



**Town of Surfside Beach**  
**115 US Hwy. 17 North, Surfside Beach, SC 29575**  
**(843)913-6111**

**PLANNING COMMISSION REGULAR MEETING**  
**TOWN COUNCIL CHAMBERS**  
**March 1, 2016 6:00PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. AGENDA APPROVAL
4. MINUTES APPROVAL – January 5, 2016
5. PUBLIC HEARING

Establish a new zoning district LI (Limited Industrial) within the town by Amending Article Division 1 Section 17.301 to add (10) LI (Limited Industrial District) to the zoning ordinance. Section 17-303 District Dimensional Standards to include LI (Limited Industrial) with dimensional standards. Division 11 Light Industrial District amend Section 17-393 to include Intent; Section 17-394 to include uses; Section 17-395 to include minimum lot size Section 17-396 to include minimum lot width at the building line; 17-397 for yard setbacks; 17-398 for maximum building height; Section 17-399 Reserved. Renumber the Existing Division 11 to coincide with current amendments. Amend Use Chart to include LI (Limited Industrial Uses) with permitted uses and conditional uses noted. Amend the Use conditions section of Warehousing/storage facility subsections (a) and (b). Add under conditional uses Manufacturing/Industrial Uses and number Section accordingly. Add subsections (a), (b), (c) and (d) under the new Manufacturing/Industrial Uses. Amend Table 17-420 Parking Chart to include “T”, “U” and “V” for parking space requirements. Amend Section 17-007 to include additional definitions for Custom Manufacturing, High Technology, Light Industrial and Wholesaling, storage and distribution. Amend Sign Provisions Chart 17-622(c) to include allowed signage for LI (Limited Industrial District) with size and number requirements. Amend Section 17-644 (a) and (b) to include Signs Permitted in Light Industrial District and guidelines. Amend Section 17-652 to include Section 17-644 and add section (6) (a) – (d) and Section 17-703 (b) to include the new Limited Industrial district with requirements for landscaping.

6. BUSINESS  
Item # 5 above
7. PUBLIC COMMENTS – General Comments.
8. BOARD COMMENTS
9. ADJOURNMENT

## **DIVISION 1. DISTRICTS IN GENERAL**

### **SECTION 17-300. APPLICATION OF REGULATIONS**

Except as may be otherwise provided in this chapter, no building or land shall hereinafter be used and no building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations specified in this article for the district in which it is located.

### **SECTION 17-301. ESTABLISHMENT OF DISTRICTS**

For the purpose of this chapter, the town is hereby divided into nine (9) zoning districts as follows:

- (1) R-1 low density residential district.
- (2) R-2 Medium density residential district.
- (3) R-3 high density and accommodations residential district.
- (4) C-1 highway commercial district.
- (5) C-2 central business district (commercial).
- (6) C-3 amusement commercial district.
- (7) MU mixed use district
- (8) PD planned development district.
- (9) MP manufactured home park district.
- (10) LI light industrial district**

The individual districts may be cited by full title, e.g. R-1 low density residential district, or by abbreviated reference, e.g. R-1 district.



Side Yard	10	10	5/10(3)	0/20(4)	0	5/10(3)	5 / 10 (7)	20 (9)
Maximum Building Height (in feet)	35	35	55	55	35	55	35	55
Maximum Impervious Coverage (in percent)	40	45	50	N/A	N/A	N/A	50	N/A
Maximum Building Coverage (in percent)	30	30	40	N/A	N/A	N/A	40	N/A
Maximum Floor Area Ratio	N/A	0.4 (6)	N/A	N/A	N/A	N/A	N/A	N/A

Table Notes:

- (1) The dimensional standards illustrated in Table 17-303 are the minimum standards for the above districts. Where the text of this chapter provides more restrictive dimensional standards than those summarized above, the more restrictive standard shall apply.
- (2) Dwelling groups in the R-3, C-1, and C-3 district are subject to the conditional use standards of §17-396.20.
- (3) The side yard setback is five (5) feet for single family detached buildings up to fifty-five feet (55) high and ten (10) feet for all other uses.
- (4) The greater area and yard requirements apply to those lots fronting on the U.S. 17 Highway Corridor (including frontage roads). Access to the rear of buildings for fire and garbage trucks by a drive aisle or an unobstructed side yard setback of at least twenty (20) feet shall be provided in the C-1 highway commercial district except where the property is strictly developed for single-family and two-family buildings. The code enforcement official may reduce the side yard requirement to ten (10) feet when a combined unobstructed side yard of (20) feet is provided by two abutting property owners.
- (5) Corner and double frontage lots are subject to the special setback standards of §§ 17-402 and 17-403. Semi-attached single-family dwelling units are exempt from one (1) side yard setback. Attached single family dwelling units are exempt from side yard setbacks subject to the provisions of § 17-396.36.
- (6) Maximum floor area ratio requirements apply only to two-family residential dwelling units (duplex) in the R-2 district.
- (7) The side yard setback is five (5) feet for single family detached buildings and ten (10) feet for all other uses.
- (8) The PD and MH districts are subject to the dimensional standards required by Divisions 9 and 10 of this article, respectively.
- (9) Access to the rear of buildings for fire and garbage trucks by a drive aisle or an unobstructed side yard setback of at least twenty (20) feet shall be provided in the LI limited industrial district. The code enforcement official may reduce the side yard requirement to ten (10) feet when a combined unobstructed side yard of (20) feet is provided by two abutting property owners.

**SECTIONS 17-304 and 17-305. [RESERVED]**

**DIVISION 11. LIGHT INDUSTRIAL DISTRICT**

**SECTION 17-393 INTENT**

It is the intent of the provisions of this division to provide areas for light industrial uses, such as manufacturing, processing, repairing of goods, wholesaling, storage, packaging, distribution and retailing while ensuring adjacent and nearby properties are not adversely impacted.

**SECTION 17-394 USES**

Uses are allowed by right, are allowed as conditional uses, may be permitted as special exceptions, or are prohibited in the LI district in accordance with the Use Regulations of Division 12 of the article.

## SECTION 17-395 MINIMUM LOT SIZE

The minimum size of lots in the LI Light Industrial district is ten thousand (10,000) square feet.

## SECTION 17-396 MINIMUM LOT WIDTH AT THE BUILDING LINE

The minimum width of lots at the building line in the LI Light Industrial district is fifty (50) feet.

## SECTION 17-397 YARD SETBACKS

(a) The yard setback requirements in the LI Light Industrial district are as follows:

- (1) Front yard setback: Twenty five (25) feet.
- (2) Rear yard setback: Twenty (20) feet.
- (3) Side yard setback: Twenty (20) feet.

Access to rear of buildings and uses by a drive aisle or an unobstructed side yard setback of at least twenty (20) feet shall be provided on all lots in the Light Industrial district. The code enforcement official may reduce the side yard requirement to ten (10) feet when a combined unobstructed side yard of twenty (20) feet is provided by two abutting property owners.

## SECTION 17-398 MAXIMUM BUILDING HEIGHT

The maximum building height in the LI Light Industrial district is fifty-five (55) feet.

## SECTION 17-399 [RESERVED]

## SECTION 17-394. USE TYPES

Within each zoning district, a use is either a Use Permitted by Right, a Conditional Use, a Special Exception, or a Use Not Allowed:

- (1) **P** **USES PERMITTED BY RIGHT.** A “P” in the zoning district column of Table 17-395 indicates that a use is permitted in the respective zoning district, subject to compliance with the applicable regulations of this chapter.
- (2) **C** **CONDITIONAL USES.** A “C” in the zoning district column of Table 17-395 indicates that a use is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this chapter. A cross-reference to the use-specific conditions can be found in the “Special Standards” column of Table 17-395.
- (3) **S** **SPECIAL EXCEPTION USES.** An “S” in the zoning district column of Table 17-395 indicates that a use is allowed in the respective zoning district only if reviewed and approved in accordance with the special exception approval procedures of this chapter. In addition, these uses must comply with the general

and use-specific conditions of this chapter and other conditions which may be imposed by the board of zoning appeals in the granting of a special exception permit. A cross-reference to the use-specific conditions can be found in the “Special Standards” column of Table 17-395.

- (4)  **USES NOT ALLOWED.** A blank cell in the zoning district column of Table 17-395 indicates that a use is not allowed in the respective zoning district, unless said use is otherwise expressly allowed by other provisions within this chapter.

