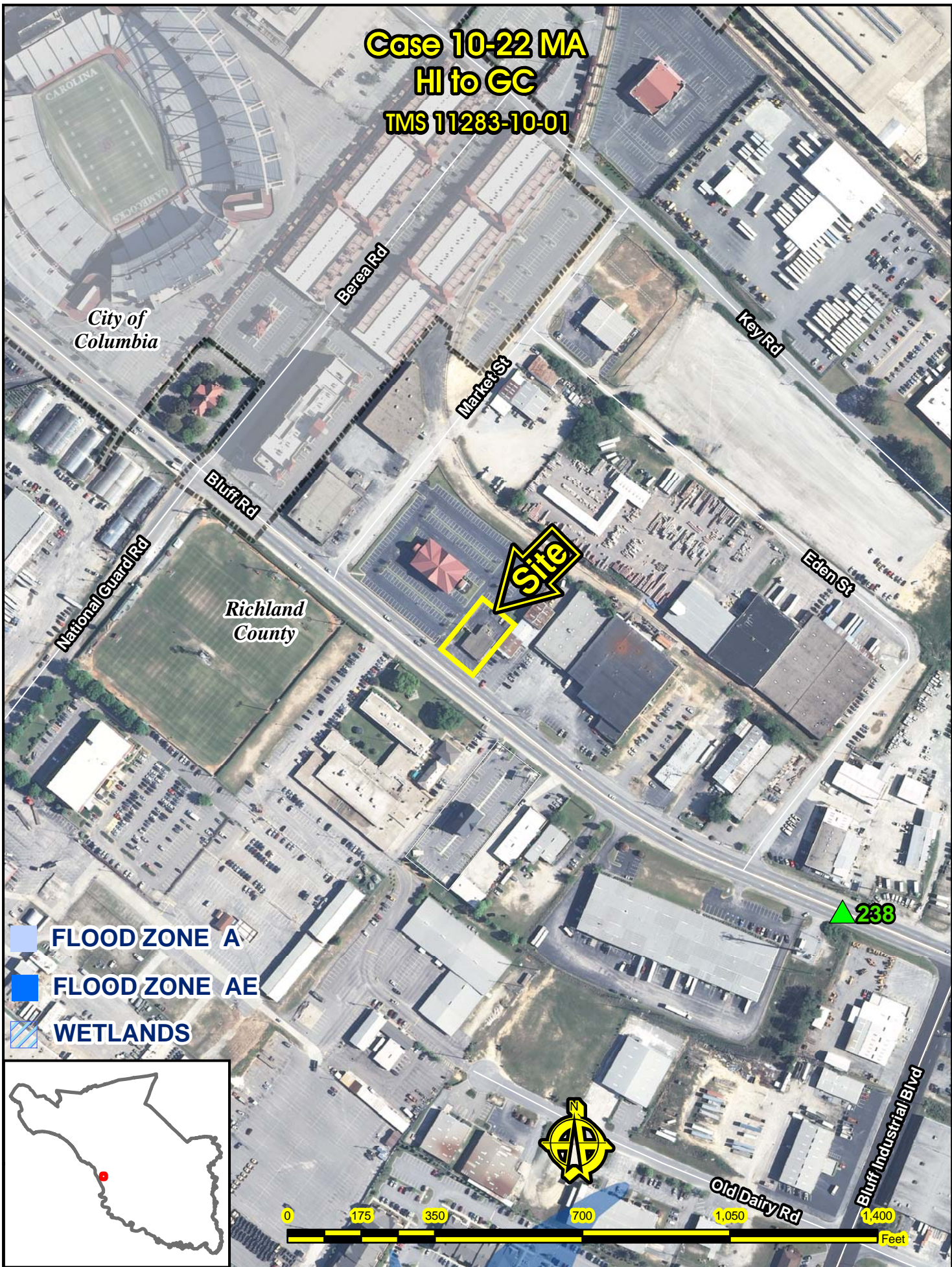


ZONING CLASSIFICATIONS

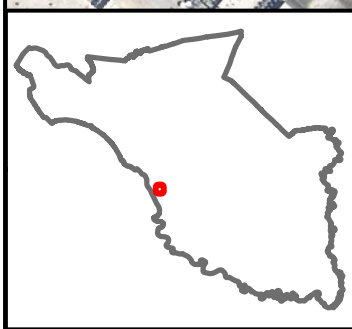
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 10-22 MA
HI to GC
TMS 11283-10-01**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

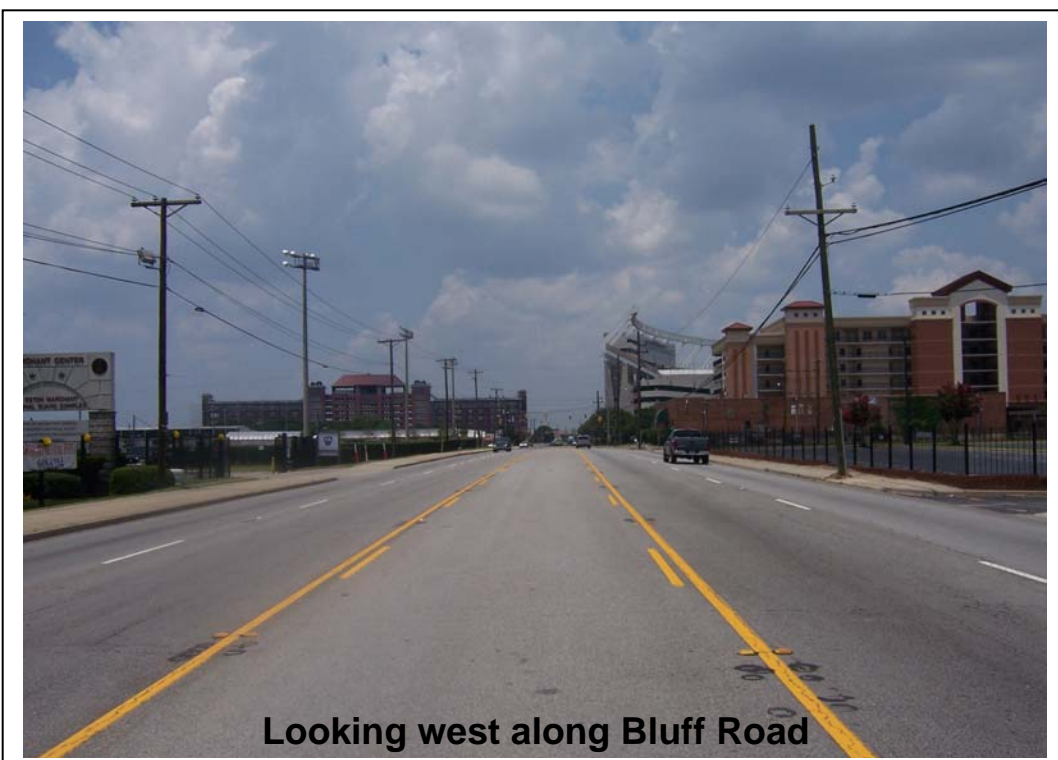


CASE 10-22 MA

From HI to GC

TMS# 11283-10-01

Bluff Road



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 # 11283-10-01 FROM HI (HEAVY INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL 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 described as TMS # 11283-10-01 from HI (Heavy Industrial District) zoning to GC (General Commercial District) zoning.

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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:

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 II, RULES OF CONSTRUCTION; DEFINITIONS; SECTION 26-22, DEFINITIONS; SO AS TO DEFINE DORMITORIES, HOTELS, MOTELS, TRANSIENT LODGING, AND PRIMARY CAMPUS.

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

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

Campus, primary. A contiguous area of land constituting and making up the grounds of a college or university containing the main buildings, including libraries, lecture halls, residence halls, and administrative offices; provided, however, that for the purpose of this definition the contiguity of any land area involved shall not be deemed to be destroyed by the presence of public rights-of-way.

Dormitory. A building or part of a building operated by an academic institution containing rooms forming one (1) or more habitable units that are used or intended to be used by enrollees or employees of the institution for living and sleeping, but are not fully self-contained residential facilities.

Hotel. A commercial establishment offering transient lodging in ten (10) or more rooms, in which sleeping accommodations are offered to the public, with access through an inside lobby or the office, and in which there is a public dining room for the convenience of the guests.

Motel. A commercial establishment offering transient lodging in ten (10) or more rooms, in which sleeping accommodations are offered to the public, and which has individual entrances from outside the building to serve the separate units, and which further provides a location for the parking of guests' automobiles.

Transient lodging. Lodging by any person who, either at his/her own expense or at the expense of another, obtains lodging or the use of any lodging space in any hotel or motel for any period of less than thirty (30) consecutive days.

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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:

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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 V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT DORMITORIES IN THE OI OFFICE AND INSTITUTIONAL DISTRICT AND IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS.

Planning Commission Action

At their meeting of **July 8, 2010** the Richland County Planning Commission recommended to **deny the proposed Text Amendment**.

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

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

(ORDINANCE CONTINUES ON NEXT PAGE)

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USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Residential Uses</u>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE SR			SE SR			
Dwellings, Conventional or Modular										P	P						
Multi-Family, Not Otherwise Listed									P	P	P			P			
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P			P			
Group Homes (9 or Less Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
Group Homes (10 or More)										SE	SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE			SE			

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

- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
- (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
- (3) Animal Shelters - (GC, M-1, LI)
- (4) Antennas - (All Districts)
- (5) Athletic Fields - (TROS, NC, RC)
- (6) Banks, Finance, and Insurance Offices – (NC, RC)
- (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
- (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
- (9) Batting Cages - (GC, M-1, LI)
- (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
- (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
- (12) Body Piercing Facilities – (GC)
- (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
- (14) Bus Shelters/Bus Benches - (All Districts)
- (15) Car and Light Truck Washes- (RC)
- (16) Cemeteries and Mausoleums - (OI, NC, RC, GC, M-1, LI, HI)
- (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)

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- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Dormitories – (OI, GC)
- 2627) Drugs and Druggists' Sundries – (GC)
- 2728) Durable Goods, Not Otherwise Listed – (GC)
- 2829) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- 2930) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- 3031) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- 3132) Electrical Goods – (GC)
- 3233) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- 3334) Furniture and Home Furnishings – (GC)
- 3435) Golf Courses - (TROS, GC, M-1, LI)
- 3536) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- 3637) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- 3738) Group Homes (9 or Less Fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- 3839) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

