



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

**PLANNING COMMISSION REGULAR MEETING
TOWN COUNCIL CHAMBERS
Tuesday, August 2, 2016 at 6:00PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. AGENDA APPROVAL
4. MINUTES APPROVAL – June 7, 2016
5. BUSINESS:

Amend The Town's Zoning Ordinance to allow for the creation of the Limited Light Industrial Zoning district and all supplements thereto.
6. DISCUSSION ITEMS:

Parking Issues (Harry Kohlmann – Parking Committee Chair to attend)
7. PUBLIC COMMENTS – General Comments.
8. BOARD COMMENTS
9. ADJOURNMENT



SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
JUNE 7, 2016 ♦ 6:00 P.M.

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1. CALL TO ORDER. Vice Chairman Abrams called the Planning & Zoning Commission meeting to order at 6:00 p.m. Commission members present: Vice Chairman Abrams and members Gambino, Johnson, Lauer, and Lowery. Chairman Pruitt and Member Elliott were absent. A quorum was present. Others present: Town Clerk Herrmann and Planning Director Morris.

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2. PLEDGE OF ALLEGIANCE. Vice Chairman Abrams led the Pledge of Allegiance.

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3. AGENDA APPROVAL. Ms. Lowery moved to approve the agenda as presented. Ms. Johnson second. All voted in favor. **MOTION CARRIED.**

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4. MINUTES APPROVAL. Ms. Johnson moved to approve the May 3, 2016 meeting minutes as submitted. Ms. Lowery second. All voted in favor. **MOTION CARRIED.**

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5. DISCUSSION ITEMS.

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(1) Limited/Light Industry District. Ms. Morris went through the proposed changes to this district, copies of which are on file. Mr. Lauer and Ms. Johnson believed the ordinance looked good. Vice Chairman Abrams asked if the commission concurred to bring the ordinance for business at the next meeting. **COMMISSION CONCURRED.**

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(2) Business Committee Consensus Items for Sign Ordinance Changes. The business committee recommendations from March 1, 2016 were presented at the request of Administrator Fellner, a copy of which is on file. The business committee is reviewing the town's sign ordinance and will make additional recommendations. The business committee hopes to mirror the code from Isle of Palms as much as possible.

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Ms. Gambino asked how much the fine is. Ms. Morris said \$500, plus court fees for a total of \$1,092.50; each day is a separate offense.

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Ms. Abrams asked what the impact would be if grandfathering were enacted tomorrow. Ms. Morris said the business committee has been very good at contacting other businesses. She thinks the majority know this is coming. She did not think it would cause problems. There has been no negative feedback.

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Mr. Lauer asked if the attorney had reviewed this. Ms. Morris said not as of yet. The town attorney will review everything the business committee submits before it is presented to the commission for business.

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Ms. Lowery said many of the items were vague. She asked if Attorney Large was acting in a legal capacity or as a member of the business committee. Ms. Morris said Attorney Large was working with the business committee; not with her as erroneously stated in the letter in the package. Ms. Lowery asked why Isle of Palms was chosen for the model. Ms. Morris said it was because that code had the least number of pages; it was very simple to read and to the point. There is no town that matches Surfside Beach exactly, but many of the Isle of Palms codes are like the town's code.

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Mr. Lauer wanted to know how much litigation the Isle of Palms has had regarding its sign ordinances. Ms. Morris would find out.

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54 Ms. Gambino said that #5 "Change the window signage allowed to 25% per window or pane,"
55 needs to be clearer. The definition of "window" and "wall" also have to be established. Ms. Lowery said
56 that confused her as well. Ms. Morris said right now the definition of a window sign is a wall sign. A
57 definition will have to be made. The business committee wants them separated. Ms. Lowery asked if the
58 business committee was looking for a definition of a window sign and a wall sign. Ms. Morris said yes.

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60 Ms. Gambino asked if all grandfathered signs would be prohibited. Ms. Morris said yes. Vice
61 Chairman Abrams said that was the request, but no action had been taken yet.