**SECTION 17-395. USE TABLE**

Uses are allowed by right, may be allowed as a conditional use or special exception, or are prohibited within the zoning districts of this chapter in accordance with Table 17-395 “Use Chart”.

**Table 17-395  
USE CHART**

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI		
<b>Residential Uses</b>											
Single Family, detached	P	P	P	C		C	P			§17-396.32	E
Single Family, semi-attached		C	C	C		C	C			§17-396.32 §17-396.37	E
Single Family, attached			C	C		C	C			§17-396.32 §17-396.36	E
Two-Family (duplex), accessory dwellings, efficiency units		P	P	C		C	P			§17-396.32	D, E
Multi-family			P	C		C	C			§17-396.32 §17-367(2)	E
Dwelling Group			C			S				§17-396.20 §17-201(c)	D, E
<b>Table 17-395 (Continued) USE CHART</b>											
USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI		
Manufactured Home								C		§17-391	P
Manufactured Home Park								P			P
Mobile Homes										PROHIBITED	N/A
<b>Residential Related Uses</b>											
Agriculture and Horticulture (noncommercial), excluding the keeping of poultry and livestock	P	P	P	P		P	P				N/A
Home Occupations	P	P	P	P		P	P	P			
<b>Accommodation Uses</b>											
Hotels, motels, tourist courts			C	P		P				§17-396.23	H
Resort accommodations, 25 or more units			C	C		C				§17-396.33	H
Transient short term rental units and boarding houses			P	P		P					D,E
<b>Civic, Governmental, and Institutional Uses</b>											
Assembly halls,				P							B

gymnasiums, and similar uses												
Churches and other religious uses	S	C	C	P	P			P			§17-396.12	B
Hospitals	S	S	S	P							§17-396.22	G
Libraries	S	C	C	P	P			P			§17-396.24	B
Lodges, fraternal organizations				P	P							C
Museums and similar cultural activities	S	C	C	P	P			P			§17-396.24	B
Parks, neighborhood and community (public)	S	P	P	P	P			P				B
Public Buildings and uses	S	S	C	P	P			P	P		§17-396.26	B
Public Safety including Police and Fire Station				P	P			P	P			B
Public buildings and uses including courts of law, correctional institutions or jails, parole or probation offices, rehabilitation centers				S							§17-396.1	R
Public, private, trade, and vocational schools	S	C		P	C						§17-396.30	O

**Table 17-395 (Continued)  
USE CHART**

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE	
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI			
<b>Entertainment, Recreation, and Dining Uses</b>												
Amusement Park											PD Only	L
Arcades						P						S
Bakery				P	P	P						L
Billiard parlors					P	P						R, S (C-3)
Bowling alleys, skating rinks, water slides, and similar forms of indoor recreation				C		P					§17-396.1	L
Café and Coffee Shop				P	P	P	P					L
Golf driving range, par-3, tennis courts and similar outdoor recreation				P								L
Health clubs, gyms, fitness centers, dance studios				P	P							L
Ice Cream Shop				P	P	P	P					L, S (C-3)
Restaurants with drive-in or drive-up facilities				P								M
Restaurants and other dining establishments without lounges (Indoor only)				P	P	P	C				§17-367	M S (C-3)
Restaurants and other dining establishments with open or outdoor dining				C	C	C	S				§17-367 §17-396.1 §17-396.34	M S (C-3)



mortuaries												
Laundry and dry cleaning pick up stations				P	P					C	§17-396.44	L
Laundromats				P	P							L
Lawn and garden equipment sales and service				C						C	§17-396.1 §17-396.44	N
Liquor sales				P	P	P						I, S (C-3)
Lumber yards and sales				C						C	§17-396.1 §17-396.25 §17-396.44	Q