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- (3940) Kennels - (RU, OI, RC, GC, M-1, LI)
- (4041) Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (4142) Lumber and Other Construction Materials – (GC)
- (4243) Machinery, Equipment and Supplies – (GC)
- (4344) Manufactured Home Sales – (GC, M-1)
- (4445) Manufactured Home Parks – (MH, M-1)
- (4546) Market Showrooms - (GC)
- (4647) Motor Vehicles, New Parts and Supplies – (GC)
- (4748) Motor Vehicles, Tires and Tubes – (GC)
- (4849) Nondurable Goods, Not Otherwise Listed – (GC)
- (4950) Paints and Varnishes – (GC)
- (5051) Pet Care Services – (NC, RC)
- (5152) Petroleum and Coal Products Manufacturing - (HI)
- (5253) Petroleum and Petroleum Products - (M-1, HI)
- (5354) Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- (5455) Plumbing and Heating Equipment and Supplies – (GC)
- (5556) Poultry Farms – (RU)
- (5657) Produce Stands – (RU)
- (5758) Public or Private Parks- (All Districts)
- (5859) Public Recreation Facilities- (All Districts)
- (5960) Radio, Television, and Other Similar Transmitting Towers – (M-1)
- (6061) Recreational Vehicle Parks and Recreation Camps – (RU)

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- (~~6162~~) Rental Centers, With Outside Storage – (GC)
- (~~6263~~) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (~~6364~~) Research and Development Services – (OI)
- (~~6465~~) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~6566~~) Sexually Oriented Businesses - (GC, HI)
- (~~6667~~) Sporting Firearms and Ammunition – (GC)
- (~~6768~~) Swim and Tennis Clubs – (TROS)
- (~~6869~~) Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~6970~~) Tobacco and Tobacco Products – (GC)
- (~~7071~~) Utility Substations - (All Districts)
- (~~7172~~) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)
- (~~7273~~) Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)
- (~~7374~~) Warehouses (Self Storage) - (RC, GC, M-1, LI)
- (~~7475~~) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~7576~~) Zoos and Botanical Gardens – (GC, M-1)

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

- (c) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses,

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

(1) *Accessory dwellings.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
- b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
- c. Only one accessory dwelling shall be permitted per single-family dwelling.
- d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
- e. A manufactured home may not be used as an accessory dwelling.
- f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

(2) *Amusement or waterparks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, waterpark, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

DRAFT

(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.
- c. Fenced outdoor runs are allowed for use during the hours of 6:00 am to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(4) *Antennas.*

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

DRAFT

- (5) *Athletic fields.*
 - a. Use districts: Traditional Recreation Open Space; Neighborhood Commercial; Rural Commercial.
 - b. All athletic fields shall have primary access to collector or thoroughfare roads.
 - c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
 - d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.
- (6) *Banks, finance, and insurance offices.*
 - a. Use districts: Neighborhood Commercial; Rural Commercial.
 - b. No drive-thru service permitted.
- (7) *Barber shops, beauty salons, and related services.*
 - a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. No more than four (4) workstations are permitted.
 - c. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- (8) *Bars and other drinking places.*
 - a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
 - b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
 - c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.

DRAFT

- d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

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

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be nine (9).
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-173 of this chapter. Parking

DRAFT

shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.

- g. In the residential districts, signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.
- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

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

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(12) *Body Piercing Facilities.*

- a. Use districts: General Commercial.

DRAFT

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

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

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.
 - 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.

DRAFT

(14) *Bus shelters/bus benches.*

- a. Use districts: All Districts.
- b. Any person wishing to erect and maintain a bus shelter or bus bench shall obtain a permit for each shelter from the Planning Department. Each permit for a bus shelter shall cost fifty (\$50.00) dollars and shall be valid for one (1) year. Each permit for a bus bench shall cost twenty-five (\$25.00) dollars and shall be valid for one (1) year. These permits may be renewed upon payment of the fifty (\$50.00) dollar renewal fee for a bus shelter or upon payment of the twenty-five (\$25.00) dollar renewal fee for a bus bench.
- c. A shelter or bench may only be located at a designated bus stop that is presently being served by a public transit authority, and only one (1) bus shelter shall be allowed per bus stop location.
- d. If the shelter or bench is proposed to be located within a SCDOT right-of-way, the location of the shelter must be approved by SCDOT prior to obtaining a permit from the Richland County Planning Department.
- e. Bus shelters must meet the following additional requirements:
 1. 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.
 2. 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

DRAFT

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.
3. The route number shall be displayed prominently on the bus shelter.
 4. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route.
 5. 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.

DRAFT

- f. Bus benches must meet the following additional requirements:
 - 1. The bench shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings.
 - 2. Benches shall be constructed of durable material and shall be securely fastened to the ground.
 - 3. Advertising on the bench shall be limited to the forward facing side of the back rest and shall not extend beyond the perimeters of the back rest.

(15) *Car and light truck washes.*

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

(16) *Cemeteries and mausoleums.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial.
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a collector or thoroughfare road.

(17) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.

DRAFT

- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
 - d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
 - e. All facilities shall be solely for the use of the residents and their guests.
- (18) *Construction, building, general contracting, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (19) *Construction, building, heavy, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (20) *Construction, special trades, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (21) *Country clubs with golf courses.*
- a. Use districts: TROS; Rural; General Commercial; M-1 and LI Light Industrial.
 - b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
 - c. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights..
- (22) *Day care, adult, home occupation (five or fewer).*
- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family - Low Density; Residential,

DRAFT

Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.

- b. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(23) *Day care centers, adult.*

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

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

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.
- b. A child family day care home occupation, must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. All other state and federal regulations shall be met.

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

DRAFT

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(26) Dormitories.

- a. Use districts: Office and Institutional; General Commercial.
- b. The property on which the use is located shall be within a seven (7) mile radius of property developed as the primary campus of the representing college or university.
- c. A minimum eight (8) foot high fence, measured on the side facing away from the property to be screened, shall be erected adjacent to the property line of abutting residentially zoned or used property. Such fence must also have its finished side facing away from the property to be screened. The fence shall be solid and opaque.
- d. A double row of deciduous evergreens at a minimum of six (6) feet in height at the time of planting shall be erected directly behind any required fencing.
- e. Lights shall be positioned and shielded so as to not shine onto adjacent properties.

(2627) Drugs and Druggists' Sundries.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2728) *Durable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2829) *Dwellings, manufactured homes on individual lots.*

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

DRAFT

code for ventilation, utilities and access, shall be installed under the manufactured home.

(2930) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.
- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.
- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.
- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

(3031) *Dwellings, single family, zero lot line, common and parallel.*

DRAFT

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

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

- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.
- c. For common lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(3132) *Electrical Goods.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3233) *Fuel oil sales, non-automotive.*

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

DRAFT

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

(3334) *Furniture and Home Furnishings.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3435) *Golf courses.*

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

(3536) *Golf driving ranges (freestanding).*

- a. Use districts: Traditional Recreation Open Space; Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.

DRAFT

- d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

(3637) *Go-cart, motorcycle, and similar small vehicle tracks.*

- a. Use districts: General Commercial.
- b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(3738) *Group homes (nine persons or less fewer).*

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

(3839) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home

DRAFT

occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.

- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.
- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

(3940) *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

DRAFT

(4041) *Libraries.*

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

(4142) *Lumber and Other Construction Materials.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4243) *Machinery, Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4344) *Manufactured home sales.*

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

(4445) *Manufactured home parks.*

- a. Use districts: Manufactured Home; M-1 Light Industrial.
- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.
- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.

DRAFT

- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

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

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:

1. Front to front: 35 feet.
2. Front to side: 25 feet.
3. Front to rear: 35 feet.
4. Rear to rear: 25 feet.
5. Rear to side: 25 feet.
6. Side to side: 25 feet.

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

(4546) *Market showrooms.*

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

(4647) *Motor Vehicles, New Parts and Supplies.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4748) *Motor Vehicles, Tires and Tubes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4849) *Nondurable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

4950) *Paints and Varnishes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

5051) *Pet Care Services.*

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

DRAFT

(5152) *Petroleum and coal products manufacturing.*

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

(5253) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred

DRAFT

twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.

- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5354) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(5455) *Plumbing and Heating Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

5556) *Poultry farms*

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

5657) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.
- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

5758) *Public or private parks.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

5859) *Public recreation facilities.*

- a. Use districts: All Districts.

DRAFT

- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(5960) Radio, Television, and Other Similar Transmitting Towers.

- a. Use districts: M-1 Light Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

DRAFT

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(6061) *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry, dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).
- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.
- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply

DRAFT

system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.

- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

(6162) *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

(6263) *Repair and maintenance service, appliance and electronics.*

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

(6364) *Research and development services.*

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

(6465) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

DRAFT

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.
- d. Primary access shall be provided from a collector or a thoroughfare road.

(6566) *Sexually oriented businesses.*

- a. Use districts: General Commercial, Heavy Industrial.
- b. *Purpose and Findings:*
 - 1. The purpose of this subsection is to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of Richland County, and to establish reasonable and uniform regulations to prevent or reduce to any extent the secondary effects of sexually oriented businesses within the County. The provisions of this subsection have neither the purpose nor effect of imposing a limitation or restriction on the content of or reasonable access to any communicative materials or expression. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to sexually oriented materials or expression protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this subsection to condone or legitimize the distribution or exhibition of obscenity.
 - 2. Based on evidence of the adverse secondary effects of sexually oriented businesses presented in hearings and reports made available to the Richland County Council, and on the findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, LLC*, 124 S. Ct. 2219 (2003); *City of Los*

DRAFT

Angeles v. Alameda Books, Inc., 535 U.S. 425 (2002); *Pap's A.M. v. City of Erie*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *Chesapeake B & M, Inc. v. Harford County*, 58 F.3d 1005 (4th Cir. 1995); *Giovani Carandola, Ltd. v. Fox*, 470 F.3d 1074 (4th Cir. 2006); *Centaur v. Richland County*, 392 S.E.2d 165 (S.C. 1990); and other cases; and on reports of secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Phoenix, Arizona (1979); Minneapolis, Minnesota (1980); Houston, Texas (1987); Indianapolis, Indiana (1984); Amarillo, Texas (1977); Garden Grove, California (1991); Los Angeles, California (1977); Whittier, California (1978); Austin, Texas (1986); Seattle, Washington (1989); Oklahoma City, Oklahoma (1986); El Paso, Texas (1986); New York City, New York (1994); Dallas, Texas (1997); Newport News, Virginia (1996); New York Times Square Study (1994); Phoenix, Arizona (1995-1998); Greensboro, North Carolina (2003); Toledo, Ohio (2002); Centralia, Washington (2004); and also from the reports of "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, January 12, 2000; "Survey of Appraisers Fort Worth & Dallas, Effects of Land Uses on Surrounding Property Values, by Duncan Associates, September 2004; and the Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota), the Richland County Council finds:

- (a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, public safety risks, prostitution, potential spread of disease, lewdness, public indecency, illicit sexual activity, illicit drug use and drug trafficking, negative impacts on surrounding properties, litter, and sexual assault and exploitation.
- (b) Each of the foregoing negative secondary effects constitutes a harm which the County has a substantial government interest in preventing and/or abating in the future. This substantial government

DRAFT

interest in preventing secondary effects, which is the County's rationale for this ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the County's interest in regulating sexually oriented businesses extends to future secondary effects that could occur in the County related to current sexually oriented businesses in the future as well as sexually oriented businesses that may locate in the County in the future. The County Council finds that the cases and secondary effects documentation relied on in this ordinance are reasonably believed to be relevant to said secondary effects.