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63 Ms. Lowery referred to number 4, "Exclude interior walls from the exterior square footage
64 calculation," and asked why interior walls would be included. Ms. Morris explained that under the current
65 definitions if you can see an interior sign from a right-of-way or a street, it is included. The interior signs
66 that are on the inside of the building should not be regulated. For instance, when you can see the cold
67 drink sign at the back of the convenience store when driving by. Several spoke at once agreeing that
68 should be amended.

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70 Ms. Lowery referred to number 6, "Charge a flat fee of \$50 for window signage per address," and
71 asked if that was for the permit to put up a sign. Ms. Morris said for the window signs at businesses like
72 Hardee's where window signs are changed regularly. One permit fee would be charged as long the
73 square footage did not change to keep the business from getting a temporary permit every time the signs
74 were changed.

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76 Ms. Lowery said number 9 regarding advertising on vehicles had been discussed several times.
77 She asked what would happen if the vehicle was never moved. Ms. Morris said the business committee
78 discussed that. The hope that "a. be used for another business purpose other than signage, and b. be
79 operable," would prevent long term standing; staff would have to ensure that vehicles were moved
80 regularly. Vice Chairman Abrams said the final ordinance should stipulate that. Ms. Gambino asked if
81 vehicle just had to be moved for five or ten minutes. Mr. Lauer said that was the problem. Ms. Morris
82 said the vehicle could be driven around the block and parked in the same place. Mr. Lauer thought it
83 would be good to limit the vehicles to parking at the rear of the building. Ms. Morris said that was
84 discussed. Other municipalities require that the delivery trucks, etc. are parked in the rear. The concern
85 was the vehicle safety, because of theft, vandalism, etc. In town there are several businesses that do
86 not have lighting in the rear, so that was the business committee's concern.

87
88 Ms. Lowery asked if things like ice cream cones on trucks were considered signs. Ms. Morris said
89 yes, unless it was moving. The vehicle just cannot sit as a permanent sign like many around town have
90 done in the past.

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92 Ms. Johnson asked if the size of the parking lot versus shared parking lots could be considered,
93 i.e. where parking an advertising vehicle would push customers away from other businesses. Ms. Morris
94 said right, for the private business. Ms. Lowery said to keep advertising vehicles from infringing on other
95 businesses; she wanted to ensure everyone had a level playing field.

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97 Vice Chairman Abrams said at first glance she thought most of the recommendations were okay.
98 In regards to Attorney Large, she asked what the official relationship was with the town and whether he
99 was being retained to draft a simplified ordinance. Councilmember Stevens, liaison to the business
100 committee, said from the audience that Attorney Large was only a citizen volunteering his time to help
101 the committee. Ms. Morris explained that she had never met Attorney Large; Ms. Fellner presented the
102 consensus items. Ms. Morris said she works with the town attorney, Mr. Battle. Vice Chairman Abrams
103 heard several complaints that the sign ordinance was too long and unwieldy. She agreed, and although
104 she was not an attorney, but she took the mile long definition pages and all of the explanatory charts and
105 placed them at the end for reference, which left 14 pages of actual code. She did not think it would be
106 'rocket science' to shorten the code. Once the language is omitted that was not in compliance with *Reed*

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107 vs. *Town of Gilbert*, it would probably be even shorter. She suggested as a starting point that a code
108 with 12 pages of policy would not be too bad; charts could be placed at the end and referred to as
109 needed.
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111 Vice Chairman Abrams said for the record, "There's a statement here that the business
112 committee is still actively working on the full ordinance. You know, I firmly believe that the Town of
113 Surfside Beach's Code of Ordinance is a hot mess, because of the piecemeal tweaking and the patching
114 over a period of 50 years. I don't believe that the planning commission should be a party to any more of
115 the same. We've patched these things. We've tweaked these things until none of them agree with each
116 other, and we're just creating a terrible mess, and I think patching this a little bit at the time would just
117 be contributing to that. So, I suggest that first we get this thing in compliance with *Reed vs. Gilbert*, and
118 let the business committee complete its review, and then address the whole completed package rather
119 than do some patches this week, and some tweaks next week, and we're just gonna perpetuate the mess
120 that the town has gotten into, not just with this ordinance, but with a whole lot of them. That's all I've
121 got."
122