**Table 17-395 (Continued)  
USE CHART**

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE	
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI			
Medical and dental offices (clinics)				P	P	P	C				§17-367	J
Nail Salon				P	P		P					L
Offices; business, professional, and governmental				P	P	P	C				§17-367	K
Parking lots			P	P	P							
Pharmacy				P	P		P					L
Piers						P						L
Plumbing shops				P						P		Q
Produce markets and stands				P			S					L
Radio/Television station				C	C					C	§17-396.1 §17-396.31 §17-396.44	K
Repair shops, excluding auto				P	P					C	§17-396.44	A
Retail Businesses (low traffic) including specialty establishments selling primarily one (1) product line, including stores selling appliances, radios, televisions, floor coverings, furniture, home furnishings, antiques, automobiles and accessories, motorcycles, auction houses, business machines, computers, pawn shops, office equipment, restaurant equipment, secondhand items, bicycles, guns, light fixtures, tackle shops, and other similar uses.				P	P	P				P		N S (C-3)
Retail Businesses (high traffic) and establishments selling commodities in				P	P	P	C			P	§17-367	L S (C-3)

small quantities to the consumer, usually low bulk comparison items, including department											
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**Table 17-395 (Continued)  
USE CHART**

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE	
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI			
stores, supermarkets, discount stores and stores selling general merchandise, variety merchandise, foods including bakeries where products are consumed onsite, shoes, millery, clothing, jewelry, books, flowers, gifts, music, cameras, stationary, watches, art supplies, hobby supplies, stamps and coins, furs, leather goods, records, savings stores, and similar uses.												
Retail pet shops, pet grooming, pet training – No boarding				P	P		P		P	§17-396.1 §17-396.2 §17-396.44	L	
Sexually oriented businesses				C						Article IV, Division 3	§17-435(a)	
Sheet metal/machine shop				C					P	§17-396.1	I	
Shopping center				C	P	P				§17-396.1	L	
Tanning Salon				P	P		P				L	
Taxi stands					P						R	
Water tower/public utilities	C	C	C	C	C	C	C	C	C	§17-396.42	R	
<b>Manufacturing/Industrial Uses</b>												
Assembly of electronic instruments and devices such as computer hardware and software, audio and video business									C	§17-396.44	V	
Building Supply Lumber Yard									C	§17-396.44	U	
Custom Manufacturing									C	§17-396.44	N	
Genetic Research Institutions									C	§17-396.44		
High Technology Industry									C	§17-396.44	N	
Industrial service establishments sales that supply other businesses, industries or individuals									C	§17-396.44	V	

**Table 17-395 (Continued)  
USE CHART**

USE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI		
Laundry and Linen Supply Service									C	§17-396.44	L
Microbrewery									C	§17-396.44	N
Manufacturing, processing, packaging, and distribution of measuring, analyzing and controlling instruments; medical and optical instruments, photographic equipment (excluding film and chemicals); ceramic instruments and components; magnetic media; and small electronic components									C	§17-396.44	V
Manufacturing, processing, assembling, packaging and distribution establishments sales									C	§17-396.44	V
Metal Shops									C	§17-396.44	
Research facility									C	§17-396.44	N
Science Laboratory									C	§17-396.44	N
Warehouse/storage facility									P	§17-396.43	R
Welding Shop									C	§17-396.44	V
Wholesale Bakeries									C	§17-396.44	V
Wholesaling, storage & Distribution (light)									C	§17-396.44	U
Wholesale Business Establishments for selling bulk goods or commodities, but not toxic chemicals									C	§17-396.44	V

**Table Notes:** The "Special Standards" column of this table is a cross-reference to use specific standards that apply to conditional and special exception uses. The "Parking Code" column establishes the parking requirement (key) for specific uses and is to be used with Table 17-420 in Article IV of this chapter.

## SECTION 17-396. USE CONDITIONS

### Sec. 17-396.43 Warehouse/storage facility.

- a. Warehouse facilities are allowed in the LI district provided that there is no open storage of junk or salvage materials of any type in conjunction with the operation.
- b. Mini-Storage Units shall be permitted in the LI district subject to the following conditions:
  1. The storage of flammable or hazardous chemicals, explosives and containers of such materials shall be prohibited.
  2. Shall be used for dead storage only.
  3. Auctions, commercial, wholesale, retail, miscellaneous or garage sales shall be prohibited.
  4. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment shall be prohibited inside or outside the mini storage units.
  5. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment shall be prohibited.
  6. Any use that is noxious or offensive because of odor, dust, noise, fumes, or vibrations shall be prohibited.

7. Open storage of any item including but not limited to boats, vacant trailers, and recreation vehicles, automobiles, or any other type of motorized vehicle shall be prohibited.