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

1. Adult Arcades;
2. Adult Bookstores or Adult Video Stores;
3. Adult Cabarets;
4. Adult Motels;
5. Adult Motion Picture Theaters;
6. Sexual Device Shop; and
7. Sexual Encounter Centers.

d. *Location of Sexually Oriented Businesses:*

1. A sexually oriented business currently in operation or established subsequent to the enactment of this Ordinance shall comply with the provisions herein.
2. All sexually oriented businesses shall be located within a General Commercial or Heavy Industrial District.
3. A sexually oriented business shall not be located within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as

DRAFT

residential use by the Richland County Assessor's Office; or a public park.

4. A sexually oriented business shall not be located within one thousand (1,000) feet of another sexually oriented business.
5. The operation, establishment, or maintenance of more than one (1) sexually oriented business is prohibited in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business.
6. For the purpose of this subparagraph d. 3., above, measurement shall be made in a straight line, without regard to intervening structures or objects, the nearest property line of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship, or public or private elementary or secondary school, daycare facility, kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park. Presence of a city or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.
7. For the purpose of subparagraph d. 4. above, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the premises where a sexually oriented business is conducted to the nearest property line of another premises where a sexually oriented business is conducted.

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

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

DRAFT

1. A diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted must be provided to the Zoning Administrator. A manager's station may not exceed thirty-two (32) square feet of floor area. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches.
2. The diagram shall be sworn to be true and correct by the applicant.
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.
4. It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's stations. The view required in this subparagraph must be by direct line of sight from the manager's station.
6. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in

DRAFT

subparagraph (5) above remains unobstructed by any doors, walls, merchandise, display racks, or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the diagram submitted pursuant to subparagraph (1) above.

7. No viewing room may be occupied by more than one (1) patron or customer at any time.
 8. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one (1) foot-candle as measured at the floor level.
 9. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.
 10. No owner or operator shall allow openings of any kind to exist between viewing rooms.
 11. The operator or owner shall, during each business day, regularly inspect the walls between the viewing booths to determine if any openings or holes exist.
 12. The owner or operator shall cause all floor coverings in viewing booths to be nonporous, easily cleanable surfaces with no rugs or carpets.
 13. The owner or operator shall cause all wall surfaces and ceiling surfaces in viewing booths to be constructed of, or permanently covered by, nonporous, easily cleanable material.
- f. *Regulations pertaining to adult cabarets and sexual encounter centers.* It shall be a violation of this chapter for an employee, independent contractor, or person under a similar arrangement with any owner, operator, manager, agent, shareholder of an adult cabaret or sexual encounter center, while located within an adult cabaret or sexual encounter center, to appear in a manner that does not conform to the definition of semi-nude.

DRAFT

g. *Exemptions.* The following activities or businesses are exempt from the requirements of section 26-151(c)(64)(66):

1. A business or organization in which a person serves as a model for a drawing, painting, sketching, sculpture or other similar art studio class operated:
 - (a) By a university or college or other institution of higher education; or
 - (b) By a non-profit arts organization, such as a museum, gallery, artist association or arts cooperative.
2. A professional or community theater, or a theater affiliated with an institution of higher education, that produces works of dramatic arts in which actors or actresses occasionally appear on stage in a state of semi-nudity, nudity, or in any state of undress as part of his or her dramatic role.

(h) *Administrative Decision-making Process; Appeals.*

1. Under no circumstances shall staff review and decision-making of an application of a sexually oriented business for a permitted use with special requirements, including determination of completeness, extend beyond fifteen business (15) days from the date of receipt of an application. In the event that a County official is required to take an act or do a thing pursuant to section 26-55 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the County by the close of business on the fifteenth (15) business day from receipt of application, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.
2. Under no circumstances shall an appeal of an administrative decision pursuant to section 26-58 of the Richland County Code of Ordinances concerning an application by a sexually oriented business for a permitted use with special requirements exceed a time period of seventy-five business (75) days from the date of receipt of

DRAFT

an appeal to the Board of Zoning Appeals. In the event that a County official, including the Board of Zoning Appeals, is required to take an act or do a thing pursuant to section 26-58 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the Board of Zoning Appeals by the close of business on the sixtieth (60) business day from receipt of an appeal, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

(i) Amortization; Conforming Use.

1. Any sexually oriented business in operation before the effective date of this ordinance that does not comply with the location restrictions found in subsection (d) above is permitted to continue its operation for a period not to exceed three years from the effective date of this ordinance. During this period of non-compliance, such continued operation shall not be increased, enlarged, extended, or altered.
2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location, of a place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park within one thousand (1,000) feet of the sexually oriented business.

(6667) *Sporting Firearms and Ammunition.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

DRAFT

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(6768) *Swim and Tennis Clubs.*

- a. Use Districts. Traditional Recreation Open Space.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.

(6869) *Swimming pools.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Mixed Use; Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.
- c. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- d. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(6970) *Tobacco and Tobacco Products.*

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- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(7071) *Utility substations.*

- a. Use districts: All Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

(7172) *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.

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- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

(7273) *Warehouses (general storage, enclosed, not including storage of any hazardous materials or waste as determined by any agency of the federal, state, or local government).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
 - 1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
 - 2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

(7374) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.
- c. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- d. Off-street parking shall be as follows:

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1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 2. Two parking spaces for any manager's quarters.
 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- e. On-site driveway widths shall be required as follows:
1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
 3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.
- f. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.
- g. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.
- h. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

(7475) *Yard Sales.*

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

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Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

(7576) *Zoos and Botanical Gardens.*

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

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended by the deletion of paragraph (9) Dormitories, in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended by the deletion of paragraph (9) Dormitories, in its entirety, and the appropriate renumbering of all remaining paragraphs.

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

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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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:

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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 V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT DORMITORIES IN THE OI OFFICE AND INSTITUTIONAL DISTRICT AND IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS; AND SO AS TO PERMIT DORMITORIES IN THE RM-HD RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT AS SPECIAL EXCEPTIONS.

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

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

(ORDINANCE CONTINUES ON NEXT PAGE)

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USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Residential Uses</u>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P SE	SE SR			SE SR			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P	P			P			
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P			P			
Group Homes (9 or Less Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
Group Homes (10 or More)										SE	SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE			SE			

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

- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
- (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
- (3) Animal Shelters - (GC, M-1, LI)
- (4) Antennas - (All Districts)
- (5) Athletic Fields - (TROS, NC, RC)
- (6) Banks, Finance, and Insurance Offices – (NC, RC)
- (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
- (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
- (9) Batting Cages - (GC, M-1, LI)
- (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
- (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
- (12) Body Piercing Facilities – (GC)
- (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
- (14) Bus Shelters/Bus Benches - (All Districts)
- (15) Car and Light Truck Washes- (RC)
- (16) Cemeteries and Mausoleums - (OI, NC, RC, GC, M-1, LI, HI)
- (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)

DRAFT

- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Dormitories – (OI, GC)
- 2627) Drugs and Druggists’ Sundries – (GC)
- 2728) Durable Goods, Not Otherwise Listed – (GC)
- 2829) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- 2930) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- 3031) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- 3132) Electrical Goods – (GC)
- 3233) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- 3334) Furniture and Home Furnishings – (GC)
- 3435) Golf Courses - (TROS, GC, M-1, LI)
- 3536) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- 3637) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- 3738) Group Homes (9 or Less Fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- 3839) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

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- (3940) Kennels - (RU, OI, RC, GC, M-1, LI)
- (4041) Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (4142) Lumber and Other Construction Materials – (GC)
- (4243) Machinery, Equipment and Supplies – (GC)
- (4344) Manufactured Home Sales – (GC, M-1)
- (4445) Manufactured Home Parks – (MH, M-1)
- (4546) Market Showrooms - (GC)
- (4647) Motor Vehicles, New Parts and Supplies – (GC)
- (4748) Motor Vehicles, Tires and Tubes – (GC)
- (4849) Nondurable Goods, Not Otherwise Listed – (GC)
- (4950) Paints and Varnishes – (GC)
- (5051) Pet Care Services – (NC, RC)
- (5152) Petroleum and Coal Products Manufacturing - (HI)
- (5253) Petroleum and Petroleum Products - (M-1, HI)
- (5354) Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- (5455) Plumbing and Heating Equipment and Supplies – (GC)
- (5556) Poultry Farms – (RU)
- (5657) Produce Stands – (RU)
- (5758) Public or Private Parks- (All Districts)
- (5859) Public Recreation Facilities- (All Districts)
- (5960) Radio, Television, and Other Similar Transmitting Towers – (M-1)
- (6061) Recreational Vehicle Parks and Recreation Camps – (RU)

DRAFT

- (~~6162~~) Rental Centers, With Outside Storage – (GC)
- (~~6263~~) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (~~6364~~) Research and Development Services – (OI)
- (~~6465~~) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~6566~~) Sexually Oriented Businesses - (GC, HI)
- (~~6667~~) Sporting Firearms and Ammunition – (GC)
- (~~6768~~) Swim and Tennis Clubs – (TROS)
- (~~6869~~) Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~6970~~) Tobacco and Tobacco Products – (GC)
- (~~7071~~) Utility Substations - (All Districts)
- (~~7172~~) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)
- (~~7273~~) Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)
- (~~7374~~) Warehouses (Self Storage) - (RC, GC, M-1, LI)
- (~~7475~~) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~7576~~) Zoos and Botanical Gardens – (GC, M-1)

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

- (c) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses,

DRAFT

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

(1) *Accessory dwellings.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
- b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
- c. Only one accessory dwelling shall be permitted per single-family dwelling.
- d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
- e. A manufactured home may not be used as an accessory dwelling.
- f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

(2) *Amusement or waterparks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, waterpark, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

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(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.
- c. Fenced outdoor runs are allowed for use during the hours of 6:00 am to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(4) *Antennas.*

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

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(5) *Athletic fields.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Commercial; Rural Commercial.
- b. All athletic fields shall have primary access to collector or thoroughfare roads.
- c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

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

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

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

- a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No more than four (4) workstations are permitted.
- c. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.

(8) *Bars and other drinking places.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
- c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.

DRAFT

- d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

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

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be nine (9).
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-173 of this chapter. Parking

DRAFT

shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.

- g. In the residential districts, signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.
- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

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

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(12) *Body Piercing Facilities.*

- a. Use districts: General Commercial.

DRAFT

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

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

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.
 - 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.

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(14) *Bus shelters/bus benches.*

- a. Use districts: All Districts.
- b. Any person wishing to erect and maintain a bus shelter or bus bench shall obtain a permit for each shelter from the Planning Department. Each permit for a bus shelter shall cost fifty (\$50.00) dollars and shall be valid for one (1) year. Each permit for a bus bench shall cost twenty-five (\$25.00) dollars and shall be valid for one (1) year. These permits may be renewed upon payment of the fifty (\$50.00) dollar renewal fee for a bus shelter or upon payment of the twenty-five (\$25.00) dollar renewal fee for a bus bench.
- c. A shelter or bench may only be located at a designated bus stop that is presently being served by a public transit authority, and only one (1) bus shelter shall be allowed per bus stop location.
- d. If the shelter or bench is proposed to be located within a SCDOT right-of-way, the location of the shelter must be approved by SCDOT prior to obtaining a permit from the Richland County Planning Department.
- e. Bus shelters must meet the following additional requirements:
 1. 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.
 2. 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

DRAFT

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.
3. The route number shall be displayed prominently on the bus shelter.
 4. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route.
 5. 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.