123 Ms. Gambino asked how long the business committee had been working on this. Councilmember
124 Stevens said from the floor about three or four meetings. Ms. Lowery said the planning commission had
125 beaten the sign ordinance to death over a four to six year period. It was discussed when the
126 comprehensive plan was revised. Ms. Gambino thought it was important to have a code that the average
127 person could read and understand. Vice Chairman Abrams agreed; take the jargon out. Ms. Gambino
128 said micromanaging creates animosity; there is a lot of that among town businesses. She thought if the
129 code were simpler the businesses would be happier.
130

131 Mr. Lauer thought it was a good policy to have the business committee involved so the
132 commission can hear their concerns and ideas. The commission may or may not accept them. He
133 agreed that the information should be front loaded. So many times when you read through the code you
134 get an idea of what the signs can be, but if you do not read the rest of it, you will be fined because there
135 are "except for" items later in the code. Vice Chairman Abrams agreed, but said the commission had to
136 be careful that the code is not edited to the point that nothing was legally enforceable. Vagueness will
137 not work.
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139 Ms. Morris said the commission comments would be taken to the business committee and she
140 would ask if they would present the sign ordinance as a whole to the commission. Ms. Lowery asked if
141 there was any idea how much long the committee would be working on the sign ordinance. Ms. Morris
142 said no; the last comment she heard from the chairman was that it may be another few months.
143

144 Ms. Lowery asked how long it would take to amend the code to comply with *Reed vs. Gilbert*.
145 Ms. Morris said that was a very complicated case that contradicted itself in several areas, so it will be
146 difficult. Every entity in the United States that has sign codes will be amending their ordinances as a
147 result of this case.
148

149 Vice Chairman Abrams believed the code should be amended to comply with Federal Law before
150 taking the business committee recommendations. Ms. Lowery hated for businesses to be in limbo while
151 the town figured out how to deal with *Reed vs. Gilbert*. Vice Chairman Abrams said codes were in place.
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153 Ms. Morris said many of the rules would remain the same. The main concern of the US Supreme
154 Court was content neutral signs along with the size and time allowed for temporary and portable signs all
155 being equal.
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160 (3) *Reed vs. Town of Gilbert.*
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162 Ms. Morris gave a PowerPoint presentation explaining highlights of the case. She is working with
163 area municipalities so everyone will have similar ordinances. Ms. Morris referred to the letter sent to the
164 planning commission and the case summary, copies of which are on file. The core of the ruling was that
165 the US Supreme Court no longer allows sign regulations based on content as that is an infringement on
166 Freedom of Speech, especially when dealing with temporary and portable signs. According to the
167 Supreme Court, the town can still regulate signs according to
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- 169 • Size;
- 170 • building materials;
- 171 • lighting;
- 172 • moving parts;
- 173 • portability;
- 174 • signs on public property;
- 175 • warning signs marking hazards on private property;
- 176 • signs directing traffic;
- 177 • street numbers;
- 178 • designations between freestanding and wall signs;
- 179 • signs with fixed messages versus electronic;
- 180 • signs placed on commercial property versus non-commercial property;
- 181 • distinctions between on premise and off premise signs;
- 182 • restrictions to the number of signs allowed per mile of roadway, and
- 183 • imposing high restrictions on signs advertising a one-time event.

184
185 A discussion ensued regarding content based versus non-content based signs, like a road
186 direction sign; there is no way to know whether a sign is on premise or off-premise if you do not read it,
187 and imposing time restrictions for advertising a one-time event cannot be determined if the sign is not
188 read. The opinions issued by the Court are contradictory, because obviously some content based
189 regulations are necessary.
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191 Ms. Morris said the town's code is definitely content based. The code definition for political signs
192 is temporary signs supporting political candidates; special events for temporary use for religious
193 meetings, fund raisers, nonprofits, and construction signs are temporary signs displayed on site during a
194 construction project. Each of these categories are subject to different restrictions, which depends
195 entirely on the content of any given sign. Because the sign code is determined to be content based, and
196 a much more difficult standard is triggered in order for the regulations to be Constitutional. The
197 restrictions further compel the government interest and the regulations as narrowly tailored to achieve
198 the interest. We have to make sure those two are done. There are a number of signs that will have to
199 be addressed one way or another. Ms. Morris was not sure how that would be done. For example, a
200 single family house could have three or more non-commercial signs, but if it was a multi-family, there
201 could be six per lot. The allowable number signs have to be equal. Portable temporary signs shall not
202 exceed 20 square feet. A portable sign cannot exceed 32 square feet. Several challenges have been
203 made as to whether a banner is portable sign. It is not defined as anything else, so that definitely needs
204 to be cleared up.
205