**17-396.44 Manufacturing/Industrial Uses**

- a. Odor. No use may generate any odor that reaches the odor threshold, measured at either
1. The outside boundary of the immediate space occupied by the enterprise generating the odor, or
  2. The property line of the enterprise generating the odor is the only enterprise located on the property.
  3. No use within the Limited Industrial District shall generate any odor that reaches the odor threshold at or beyond any property line.
- b. Air & Water Pollution. No use is permitted which entails the use of a potential source of air contaminant (i.e. boilers, incinerators, and furnaces) or which entails the discharge of industrial wastewater or industrial stormwater until the appropriate governmental agency has certified to the Planning Director:
1. That the appropriate permits have been received by the developer, or
  2. That the proposed use does not require such permit.
- c. Noise. No use may generate noise that tends to have an annoying or disruptive effect upon uses located outside the immediate space occupied by the use. The maximum permissible noise level shall be 60 dB (A) between the hours of 7:00a.m. and 7:00p.m. and 50 dB(A) between 7:00p.m. and 7:00a.m.
1. An A-weighted filter constructed in accordance with the specifications of the American National Standards Institute, which automatically takes account of the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements required by this section.
  2. Measurements shall be taken at the property boundary line of the lot where the use is located.
- d. Prohibited. The manufacturing of acid, ammonia, aniline colors or dyes, lime and sulfates, coal tar products, fertilizer, glue, gelatine, industrial poisons or chemicals, lampblack, matches, oil clothes or linoleum, paper or pulp, printing ink, pyroxylin or celluloid products, rubber or leather goods, tar, or waterproofing products, abattoirs or slaughter houses, rolling mills and coke ovens, and the and the manufacture of gunpowder, fireworks, or other explosives or explosive substances, except fixed ammunition. The distilling or grinding of coal, wood, bones, or shells. The manufacture, renderings or refining of fats, soap, tallow, grease, or lard. The manufacture of refining of asphalt. Iron or steel foundry or works. The tanning, curing or storing of raw hides or skins, leather, or hair. The manufacture of disinfectants or insecticides.

<b>Table 17-420 PARKING CHART</b>	
<b>PARKING CODE (1)</b>	<b>PARKING SPACES REQUIRED</b>
<b>A</b>	One (1) space for each regular employee, plus one (1) space for each 250 square feet of floor space used for repair work.
<b>B</b>	One (1) space for each four (4) seats.
<b>C</b>	One (1) space for each three hundred (300) square feet of floor space over 1,000 square feet.
<b>D</b>	One and one-half (1 ½) spaces for each efficiency unit.
<b>E</b>	One (1) space per bedroom.
<b>F</b>	Two (2) spaces for each bay or similar facility, plus one (1) space for each

	employee.
<b>G</b>	One (1) space for each two (2) staff or visiting doctors, plus one (1) space for each two (2) employees and one (1) space for each four (4) beds, computed on the largest number of employees on duty at any time.
<b>H</b>	One (1) space for each accommodation, plus one (1) space for each four (4) employees computed on the largest number of employees at any time. In addition, hotels, motels and tourist courts which have restaurants and/or lounges must add one (1) space for each one hundred (100) square feet of floor space devoted to the restaurant and/or lounge.
<b>I</b>	One (1) space for each three (3) employees computed on the largest number of employees at any period of time.
<b>J</b>	Five (5) spaces for each doctor or dentist.
<b>K</b>	One (1) space for each four hundred (400) square feet of floor space.
<b>L</b>	One (1) space for each two hundred (200) square feet of floor area devoted to patron use.
<b>M</b>	One (1) space for each two (2) employees, plus one and one-half (1 ½) spaces for each one hundred (100) square feet of floor area devoted to patron use.
<b>N</b>	One (1) space for each five hundred (500) square feet of floor area.
<b>O</b>	One (1) space for each faculty member, plus one (1) space for each four (4) pupils except in elementary or junior high.
<b>P</b>	Two (2) spaces for each manufactured home space.
<b>Q</b>	One and one-half (1½) spaces per employee during maximum seasonal employment, with a minimum of four (4) required.
<b>R</b>	One (1) space for each employee, plus one (1) space for each 250 square feet of floor space.