DRAFT

- f. Bus benches must meet the following additional requirements:
 - 1. The bench shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings.
 - 2. Benches shall be constructed of durable material and shall be securely fastened to the ground.
 - 3. Advertising on the bench shall be limited to the forward facing side of the back rest and shall not extend beyond the perimeters of the back rest.

(15) *Car and light truck washes.*

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

(16) *Cemeteries and mausoleums.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial.
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a collector or thoroughfare road.

(17) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.

DRAFT

- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
 - d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
 - e. All facilities shall be solely for the use of the residents and their guests.
- (18) *Construction, building, general contracting, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (19) *Construction, building, heavy, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (20) *Construction, special trades, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (21) *Country clubs with golf courses.*
- a. Use districts: TROS; Rural; General Commercial; M-1 and LI Light Industrial.
 - b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
 - c. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights..
- (22) *Day care, adult, home occupation (five or fewer).*
- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family - Low Density; Residential,

DRAFT

Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.

- b. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(23) *Day care centers, adult.*

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

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

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.
- b. A child family day care home occupation, must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. All other state and federal regulations shall be met.

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

DRAFT

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(26) Dormitories.

- a. Use districts: Office and Institutional; General Commercial.
- b. The property on which the use is located shall be within a ~~seven~~ **two (2)** mile radius of property developed as the primary campus of the representing college or university.
- c. A minimum eight (8) foot high fence, measured on the side facing away from the property to be screened, shall be erected adjacent to the property line of abutting residentially zoned or used property. Such fence must also have its finished side facing away from the property to be screened. The fence shall be solid and opaque.
- d. A double row of deciduous evergreens at a minimum of six (6) feet in height at the time of planting shall be erected directly behind any required fencing.
- e. Lights shall be positioned and shielded so as to not shine onto adjacent properties.

(2627) Drugs and Druggists' Sundries.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2728) *Durable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2829) *Dwellings, manufactured homes on individual lots.*

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

DRAFT

code for ventilation, utilities and access, shall be installed under the manufactured home.

(2930) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.
- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.
- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.
- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

(3031) *Dwellings, single family, zero lot line, common and parallel.*

DRAFT

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

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

- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.
- c. For common lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(3132) *Electrical Goods.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3233) *Fuel oil sales, non-automotive.*

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

DRAFT

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

(3334) *Furniture and Home Furnishings.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3435) *Golf courses.*

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

(3536) *Golf driving ranges (freestanding).*

- a. Use districts: Traditional Recreation Open Space; Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.

DRAFT

- d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

(3637) *Go-cart, motorcycle, and similar small vehicle tracks.*

- a. Use districts: General Commercial.
- b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(3738) *Group homes (nine persons or less fewer).*

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

(3839) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home

DRAFT

occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.

- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.
- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

3940 *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

DRAFT

(4041) *Libraries.*

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

(4142) *Lumber and Other Construction Materials.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 *infra*.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 *infra*.

(4243) *Machinery, Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4344) *Manufactured home sales.*

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

(4445) *Manufactured home parks.*

- a. Use districts: Manufactured Home; M-1 Light Industrial.
- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.
- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.

DRAFT

- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

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

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:

1. Front to front: 35 feet.
2. Front to side: 25 feet.
3. Front to rear: 35 feet.
4. Rear to rear: 25 feet.
5. Rear to side: 25 feet.
6. Side to side: 25 feet.

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

(4546) *Market showrooms.*

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

(4647) *Motor Vehicles, New Parts and Supplies.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4748) *Motor Vehicles, Tires and Tubes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4849) *Nondurable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

4950) *Paints and Varnishes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

5051) *Pet Care Services.*

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

DRAFT

(5152) *Petroleum and coal products manufacturing.*

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

(5253) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred

DRAFT

twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.

- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5354) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(5455) *Plumbing and Heating Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

5556) *Poultry farms*

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

5657) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.
- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

5758) *Public or private parks.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

5859) *Public recreation facilities.*

- a. Use districts: All Districts.

DRAFT

- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(5960) Radio, Television, and Other Similar Transmitting Towers.

- a. Use districts: M-1 Light Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

DRAFT

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(6061) *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry, dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).
- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.
- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply

DRAFT

system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.

- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

(6162) *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

(6263) *Repair and maintenance service, appliance and electronics.*

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

(6364) *Research and development services.*

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

(6465) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

DRAFT

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.
- d. Primary access shall be provided from a collector or a thoroughfare road.

(6566) *Sexually oriented businesses.*

- a. Use districts: General Commercial, Heavy Industrial.
- b. *Purpose and Findings:*
 - 1. The purpose of this subsection is to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of Richland County, and to establish reasonable and uniform regulations to prevent or reduce to any extent the secondary effects of sexually oriented businesses within the County. The provisions of this subsection have neither the purpose nor effect of imposing a limitation or restriction on the content of or reasonable access to any communicative materials or expression. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to sexually oriented materials or expression protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this subsection to condone or legitimize the distribution or exhibition of obscenity.
 - 2. Based on evidence of the adverse secondary effects of sexually oriented businesses presented in hearings and reports made available to the Richland County Council, and on the findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, LLC*, 124 S. Ct. 2219 (2003); *City of Los*

DRAFT

Angeles v. Alameda Books, Inc., 535 U.S. 425 (2002); *Pap's A.M. v. City of Erie*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *Chesapeake B & M, Inc. v. Harford County*, 58 F.3d 1005 (4th Cir. 1995); *Giovani Carandola, Ltd. v. Fox*, 470 F.3d 1074 (4th Cir. 2006); *Centaur v. Richland County*, 392 S.E.2d 165 (S.C. 1990); and other cases; and on reports of secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Phoenix, Arizona (1979); Minneapolis, Minnesota (1980); Houston, Texas (1987); Indianapolis, Indiana (1984); Amarillo, Texas (1977); Garden Grove, California (1991); Los Angeles, California (1977); Whittier, California (1978); Austin, Texas (1986); Seattle, Washington (1989); Oklahoma City, Oklahoma (1986); El Paso, Texas (1986); New York City, New York (1994); Dallas, Texas (1997); Newport News, Virginia (1996); New York Times Square Study (1994); Phoenix, Arizona (1995-1998); Greensboro, North Carolina (2003); Toledo, Ohio (2002); Centralia, Washington (2004); and also from the reports of "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, January 12, 2000; "Survey of Appraisers Fort Worth & Dallas, Effects of Land Uses on Surrounding Property Values, by Duncan Associates, September 2004; and the Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota), the Richland County Council finds:

- (a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, public safety risks, prostitution, potential spread of disease, lewdness, public indecency, illicit sexual activity, illicit drug use and drug trafficking, negative impacts on surrounding properties, litter, and sexual assault and exploitation.
- (b) Each of the foregoing negative secondary effects constitutes a harm which the County has a substantial government interest in preventing and/or abating in the future. This substantial government

DRAFT

interest in preventing secondary effects, which is the County's rationale for this ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the County's interest in regulating sexually oriented businesses extends to future secondary effects that could occur in the County related to current sexually oriented businesses in the future as well as sexually oriented businesses that may locate in the County in the future. The County Council finds that the cases and secondary effects documentation relied on in this ordinance are reasonably believed to be relevant to said secondary effects.

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

1. Adult Arcades;
2. Adult Bookstores or Adult Video Stores;
3. Adult Cabarets;
4. Adult Motels;
5. Adult Motion Picture Theaters;
6. Sexual Device Shop; and
7. Sexual Encounter Centers.

d. *Location of Sexually Oriented Businesses:*

1. A sexually oriented business currently in operation or established subsequent to the enactment of this Ordinance shall comply with the provisions herein.
2. All sexually oriented businesses shall be located within a General Commercial or Heavy Industrial District.
3. A sexually oriented business shall not be located within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as

DRAFT

residential use by the Richland County Assessor's Office; or a public park.

4. A sexually oriented business shall not be located within one thousand (1,000) feet of another sexually oriented business.
5. The operation, establishment, or maintenance of more than one (1) sexually oriented business is prohibited in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business.
6. For the purpose of this subparagraph d. 3., above, measurement shall be made in a straight line, without regard to intervening structures or objects, the nearest property line of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship, or public or private elementary or secondary school, daycare facility, kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park. Presence of a city or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.
7. For the purpose of subparagraph d. 4. above, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the premises where a sexually oriented business is conducted to the nearest property line of another premises where a sexually oriented business is conducted.

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

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

DRAFT

1. A diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted must be provided to the Zoning Administrator. A manager's station may not exceed thirty-two (32) square feet of floor area. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches.
2. The diagram shall be sworn to be true and correct by the applicant.
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.
4. It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's stations. The view required in this subparagraph must be by direct line of sight from the manager's station.
6. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in

DRAFT

subparagraph (5) above remains unobstructed by any doors, walls, merchandise, display racks, or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the diagram submitted pursuant to subparagraph (1) above.

7. No viewing room may be occupied by more than one (1) patron or customer at any time.
 8. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one (1) foot-candle as measured at the floor level.
 9. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.
 10. No owner or operator shall allow openings of any kind to exist between viewing rooms.
 11. The operator or owner shall, during each business day, regularly inspect the walls between the viewing booths to determine if any openings or holes exist.
 12. The owner or operator shall cause all floor coverings in viewing booths to be nonporous, easily cleanable surfaces with no rugs or carpets.
 13. The owner or operator shall cause all wall surfaces and ceiling surfaces in viewing booths to be constructed of, or permanently covered by, nonporous, easily cleanable material.
- f. *Regulations pertaining to adult cabarets and sexual encounter centers.* It shall be a violation of this chapter for an employee, independent contractor, or person under a similar arrangement with any owner, operator, manager, agent, shareholder of an adult cabaret or sexual encounter center, while located within an adult cabaret or sexual encounter center, to appear in a manner that does not conform to the definition of semi-nude.

DRAFT

g. *Exemptions.* The following activities or businesses are exempt from the requirements of section 26-151(c)~~(64)~~(66):

1. A business or organization in which a person serves as a model for a drawing, painting, sketching, sculpture or other similar art studio class operated:
 - (a) By a university or college or other institution of higher education; or
 - (b) By a non-profit arts organization, such as a museum, gallery, artist association or arts cooperative.
2. A professional or community theater, or a theater affiliated with an institution of higher education, that produces works of dramatic arts in which actors or actresses occasionally appear on stage in a state of semi-nudity, nudity, or in any state of undress as part of his or her dramatic role.