206 Ms. Morris explained that the town needs to review the sign regulations that are content based,
207 based on the content or subject of the message. The speaker base; based on the person or group
208 delivering, and the event based; work with the attorney to review the entire sign ordinance; strive for as
209 much content neutrality as possible; and distinguish between commercial speech and non-commercial
210 speech, and consider a severability clause. The code currently has a severability clause in the beginning
211 of the zoning ordinance. The attorney recommended that it be repeated in the sign ordinance section,
212 because it needs to be there more than any other section.

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Ms. Morris said the signs that are exempted have to be reviewed, because the Court wants the town to regulate addresses. Addresses are a 9-1-1 requirement. But when those signs were exempted, we have to be very detailed about why they were exempted. At the business committee meeting it was stated that if your residential property does not have a no trespassing and someone goes on your property, you cannot do anything about it. She believed a no trespass sign could be exempt, but a detailed explanation would have to be included in the code.

Ms. Morris said she definitely thought the commission should strive to have a [shorter] ordinance, but that may not be possible with specific explanations for exemptions. According to a class she attended, the town attorney and others she had spoken with, the advice was to be very specific with any exemptions. Real estate signs will have to be regulated and permitted. It was suggested at the business committee meeting that when the agencies renew their business license that they purchase a blanket permit, which is a good idea. The City of Conway is having their attorney consider political signs something other than temporary. When that decision is made, she would inform the commission. Ms. Morris said right now, the town can legally regulate signs by

- Consider signs Constitutionally protected Freedom of Speech
- No signs in the rights-of-way, which is the current code and may be continued
- One standard for all temporary signage regardless of content
- Possibly consider political signs in another category
- Require a permit for all temporary signage with no exceptions; there will have to be some type exceptions for addresses. The opinion states that the beach house names along the boulevard should be regulated, but those could be exempt. The code enforcement officer is trying to identify the largest house name sign so it can be used as the maximum size allowed so the code will not interfere with the existing signs.
- Limit the number of times per year a temporary sign could be allowed. We do that now, but all signs have to have a uniform length of time for display.
- Distinguishing between a temporary sign that hangs and one that sticks into the ground; limit the size based on that distinction and based on location. The town's business district is a walkable area. Smaller signs could be considered for that district. Along Highway 17, larger signs would be necessary to be seen from the roadway.
- Courts historically support sign ordinances that regulate aesthetics, including number, and location of sign. However, the aesthetic controls must be grounded in documented community character.
- Scenic or conservation areas may have stricter regulations to preserve the historic character or scenic vista.
- Sign regulations may provide for unique sign criteria in distinct district areas of the community. Areas where pedestrian traffic is desired, like the town's central business district could have smaller, eye-level signs, canopy signs, wall signs, suspended signs, and wall signs. Major highways would need larger signs to accommodate drivers. Each area has to be consistent.
- Balancing economic development and tourism are often reasons that communities regulate sign height, location, and design. Visibility is a top concern for businesses. The aesthetic impact from excessive signs could dampen tourism. The town has an overlay district; they said that the overlay district is a popular tool for customizing sign regulations for specific areas in our community as a tool to reinforce a desired design character.

Mr. Lauer said the beginning of the presentation noted this was for temporary signs, but much of what was being discussed were not temporary signs. Ms. Morris said the discussion was about temporary portable signs, for instance, in this area you can have a 32 square foot banner, because you are off the highway and on Highway 17. In the downtown district, the banners would be much smaller, because it is a walkable area.