**Table 17-420 (Continued)**  
**PARKING CHART**

<b>PARKING CODE (1)</b>	<b>PARKING SPACES REQUIRED</b>
<b>S</b>	Number of spaces shall be at least 80% of the potential spaces for each parcel/business. Any lot(s) containing parking areas for existing businesses relinquish the right to develop the area devoted to parking until such time as parking is provided elsewhere by the business/property owner meeting the requirements of this chapter.
<b>T</b>	One (1) space per 1500 square feet of gross floor area
<b>U</b>	One (1) space per 1000 square feet of gross floor area
<b>V</b>	One (1) space per 250 square feet of gross floor area

**Figure Notes:**

- (1). The parking code assigned to the various uses is provided in Table 17-395.
- (2). In cases of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (3). Where a fractional space results, any fraction less than one-half may be dropped and any fraction of one-half or more shall be counted as one parking space.

(4). If parking requirements for a specific or similar use are not provided in this or subsequent sections, then the parking requirement shall be one (1) space for each employee, plus one (1) space for each 250 square feet of floor area (Parking Code R).

## SECTION 17-007. DEFINITIONS

Add:

*Custom Manufacturing* Custom manufacturing refers to the on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools, individually powered tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, craft making, candle making, custom jewelry manufacturers, woodworks, custom furniture craftsmen, metal craftsmen, blacksmiths and glass blowers.

*High Technology (Hi-Tech) Industry* research, development and controlled production of high-technology electronic, industrial or scientific products. Typical uses include biotechnology firms and computer component manufacturers.

*Light Industrial* Production processes which use already manufactured components to assemble, print or package a product such as cloth, paper, plastic, leather, wood glass or stones, but not including such operations as paper, saw or mills, steel, iron or other metal works, rolling mills, or any manufacturing uses involving primary production or commodities from raw materials. Typical uses include apparel manufacturing, paper products finishing, furniture production and production of fabricated metal products.

*Wholesaling, storage and distribution.* Wholesaling, storage and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including but not limited to, air handling of material and equipment other than live animals and plants.

## DIVISION 1. SIGN PROVISIONS

Chart 17-622C							
Summary of Light Industrial District Sign Standards							
✓ = Allowed (No Permit Required)    ☑ = Allowed (Permit Required)							
Sign Type	Allowed	Illumination	Size Limit	Height Limit	Display Limit	Front Setback	Special Standards
SIGNS PERMITTED IN LIMITED INDUSTRIAL DISTRICT							
Freestanding Sign	☑	YES	One (1) square foot of sign area per every one lineal foot of lot frontage (200 square feet maximum)	Thirty-five (35) feet	One (1)	Ten (10) feet	§17-644(a)
Wall Sign	☑	YES	1.25 square feet per lineal foot of frontage (150 square feet maximum)	No more than six (6) feet above height of roof line (roof sign)	Two (2)	Not applicable	§17-651 §17-652
Electronic Messages Boards	No						
Wall Sign (Three or more businesses in common structure)	☑	YES	1.25 square feet per lineal foot of frontage (50 square feet maximum)	Not Applicable	One per business with principal entrance	Not applicable	§17-644(a)(3) §17-652
(Temporary – Special Event Signs)	NO						
Directional Signs (Freestanding)	☑	NO	Four (4) square feet per sign	Four (4) feet	Four (4)	five (5) feet	§17-644(4)
Portable Signs	NO						
Billboards	NO						

## **17-644 SIGNS PERMITTED IN LIGHT INDUSTRIAL DISTRICTS**

(a) The following types of signs are permitted in the Light Industrial zoning district:

- (1) Each occupied lot shall be allowed one (1) freestanding sign, which may be illuminated. The allowable sign area will be calculated as one (1) square foot of sign area per lineal foot of lot frontage on a public street (lot frontage is determined based upon the location of the principal entrance to the premises), with a maximum sign area of two hundred (200) square feet. The freestanding sign shall not exceed thirty-five (35) feet in height above ground level. The freestanding sign must be set back no less than ten (10) feet from any street or public right-of-way.
- (2) In addition to the sign allowed under subsection (a) immediately above, each occupied lot shall be allowed no more than two (2) wall signs which shall be mounted on a building. The allowable aggregate sign area will be calculated as 1.25-square foot of sign area per lineal foot of building frontage, with a maximum aggregate sign area of one hundred fifty (150) square feet. The wall signs must comply with the requirements set forth in section 17-652.
- (3) Notwithstanding the limitations imposed by part (2), in structures containing three (3) or more businesses, where each business has a separate principal entrance, one (1) additional wall sign may be permitted for each business, with a separate principal entrance. In such cases, the wall sign(s) permitted by this subsection may be illuminated. The allowable aggregate sign area will be calculated as 1.25-square foot of sign area per lineal foot of building frontage, with a maximum aggregate sign area of fifty (50) square feet.
- (4) In addition to the signs allowed under parts (1), (2), and (3) immediately above, each occupied lot shall be allowed four (4) parking area directional signs. Each such sign may not exceed four (4) square feet in area and shall not exceed four (4) feet in height.
- (6) One (1) additional sign shall be allowed during construction. The construction sign shall not exceed twenty (20) square feet in area and shall not exceed five (5) feet in height above ground level. The construction sign is temporary and shall be removed within five (5) days of the issuance of a certificate of occupancy.

(b) In the Light Industrial District signs exempt from permitting by section 17-621 are allowed subject to the limitations imposed by this section, section 17-621, section 17-622, chart 17-622A, and sections 17-630 through 17-633.

## **DIVISION 5. REQUIREMENTS BY SIGN TYPE**

**SECTION 17-651. [RESERVED]**

**SECTION 17-652. WALL SIGNS**

To the extent permitted by section 17-641 and 17-644, signs on the walls of a building, including signs attached flat against the wall, painted wall signs, projecting signs, and signs painted on windows or glass both inside and outside, shall meet the following requirements:

- (1) The total area of signs on the exterior front surface of a building shall not exceed twenty (20) percent of the front surface of a building, so long as the figure does not exceed the total sign area permitted within the zoning district where the sign or signs are to be located.
- (2) The total area of signs on a side or rear surface of a building shall not exceed twenty-five (25) percent of the exterior side or rear surface of a building respectively, so long as this figure does not exceed the total sign area permitted within the zoning district where it is located.
- (3) The combined sign area of the front, side, and rear surface of a building must not exceed the total sign area permitted within the zoning district where the sign or signs are to be located.
- (4) Walls signs attached flat against a wall may extend not more than twenty-four (24) inches from the wall. Signs projecting from a wall may extend outward from the wall of a building not more than five (5) feet. A projecting sign may not extend above the roofline a distance greater than six (6) feet.
- (5) In no case shall signs project beyond property lines provided signs projecting over the public right-of-way are permissible only in the C-2 central business district. Projecting signs in the C-2 central business district shall have a minimum height above grade or sidewalk level of no less than ten (10) feet and shall not extend over a public right-of-way a distance greater than three (3) feet. Any projection over or upon a public right-of-way shall require the written authorization and consent of the right-of-way's maintaining authority (town, county, or state) prior to the issuance of a permit.
- (6) Two (2) wall signs are permitted on each premise that include mini storage/warehouse unit(s) with the following conditions:
  - a. The location of the wall sign(s) shall be on the mini storage unit(s).
  - b. Wall sign(s) shall face the direction of the public street.
  - c. The total combined area of the wall sign(s) shall be no larger than twenty-five (25) square feet or 10% of the mini storage/warehouse unit(s) face where the sign is attached, whichever is less.
  - d. The content of the wall sign(s) shall be limited to business name, phone number and or/email address.

### **SECTION 17-703. AREA REQUIRED TO BE LANDSCAPED**

- (a) In the commercial zones [districts] at least ten (10) percent of total lot square footage shall be landscaped.
- (b) In the LI Light Industrial zone [district] at least ten (10) percent of total lot square footage shall be landscaped.
- (c) In the R-1 low-density residential district at least fifty (50) percent of total lot square footage shall be landscaped and at least twenty (20) percent of the required landscaping shall be located in the front yard.
- (d) In the R-2 medium density residential district at least forty (40) percent of total lot square footage shall be landscaped and at least twenty (20) percent of the required landscaping shall be located in the front yard.

(e) In the R-3 high density residential and accommodations district at least twenty (20) percent of total lot square footage shall be landscaped and at least forty (40) percent of the required landscaping shall be located in the front yard.

(f) In the MU mixed use district at least thirty (30) percent of the total lot square footage shall be landscaped and at least thirty (30) percent of the required landscaping shall be located in the front yard.