(h) *Administrative Decision-making Process; Appeals.*

1. Under no circumstances shall staff review and decision-making of an application of a sexually oriented business for a permitted use with special requirements, including determination of completeness, extend beyond fifteen business (15) days from the date of receipt of an application. In the event that a County official is required to take an act or do a thing pursuant to section 26-55 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the County by the close of business on the fifteenth (15) business day from receipt of application, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.
2. Under no circumstances shall an appeal of an administrative decision pursuant to section 26-58 of the Richland County Code of Ordinances concerning an application by a sexually oriented business for a permitted use with special requirements exceed a time period of seventy-five business (75) days from the date of receipt of

DRAFT

an appeal to the Board of Zoning Appeals. In the event that a County official, including the Board of Zoning Appeals, is required to take an act or do a thing pursuant to section 26-58 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the Board of Zoning Appeals by the close of business on the sixtieth (60) business day from receipt of an appeal, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

- (i) Amortization; Conforming Use.
 - 1. Any sexually oriented business in operation before the effective date of this ordinance that does not comply with the location restrictions found in subsection (d) above is permitted to continue its operation for a period not to exceed three years from the effective date of this ordinance. During this period of non-compliance, such continued operation shall not be increased, enlarged, extended, or altered.
 - 2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location, of a place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park within one thousand (1,000) feet of the sexually oriented business.

(6667) *Sporting Firearms and Ammunition.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

DRAFT

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(6768) *Swim and Tennis Clubs.*

- a. Use Districts. Traditional Recreation Open Space.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.

(6869) *Swimming pools.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Mixed Use; Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.
- c. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- d. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(6970) *Tobacco and Tobacco Products.*

DRAFT

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(7071) *Utility substations.*

- a. Use districts: All Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

(7172) *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.

DRAFT

- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

(7273) *Warehouses (general storage, enclosed, not including storage of any hazardous materials or waste as determined by any agency of the federal, state, or local government).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
 - 1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
 - 2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

(7374) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.
- c. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- d. Off-street parking shall be as follows:

DRAFT

1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 2. Two parking spaces for any manager's quarters.
 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- e. On-site driveway widths shall be required as follows:
1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
 3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.
- f. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.
- g. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.
- h. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

(7475) *Yard Sales.*

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

DRAFT

Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

(7576) *Zoos and Botanical Gardens.*

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

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; paragraph (9), Dormitories; is hereby amended to read as follows:

- (9) Dormitories- (~~OI, GC~~ RM-HD)

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; paragraph (9), Dormitories; is hereby amended to read as follows:

(9) *Dormitories.*

- a. Use districts: ~~Office and Institutional; General Commercial~~ Residential, Multi-Family, High Density.
- b. The property on which the use is located shall be within a ~~one-half~~ (1/2) two (2) mile radius of property developed as the primary campus of the representing college or university.
- c. A minimum eight (8) foot high fence, measured on the side facing away from the property to be screened, shall be erected adjacent to the property line of abutting residentially zoned or used property. Such fence must also have its finished side facing away from the property to be screened. The fence shall be solid and opaque.

A double row of deciduous evergreens at a minimum of six (6) feet in height at the time of planting shall be erected directly behind any required fencing.

e. Lights shall be positioned and shielded so as to not shine onto adjacent properties.

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

SECTION VIII. 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: July 27, 2010 (tentative)
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 3, 2010
RC PROJECT: 10-09 MA
APPLICANT: Ernest W. Cromartie III
PROPERTY OWNER: 1539 Horseshoe Lodging, LLC

LOCATION: 1539 Horseshoe Drive

TAX MAP NUMBER: 17011-08-06
ACREAGE: 4.86 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: April 16, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, General Commercial District (GC) reflects the original zoning as adopted September 7, 1977.

A map amendment was approved northeast of the subject parcel from RG-1 (Residential Multi-Family Medium Density, RM-MD) to C-1 (Office and Institutional, OI) under map amendment (97-44MA) (Ordinance 080-97HR).

A Special Exception (98-122 SE) was granted July 1, 1998 on the subject parcel. The Special Exception was to permit the placement of a residential care facility in a C-3 District.

The parcel contains two hundred and sixty nine (269.82) feet of frontage along Sara Drive and eight hundred and thirty five (835.24) feet of frontage along Horseshoe Drive.

Summary

The Residential Multi-Family High Density District (RM-HD) is established to provide for high-density residential development, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area: No minimum lot area requirement except as required by DHEC.

Maximum density: No more than 16 units per acre.

- The gross density for this site is approximately: 77 dwelling units
- The net density for this site is approximately: 54 dwelling units

Existing Zoning		
North:	RM-MD /RM-HD	Triplex Residences/Triplex Residences
South:	NA	I-20 Interstate ramp
East:	GC/OI	La Quinta Hotel/ Long Creek Family Practice
West:	RS-LD	Residences

Plans & Policies

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

Suburban Area

Objective: “Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed rezoning would act as a suitable land use transition between the commercial property located near Two Notch Road and the residential uses along Sara Drive and Horseshoe Drive.

Traffic Impact

The 2008 SCDOT traffic count (Station # 777), east of the subject parcel on Creekwood Drive identifies 800 Average Daily Trips (ADT’s). Creekwood Drive is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Creekwood Drive is currently operating at a Level of Service (LOS) “A”.

Creekwood Drive, Sara Drive, nor Horseshoe Drive are planned or programmed for improvements.

Conclusion

The parcel is located within School District Two; half (.5) a mile of Joseph Keels Elementary School, one (1) mile of Dent Middle School, one and half (1.5) miles of L.W. Conder Elementary, Richland North East High School, E.L Wright Middle School, and within two point one (2.1) miles of Windsor Elementary School and Polo Road Elementary. Bus Route 35 directly services the area with stops along Two Notch Road, Village of Sandhills, and the Columbia Mall.

The proposed development is contiguous to the Two Notch Road/Decker Boulevard Priority Investment Area (PIA). In the PIAs, multifamily has been identified as an appropriate land use when it completes a block face or acts as a transitional land use between commercial land uses and single family land uses. The subject parcel in this case acts as a transitional land use between the commercial uses along Two Notch Road and the residential uses along Horseshoe Drive and Sara Drive. The parcel currently contains a five (5) story hotel structure. The existing structure was formerly the Dentsville Motor Inn. On July 1, 1998 a special exception was granted to permit the placement of a residential care facility in the C-3 District. There is no documentation that the residential care facility was ever established on the property. The proposed Residential Multi-Family High Density District (RM-HD) would allow for a college dormitory to be established on the subject property. The majority of the parcels north and

northwest of the subject parcel contain triplex style residential units on individual lots zoned Residential Multi-Family High Density (RM-HD) District and Residential Multi-Family Medium Density (RM-MD) District.

The Dentsville fire station (station number 14) located on Fire Lane Road is .22 miles south of the subject parcel. There are two fire hydrants located on the subject parcel; in addition to the internal hydrants there are two hydrants located along Horseshoe Drive that are within close proximity of the subject site.

The proposed rezoning would not have a negative impact on public services or traffic. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

May 25, 2010

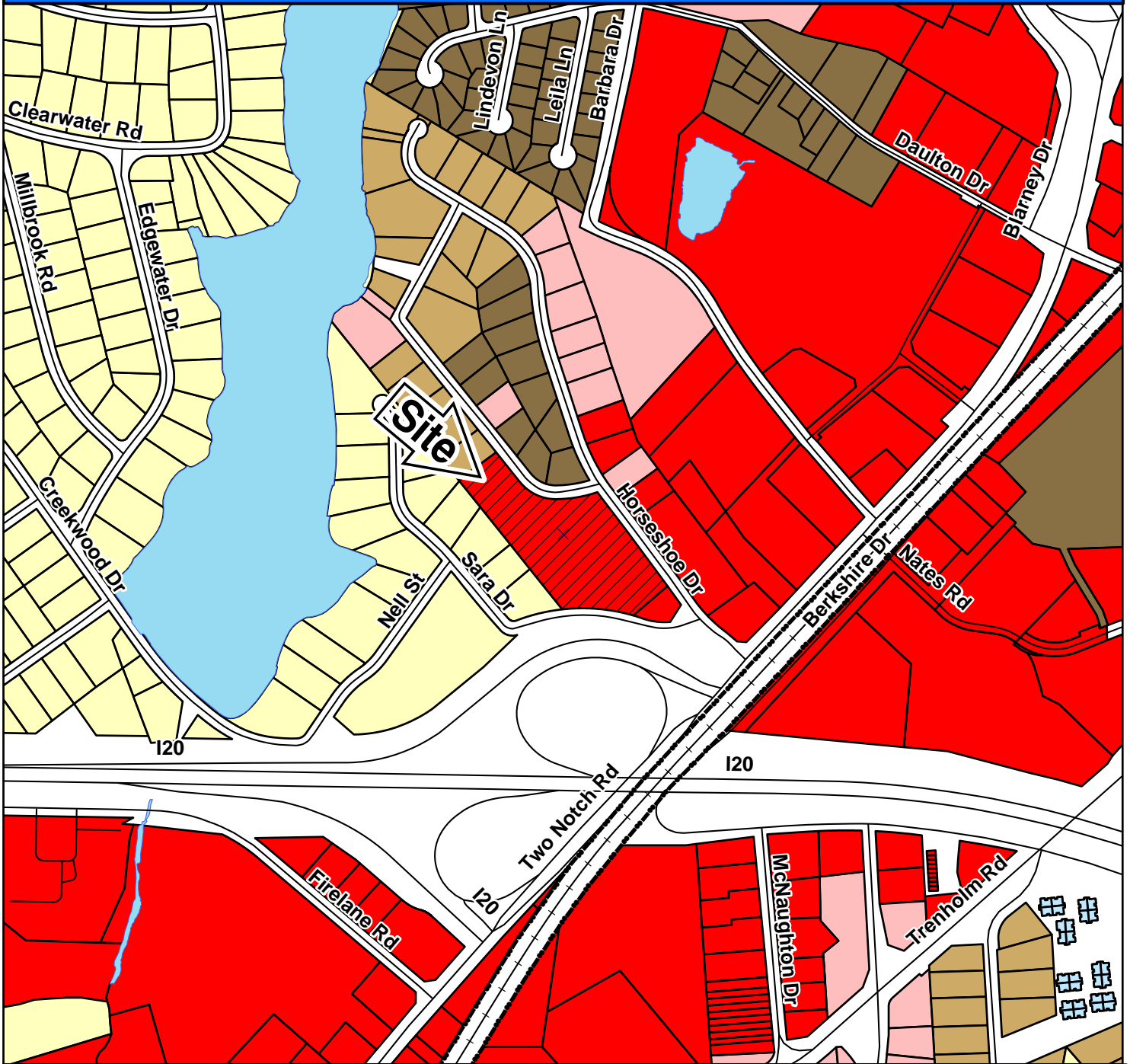
Planning Commission Recommendation

1. The existing zoning will not complement the community.
2. Community opposes the change of use on the property.





















Planning Commission Action

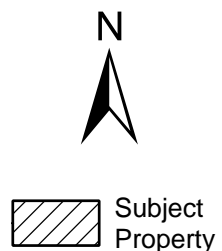
At their meeting of **May 3, 2010** the Richland County Planning Commission **disagreed** with the Planning & Development Services Department recommendation and, based on the findings of facts above, recommends the County Council initiate the ordinance consideration process to **deny** the proposed Amendment for **RC Project # 10-09 MA** at the next available opportunity.