266 Ms. Morris showed various signs with messages that could no longer be regulated by the town.
267 The number of signs and the size had to be determined for each property or business for
268 recommendation to Town Council. She said changeable copy signs also have to be addressed. She
269 believed those signs could be exempt once a permit was issued. Changing the sign ordinances will be a
270 difficult task, and every municipality wants to be the last one to adopt a code so they can rely on others
271 for verbiage. The town or some other town will be challenged.

272
273 Ms. Abrams asked, "Who's got the ball?" Ms. Morris said right now, the planning commission had
274 the ball. This same presentation was given to the business committee, and its members were "scratching
275 their heads, and so are we." She will prepare a spreadsheet of all temporary signs right now and what
276 regulations apply. Then the commission can begin its review and make recommendations. She hoped by
277 the next planning commission meeting some decision would be made on the political sign designation.
278 The town may not regulate any existing content-based signs.

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280 Ms. Lowery asked if political signs be considered a special event. Ms. Morris said they could, but
281 a special event sign was a temporary sign that has to be regulated. Mr. Lauer asked about patriotic
282 signs. Ms. Morris said flags would also be considered. The American Flag will be allowed, but it will be
283 considered one of the allowable signs on the property.

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285 Ms. Abrams said the town would only be able to control by size and quantity. Ms. Morris said
286 that was correct, along with materials, lighting, and location. Mr. Lauer asked why a flag with a metal
287 pole was considered temporary. Ms. Morris said flags can be taken down, i.e. the flag advertises "open."
288 Temporary signs are any signs that can be replaced or moved.

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290 Ms. Morris said would like to have the town attorney meet with the planning commission to offer
291 his recommendations and would invite him to the next meeting.

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293 Ms. Lowery asked if there was any way to save the mural on the building in the business district.
294 She hated to see it removed, because it was so nice. Ms. Morris said that murals are not defined as a
295 sign. Murals are defined as artwork. In the Court's opinion, a mural is defined as a sign even if it does
296 not have a name on it. Staff is going to request that murals continue to be considered artwork and hope
297 there are no challenges. If the business name was on the mural, then it would limit the size of the
298 mural.

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300 Mr. Lauer said the problem is that it is all speech. Ms. Morris said that was exactly right. But, it
301 does not advertise a business, so we are going to leave it as is in the ordinance. Ms. Abrams said she did
302 not want various committees and lawyers all working on the sign ordinances going in different directions.
303 Ms. Morris said this needs attention quickly.

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305 (4) Rezoning of the Pier area.

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307 Ms. Morris explained that the C3 district zoning in the pier area allows residential and commercial
308 use. After speaking with several commission members either individually or in small groups, and with the
309 town administrator, a suggestion was formulated to rezone a portion of the pier area to prohibit
310 residential uses. The proposed area does not include any current residential property. The district is very
311 small as it exists now, and the goal is to ensure commercial uses only around the pier. At least an acre is
312 required to rezone to avoid spot zoning. Ms. Morris outlined the area suggested for commercial and
313 entertainment use only on a map. Setback for this district would be zero lot lines. If construction is
314 done, the buildings would be elevated to meet flood requirements and have parking under the building.
315 After a brief discussion, the commission **CONCURRED** to move forward.

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317 **6. PUBLIC COMMENTS - General.** There were no public comments.

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7. BOARD COMMENTS.

Ms. Johnson thanked everyone for attending.

Ms. Lowery said she was tickled to see everyone in the audience. She invited them to come to the next meeting and to bring a friend. *(Laughter.)* Ms. Lowery welcomed the new member, Ms. Gambino. Other members also voiced welcome.

Ms. Gambino thanked everyone for attending and said she enjoyed being at the meeting.

Ms. Abrams wanted Ms. Morris to ask the business committee in which zoning districts they wanted the sign ordinances to apply so the commission would clearly understand. She also thanked everyone for attending.

12. ADJOURNMENT. Ms. Johnson moved to adjourn at 7:09 p.m. Ms. Gambino second. All voted in favor. **MOTION CARRIED.**

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: July 5, 2016

Mikey Pruitt, Chairman

Clerk's Note: This document constitutes action minutes of the meeting that was digitally recorded, and not intended to be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free copy of the audio will be given to you provided you bring a flash drive. In accordance with FOIA, meeting notice and the agenda were distributed to local media and interested parties via the town's email subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also posted on the Town marquee.