Case 10-09 MA GC to RM-HD



ZONING CLASSIFICATIONS

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



**Case 10-09 MA
GC to RM-HD
TMS 17011-08-06**

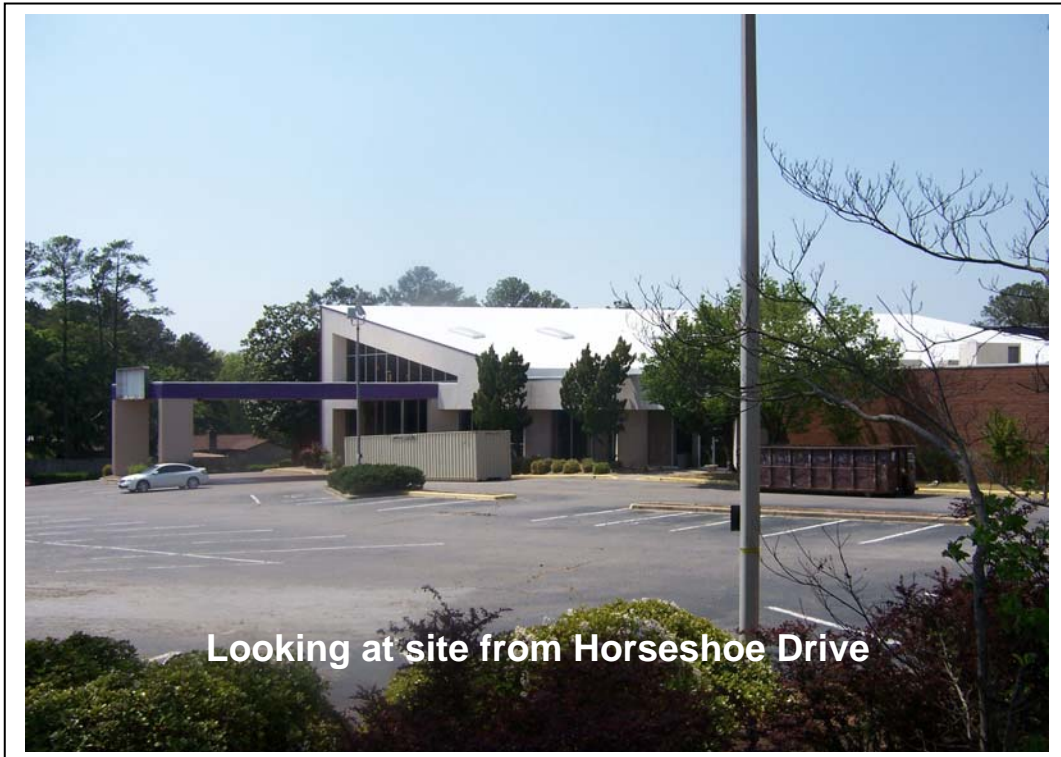


CASE 10-09 MA

From GC to RM-HD

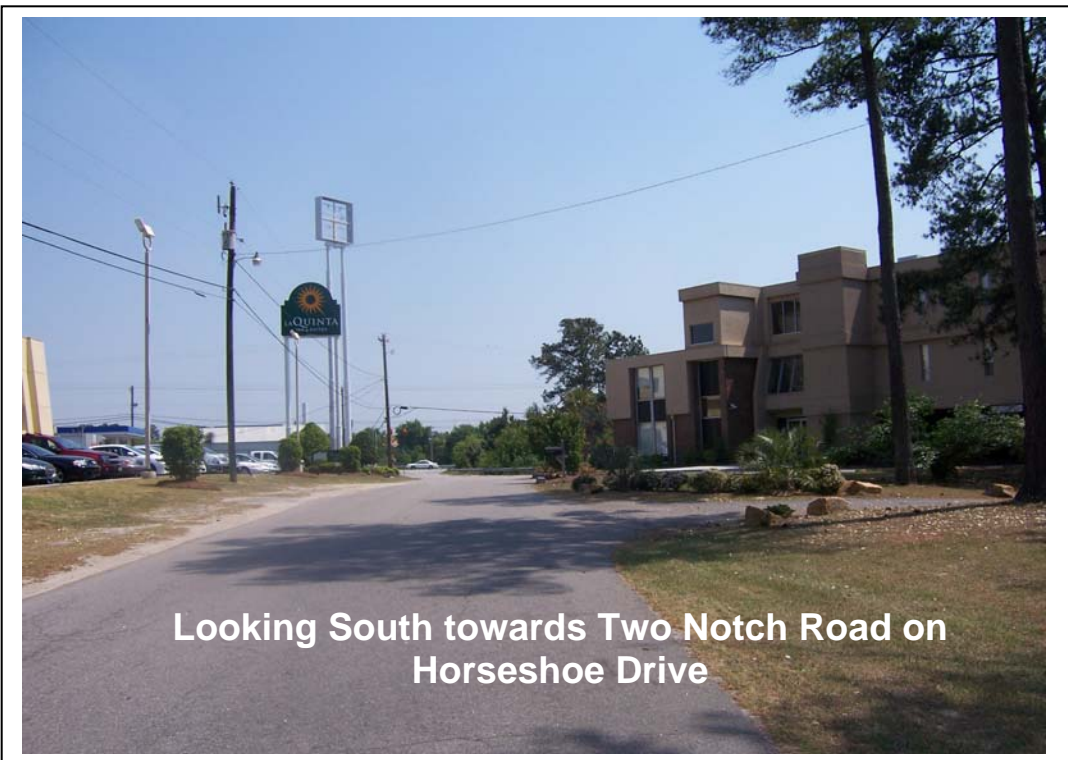
TMS#17011-08-06

Horseshoe Drive & Sara Drive





Looking North along Horseshoe Drive



Looking South towards Two Notch Road on Horseshoe Drive

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 AS TMS # 17011-08-06 FROM GC (GENERAL COMMERCIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 17011-08-06 from GC (General Commercial District) zoning to RM-HD (Residential, Multi-Family, High Density District) zoning.

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

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

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: May 25, 2010
First Reading: July 27, 2010 (tentative)
Second Reading:
Third Reading:

The issue of the M-1 Zoning District

Taken from Ordinance No. 004-05HR, enacted on February 1, 2005, and *effective on July 1, 2005*:

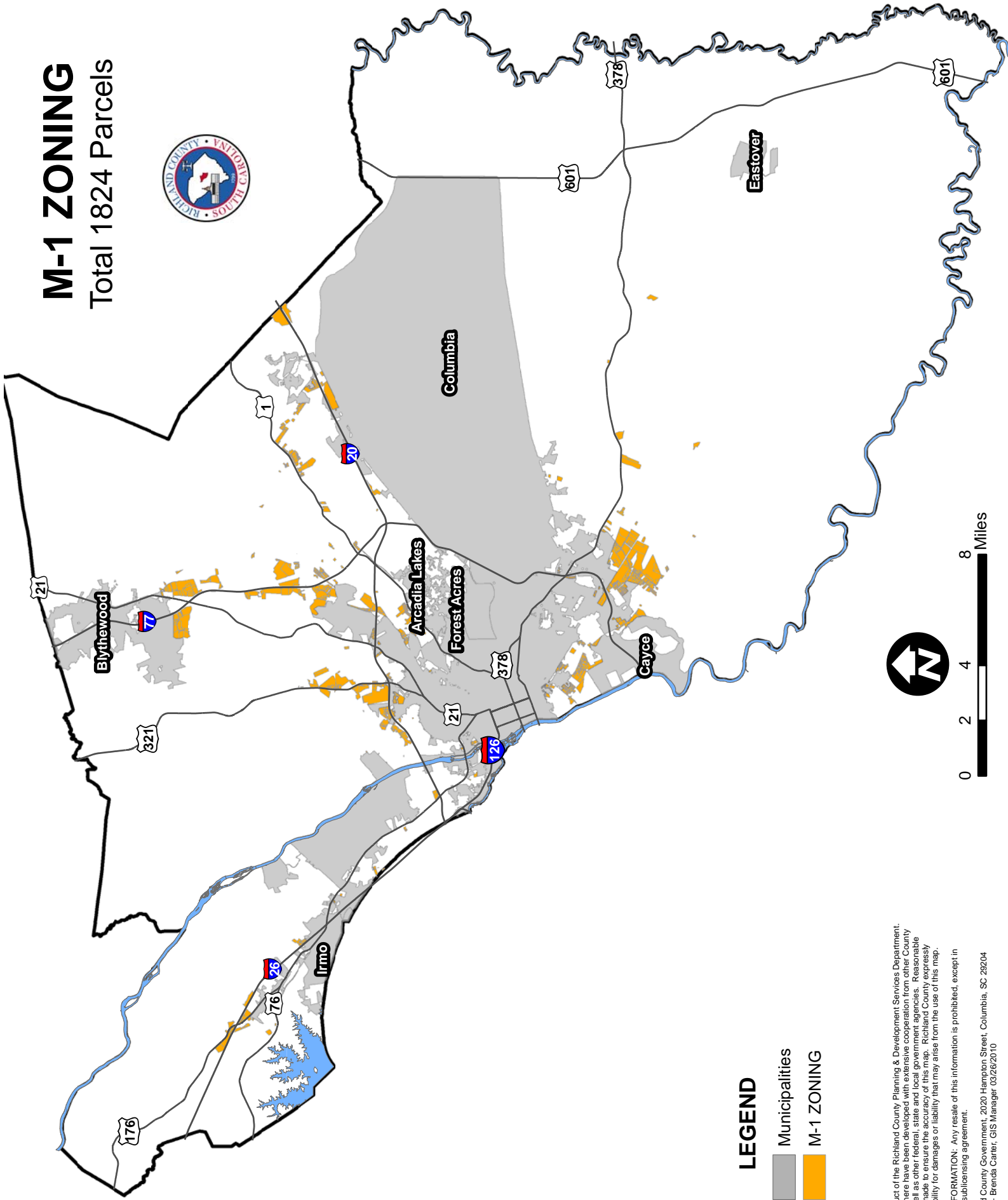
17. All property with the zoning district classification of M-1 Light Industrial as of June 30, 2005, shall on July 1, 2005 and thereafter, until further amended, have the zoning district classification of M-1 Light Industrial as described and regulated in the Land Development Code adopted on November 9, 2004 (Ordinance No. 074-04HR), with all the uses permitted therein. Provided, however, within five (5) years from the effective date of this ordinance, the Richland County Planning Commission shall make a recommendation as to whether or not the current M-1 zoning districts should be amended to LI zoning districts under the Land Development Code (adopted November 9, 2004) and any amendments thereto, and whether or not the M-1 zoning district, and any reference thereto, should be deleted from Chapter 26 of the Richland County Code of Ordinances, and shall forward such recommendations to County Council for their consideration.

In addition, there was this proviso, *effective on February 1, 2005*:

SECTION II. A moratorium on requests for map amendments to the M-1 zoning district classification is hereby enacted, so that from and after February 1, 2005, no person shall be permitted to apply for an M-1 zoning district classification and no map amendments to an M-1 zoning district classification shall be adopted; provided, however, that any application that has been properly submitted to the Richland County Planning and Development Services Department prior to February 1, 2005, shall be processed and acted upon in the normal fashion.

M-1 ZONING

Total 1824 Parcels



LEGEND

-  Municipalities
-  M-1 ZONING

This map is a product of the Richland County Planning & Development Services Department. The data depicted here have been developed with extensive cooperation from other County Departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a sublicensing agreement.

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 Planning Analysis – Brenda Carter, GIS Manager 03/26/2010

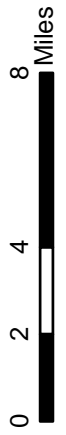


TABLE 26-V-2
TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL
REQUIREMENTS, AND SPECIAL EXCEPTIONS

USE TYPES	GC	M-1	LI
<u>Agricultural Uses</u>			
Animal Production		P	
Animal Production Support Services		P	
Crop Production		P	
Crop Production Support Services		P	P
Fish Hatcheries		P	
Forestry		P	
Forestry Support Services		P	P
Poultry Farms		P	
Produce Stands		P	
Swine Farms		P	
Veterinary Services (Livestock)		P	
<u>Residential Uses</u>			
Accessory Dwellings		SR	
Common Area Recreation and Service Facilities	P		
Continued Care Retirement Communities	SR		
Dormitories	SE		
Dwellings, Conventional or Modular			
Multi-Family, Not Otherwise Listed	P		
Single-Family, Detached			
Single-Family, Zero Lot Line, Common	SR		
Single-Family, Zero Lot Line, Parallel			
Two-Family			
Dwellings, Manufactured Homes on Individual Lots		SE	
Fraternity and Sorority Houses	P		
Group Homes (9 or Less)			
Group Homes (10 or More)	SE		
Manufactured Home Parks			
Rooming and Boarding Houses	P		
Special Congregate Facilities	SE		
<u>Accessory Uses and Structures</u>			
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P	P	P
Home Occupations	SR		
Swimming Pools	SR		
Yard Sales	SR		

Recreational Uses			
Amusement or Water Parks, Fairgrounds	SR	SR	SR
Amusement Arcades	P	P	
Athletic Fields	P	P	
Batting Cages	SR	SR	SR
Billiard Parlors	P	P	
Bowling Centers	P	P	
Clubs or Lodges	P	P	
Country Clubs with Golf Courses	SR	SR	SR
Dance Studios and Schools	P	P	
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR	P	
Golf Courses	SR	SR	SR
Golf Courses, Miniature	P	P	P
Golf Driving Ranges (Freestanding)	SR	SR	SR
Hunt Clubs			
Marinas and Boat Ramps	P	P	
Martial Arts Instructional Schools	P	P	
Physical Fitness Centers	P	P	P
Public or Private Parks	SR	SR	SR
Public Recreation Facilities	SR	SR	SR
Racetracks and Drag Strips			
Riding Stables		P	
Shooting Ranges, Indoor	P	P	P
Shooting Ranges, Outdoor			
Skating Rinks	P	P	
Swim and Tennis Clubs	P	P	SE
Swimming Pools	SR		
Institutional, Educational and Civic Uses			
Ambulance Services, Emergency	P	P	P
Ambulance Services, Transport	P	P	P
Animal Shelters	SR	SR	SR
Auditoriums, Coliseums, Stadiums	P	P	P
Bus Shelters/Bus Benches	SR	SR	SR
Cemeteries, Mausoleums	SR	SR	SR
Colleges and Universities	P		
Community Food Services	P	P	P
Correctional Institutions		P	SE
Courts	P		
Day Care, Adult, Home Occupation (5 or Fewer)	SR		
Day Care Centers, Adult	SR	SR	
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)	SR		
Day Care, Child, Licensed Center	SR	SR	
Fire Stations	P	P	P

Government Offices	P	P	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P	P	
Libraries	P	P	
Museums and Galleries	P	P	
Nursing and Convalescent Homes	P		
Orphanages			
Places of Worship	P	P	P
Police Stations, Neighborhood	P	P	P
Post Offices	P	P	P
Postal Service Processing & Distribution	P	P	P
Schools, Administrative Facilities	P	P	P
Schools, Business, Computer and Management Training	P	P	P
Schools, Fine Arts Instruction	P	P	P
Schools, Junior Colleges	P	P	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P	SE	
Schools, Technical and Trade (Except Truck Driving)	P	P	P
Schools, Truck Driving	P	P	P
Zoos and Botanical Gardens	SR	SR	
Business, Professional and Personal Services			
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P	P	P
Advertising, Public Relations, and Related Agencies	P	P	
Automatic Teller Machines	P	P	P
Automobile Parking (Commercial)	P	P	P
Automobile Rental or Leasing	P	P	P
Automobile Towing, Not Including Storage	P	P	P
Automobile Towing, Including Storage Services		P	P
Banks, Finance, and Insurance Offices	P	P	P
Barber Shops, Beauty Salons, and Related Services	P	P	P
Bed and Breakfast Homes/Inns	P	P	
Body Piercing Facilities	SR		
Building Maintenance Services, Not Otherwise Listed	P	P	P
Car and Light Truck Washes (See also Truck Washes)	P	P	P
Carpet and Upholstery Cleaning Services	P	P	P
Computer Systems Design and Related Services	P	P	P
Clothing Alterations/Repairs; Footwear Repairs	P	P	
Construction, Building, General Contracting, with Outside Storage		SR	SR
Construction, Building, General Contracting, without Outside Storage	P	P	P
Construction, Heavy, with Outside Storage		SR	SR
Construction, Heavy, without Outside Storage		P	P

Construction, Special Trades, with Outside Storage		SR	SR
Construction, Special Trades, without Outside Storage	P	P	P
Employment Services	P	P	P
Engineering, Architectural, and Related Services	P	P	P
Exterminating and Pest Control Services	P	P	P
Funeral Homes and Services	P	P	P
Furniture Repair Shops and Upholstery	P	P	P
Hotels and Motels	P	P	P
Janitorial Services	P	P	P
Kennels	SR	SR	SR
Landscape and Horticultural Services	P	P	P
Laundromats, Coin Operated	P	P	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P	P	P
Legal Services (Law Offices, Etc.)	P	P	
Linen and Uniform Supply	P	P	P
Locksmith Shops	P	P	
Management, Scientific, and Technical Consulting Services	P	P	P
Massage Therapists	P	P	
Medical/Health Care Offices	P	P	
Medical, Dental, or Related Laboratories	P	P	P
Motion Picture Production/Sound Recording	P	P	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)	P	P	P
Photocopying and Duplicating Services	P	P	P
Photofinishing Laboratories	P	P	P
Photography Studios	P	P	
Picture Framing Shops	P	P	
Professional, Scientific, and Technical Services, Not Otherwise Listed	P	P	P
Publishing Industries	P	P	P
Real Estate and Leasing Offices	P	P	
Recreational Vehicle Parks and Recreation Camps			
Rental Centers, with Outside Storage	SR	P	P
Rental Centers, without Outside Storage	P	P	P
Repair and Maintenance Services, Appliance and Electronics	SR	SR	SR
Repair and Maintenance Services, Automobile, Major		P	P
Repair and Maintenance Services, Automobile, Minor	P	P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large		P	
Repair and Maintenance Services, Boat and Commercial Trucks, Small		P	P
Repair and Maintenance Services, Commercial and Industrial Equipment		P	P
Repair and Maintenance Services, Home and Garden Equipment	P	P	P
Repair and Maintenance Services, Personal and Household Goods	P	P	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P	P	P

Research and Development Services	P	P	P
Security and Related Services	P	P	P
Septic Tank Services		P	
Tanning Salons	P	P	
Tattoo Facilities	P		
Taxidermists	P	P	P
Theaters, Live Performances	P	P	
Theaters, Motion Picture, Other Than Drive-Ins	P	P	P
Theaters, Motion Picture, Drive-Ins	SE	P	SE
Tire Recapping		P	
Travel Agencies (without Tour Buses or Other Vehicles)	P	P	
Traveler Accommodations, Not Otherwise Listed	P	P	
Truck (Medium and Heavy) Washes	P	P	P
Vending Machine Operators		P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P	P	P
Watch and Jewelry Repair Shops	P	P	
Weight Reducing Centers	P	P	
Retail Trade and Food Services			
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P	P	
Appliance Stores	P	P	
Art Dealers	P	P	
Arts and Crafts Supply Stores	P	P	
Auction Houses	P	P	P
Automotive Parts and Accessories Stores	P	P	P
Bakeries, Retail	P	P	P
Bars and Other Drinking Places	SR	SR	SR
Bicycle Sales and Repair	P	P	P
Boat and RV Dealers, New and Used	P	P	
Book, Periodical, and Music Stores	P	P	
Building Supply Sales with Outside Storage	P	P	P
Building Supply Sales without Outside Storage	P	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	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	P
Convenience Stores (without Gasoline Pumps)	P	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	P
Drugstores, Pharmacies, with Drive-Thru	P	P	P
Drugstores, Pharmacies, without Drive-Thru	P	P	P
Electronic Shopping and Mail Order Houses	P	P	P
Fabric and Piece Goods Stores	P	P	
Flea Markets, Indoor	P	P	P
Flea Markets, Outdoor	P	P	P
Floor Covering Stores	P	P	
Florists	P	P	
Food Service Contractors	P	P	
Food Stores, Specialty, Not Otherwise Listed	P	P	
Formal Wear and Costume Rental	P	P	
Fruit and Vegetable Markets	P	P	P
Fuel Sales (Non- Automotive)		SR	
Furniture and Home Furnishings	P	P	
Garden Centers, Farm Supplies, or Retail Nurseries	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	P	
Jewelry, Luggage, and Leather Goods (May Include Repair)	P	P	
Liquor Stores	P	P	
Manufactured Home Sales	SR	SR	
Meat Markets	P	P	
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P	P	
Motor Vehicle Sales – Car and Truck – New and Used	P	P	

Motorcycle Dealers, New and Used	P	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	P	
Paint, Wallpaper, and Window Treatment Sales	P	P	
Pawnshops	P	P	
Pet and Pet Supplies Stores	P	P	
Record, Video Tape, and Disc Stores	P	P	
Restaurants, Cafeterias	P	P	P
Restaurants, Full Service (Dine-In Only)	P	P	P
Restaurants, Limited Service (Delivery, Carry Out)	P	P	P
Restaurants, Limited Service (Drive-Thru)	P	P	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P	P	P
Service Stations, Gasoline	P	P	P
Sporting Goods Stores	P	P	
Television, Radio or Electronic Sales	P	P	
Tire Sales	P	P	
Tobacco Stores	P	P	
Truck Stops	P	P	P
Used Merchandise Stores	P	P	
Video Tape and Disc Rental	P	P	
Warehouse Clubs and Superstores	P	P	
<u>Wholesale Trade</u>			
Apparel, Piece Goods, and Notions	P	P	P
Beer/Wine/Distilled Alcoholic Beverages	SR	P	P
Books, Periodicals, and Newspapers	P	P	P
Chemicals and Allied Products		P	P
Drugs and Druggists' Sundries	SR	P	P
Durable Goods, Not Otherwise Listed	SR	P	P
Electrical Goods	SR	P	P
Farm Products, Raw Materials		P	P
Farm Supplies		P	P
Flowers, Nursery Stock, and Florist Supplies	P	P	P
Furniture and Home Furnishings	SR	P	P
Groceries and Related Products	P	P	P
Hardware	P	P	P
Jewelry, Watches, Precious Stones	P	P	P
Lumber and Other Construction Materials	SR	P	

Machinery, Equipment and Supplies	SR	P	P
Market Showrooms (Furniture, Apparel, Etc.)	SR	P	P
Metal and Minerals		P	P
Motor Vehicles		P	P
Motor Vehicles, New Parts and Supplies	SR	P	P
Motor Vehicles, Tires and Tubes	SR	P	P
Motor Vehicles, Used Parts and Supplies		P	P
Nondurable Goods, Not Otherwise Listed	SR	P	P
Paints and Varnishes	SR	P	P
Paper and Paper Products	P	P	P
Petroleum and Petroleum Products		SR	
Plumbing & Heating Equipment and Supplies	SR	P	P
Professional and Commercial Equipment and Supplies	P	P	P
Scrap and Recyclable Materials		SE	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms And Ammunition)	P	P	P
Sporting Firearms and Ammunition	SR	P	P
Timber and Timber Products		P	P
Tobacco and Tobacco Products	SR	P	P
Toys and Hobby Goods and Supplies	P	P	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>			
Airports or Air Transportation Facilities and Support Facilities		P	P
Antennas	SR	SR	SR
Bus Facilities, Interurban	P	P	P
Bus Facilities, Urban	P	P	P
Charter Bus Industry	P	P	P
Courier Services, Central Facility		P	P
Courier Services, Substations	P	P	P
Landfills, Sanitary and Inert Dump Sites			
Limousine Services	P	P	P
Materials Recovery Facilities (Recycling)		P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities			
Radio and Television Broadcasting Facilities (Except Towers)	P	P	P
Radio, Television, and Other Similar Transmitting Towers	SE	SR	SE
Rail Transportation and Support Facilities			
Recycling Collection Stations			
Remediation Services		P	
Scenic and Sightseeing Transportation	P	P	P
Sewage Treatment Facilities, Private			
Taxi Service Terminals	P	P	P

Truck Transportation Facilities		P	P
Utility Company Offices	P	P	P
Utility Lines and Related Appurtenances	P	P	P
Utility Service Facilities (No Outside Storage)	P	P	P
Utility Substations	SR	SR	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR	P	P
Warehouses, Self-Storage	SR	SR	SR
Waste Collection, Hazardous			
Waste Collection, Other			
Warehouses, Self-Storage	SR	SR	SR
Waste Collection, Solid, Non-Hazardous			
Waste Treatment and Disposal, Hazardous			
Waste Treatment and Disposal, Non-Hazardous			
Water Treatment Plants, Non-Governmental, Public		P	P
Manufacturing, Mining, and Industrial Uses			
Animal Food			
Animal Slaughtering and Processing			
Apparel		P	P
Bakeries, Manufacturing	P	P	P
Beverage, Other Than Soft Drink and Water, and Tobacco			
Beverage, Soft Drink and Water		P	P
Borrow Pits		SE	SE
Cement and Concrete Products			
Chemicals, Basic			
Chemical Products, Not Otherwise Listed			
Clay Products			
Computer, Appliance, and Electronic Products	P	P	P
Dairy Products		P	P
Dolls, Toys, and Games		P	P
Fabricated Metal Products		P	SE
Food Manufacturing, Not Otherwise Listed		P	P
Furniture and Related Products		P	P
Glass and Glass Products		P	SE
Jewelry and Silverware		P	P
Leather and Allied Products (No Tanning)		P	P
Leather and Hide Tanning and Finishing			
Lime and Gypsum Products			
Machinery		P	SE
Manufacturing, Not Otherwise Listed		P	SE
Medical Equipment and Supplies	P	P	P
Mining/Extraction Industries			

Office Supplies (Not Paper)		P	P
Paint, Coating, and Adhesives			
Paper Products (Coating and Laminating)			
Paper Products (No Coating and Laminating)		P	P
Petroleum and Coal Products Manufacturing			
Primary Metal Manufacturing			
Printing and Publishing	P	P	P
Pulp, Paper, and Paperboard Mills			
Rubber and Plastic Products			
Seafood Product Preparation and Packaging			
Signs	P	P	P
Soap, Cleaning Compounds, and Toilet Preparations		P	P
Sporting and Athletic Goods		P	P
Textile Mills			
Textile Product Mills		P	SE
Transportation Equipment		P	SE
Wood Products, Chip Mills			
Wood Products, Excluding Chip Mills		P	P
Other Uses			
Sexually Oriented Businesses	SR		
Buildings, High Rise, 4 or 5 Stories	SR		
Buildings, High Rise, 6 or More Stories	SE		

Properties Rezoned from M1

05-006	MA	2005	Trotter Rd. & Gamers Ferry Rd.	R21800-01-03	Kinder	Cliff	D-1	PDD	Approved	10/19/2004
05-030	MA	2005	Hardscrabble & Farrow Rd.	R17300-02-10	Kinder	Cliff	M-1	RS-MD	Approved	4/15/2005
05-075	MA	2005	Hardscrabble & Farrow Rd.	R17300-02-10	Kinder	Cliff	M-1	RS-HD	Approved	7/19/2005
05-121	MA	2005	Piney Woods, Piney Grove and Fernandina Rd.	R04913-01-01	Higgins	William	M-1	GC	Approved	4/4/2006
05-121	MA	2005	Piney Woods, Piney Grove and Fernandina Rd.	R04913-01-03	Higgins	William	M-1	GC	Approved	4/4/2006
05-121	MA	2005	Piney Woods, Piney Grove and Fernandina Rd.	R04910-01-09	Higgins	William	M-1	GC	Approved	4/4/2006
05-121	MA	2005	Piney Woods, Piney Grove and Fernandina Rd.	R04913-01-05	Higgins	William	M-1	GC	Approved	4/4/2006
06-009	MA	2006	Killian Rd. & I-77	R14781-04-12	Fuller	Robert	M-1& RU	GC	Approved	7/25/2006
06-009	MA	2006	Killian Rd. & I-77	R14781-04-13	Fuller	Robert	M-1& RU	GC	Approved	7/25/2006
06-009	MA	2006	Killian Rd. & I-77	R17400-11-03	Fuller	Robert	M-1& RU	GC	Approved	7/25/2006
06-009	MA	2006	Killian Rd. & I-77	R14781-04-14	Fuller	Robert	M-1& RU	GC	Approved	7/25/2006
06-023	MA	2006	west of blythewood rd	R12600-02-01	Ozbeck	Ismail	RU	PDD	Approved	10/17/2006
06-027	MA	2006	1217 Pineview Drive	R16104-02-13	Walker	Lee	M-1	GC	Approved	7/25/2006
06-028	MA	2006	Killian Rd. at Farrow Rd.	R17400-02-04	Ozbeck	Ismail	HI & M-1	PDD	Approved	9/16/2006
06-041	MA	2006	Killian Rd. & I-77	R14600-03-59	Palmer	Patrick	M-1	GC	Approved	11/14/2006
06-042	MA	2006	Lower Richland Blvd. south west of Horrell Hill Rd.	R21614-01-24	Odom	Steve	RU/M1	RC	Approved	11/14/2006
06-042	MA	2006	Lower Richland Blvd. south west of Horrell Hill Rd.	R21614-01-25	Odom	Steve	RU/M1	RC	Approved	11/14/2006
06-042	MA	2006	Lower Richland Blvd. south west of Horrell Hill Rd.	R21613-01-01	Odom	Steve	RU/M1	RC	Approved	11/14/2006
06-064	MA	2006	Wooten Rd. north of Farrow Rd.	R17600-02-04	Craig	James	M-1	RS-LD	Approved	3/20/2007
07-003	MA	2007	Atlas Rd. & Bluff Rd.	R13510-01-03	Strother	Darrell	M-1,GC, RU	PDD	Approved	4/17/2007
07-008	MA	2007	Piney Woods Rd. Piney Grove Rd. & Fernandina Rd.	R04910-01-07	Higgins	William	M-1	GC	Approved	4/3/2007
07-008	MA	2007	Piney Woods Rd. Piney Grove Rd. & Fernandina Rd.	R04914-01-01	Higgins	William	M-1	GC	Approved	4/3/2007
07-009	MA	2007	Bluff Industrial Blvd.	R11111-01-54	Fuller	Robert	M-1	GC	Approved	5/1/2007
07-030	MA	2007	Barnes & Riley St. Retreat Columbia	R11100-01-10	Haines	Scott	RU/M-1	RM_HD	Approved	7/24/2007
07-030	MA	2007	Barnes & Riley St. Retreat Columbia	R11115-06-02	Haines	Scott	RU/M-1	RM_HD	Approved	7/24/2007
07-032	MA	2007	I-77 & Killian Rd.	R14600-03-16	Palmer	Pat	M-1	GC	Approved	9/11/2007
07-040	MA	2007	Killian Rd.	R14600-03-16	Jones	Kendal	M-1	GC	Denied	
07-044	MA	2007	North Springs Rd.	R22906-03-48	Younan	Joseph	M-1	PDD	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-12	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-13	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-14	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-15	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-18	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-19	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-20	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-047	MA	2007	North Farrow Rd.	R17300-02-21	Scipio	Jerry	M-1	GC	Approved	11/20/2007
07-052	MA	2007	Wilson Blvd. & Farrow Rd.	R17700-01-13	Shelly	Mike	RU/M-1	RS-LD	Approved	12/18/2007
07-061	MA	2007	Peak Exit	R02500-07-05	Taylor	Walker	M-1	GC	Approved	12/18/2007
08-008	MA	2008	Powell Rd. & Technology Park Circle	R17200-02-11	Davis	Marvin	M-1	GC	Approved	11/21/2008
08-023	MA	2008	Farrow Rd. near Gateway Corporate Blvd.	R17200-03-16	Owens	Bill	M-1	GC	Approved	11/21/2008
08-024	MA	2008	10240 Two Notch Rd.	R22914-06-34	Chapman	Frank	M-1	GC	Approved	11/21/2008
08-035	MA	2008	Sandhills Professional Park	R25700-04-05	Ray	Mike	M-1	GC	Approved	11/21/2008

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