ISSUE PAPER FOR PLANNING COMMISSION CONSIDERATION

Meeting Date: August 2, 2016

Prepared by: Sabrina Morris

Subject:

Amend The Town's Zoning Ordinance to allow for the creation of the Limited Light Industrial Zoning district and all supplements thereto.

BACKGROUND:

The Planning Commission has reviewed the proposed new zoning district regulations several times and at the June 7, 2016 meeting reviewed the proposed amendment for the last time and instructed staff to have the proposed zoning district placed under business for recommendations to Town Council.

ATTACHMENTS:

Proposed Limited Light Industrial District requirements and supplemental ordinances thereto.

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 limited 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.

SECTION 17-303. DISTRICTS SUBJECT TO DIMENSIONAL AND DENSITY STANDARDS

Parcels within the zoning districts created by this chapter are subject to dimensional and density standards including, but not limited to: lot size, lot width, setbacks and required yards, building height, coverage maximums, and limitations on the number of dwelling units per lot or acre. These dimensional and density standards are set out in the text of this chapter and are provided in summary form in Table 17-303 below:

Table 17-303 District Dimensional Standards (1) (8)									
STANDARDS	DISTRICTS								
	R-1	R-2	R-3	C-1	C-2	C-3	MU	LI	
Minimum Lot Area (in square feet)									
Single Family (detached)	9,000	6,000	3,600	3,600 / 10,000 (4)	N/A	3,600	5,000	N/A	
Single Family (semi-attached)	N/A	6,000	3,000	3,000 / 10,000 (4)	N/A	3,000	4,000	N/A	
Single Family (attached)	N/A	N/A	3,000	3,000 / 10,000 (4)	N/A	3,000	3,000	N/A	
Two-Family (Duplex) or Single Family (detached) with Accessory Unit	N/A	6,000	6,000	6,000 / 10,000 (4)	N/A	6,000	6,000	N/A	
Multi-Family	N/A	N/A	See §17-332 &	See §§17-332 & 17-396.32	N/A	See §§17-332 & 17-396.32	See §17-332	N/A	
Dwelling Group	N/A	N/A	7,200 per lot/ 3,600 per unit (2)	7,200 per lot/ 3,600 per unit (2)	N/A	7,200 per lot/ 3,600 per unit (2)	N/A	N/A	
Nonresidential Lots or Uses	9,000	6,000	6,000	5,000 / 10,000 (4)	0	5,000	6,000	10,000	
Minimum Lot Width (in feet)	75	60	30	50 / 75 (4)	0	60	50	50	
Minimum Yard Setback (in feet)									
Front Yard	25	25	20	25 / 75 (4)	0	20	25	25	
Rear Yard	20	20	15	20	0	10	20	20	
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	N/A	0.4 (6)	N/A	N/A	N/A	N/A	N/A	N/A	

Area Ratio							
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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. LIMITED LIGHT INDUSTRIAL DISTRICT

SECTION 17-393 INTENT

It is the intent of the provisions of this division to provide areas for limited 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 Limited 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 Limited Light Industrial district is fifty (50) feet.

SECTION 17-397 YARD SETBACKS

(a) The yard setback requirements in the LI Limited 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 Limited 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 Limited 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		
Residential Uses											
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
Manufactured Home								C		§17-391	P
Manufactured Home Park								P			P
Mobile Homes										PROHIBITED	N/A
Residential Related Uses											
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			
Accommodation Uses											
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
Civic, Governmental, and Institutional Uses											
Assembly halls, gymnasiums, and similar uses				P							B
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					P	§17-396.1	R
Public, private, trade, and vocational schools	S	C		P	C					§17-396.30	O
Entertainment, Recreation, and Dining Uses											
Amusement Park										PD Only	L
Arcades						P					S
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				P	P	P	C			§17-367	M S (C-3)

only)												
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)
Restaurants, taverns, bars, nightclubs or other places where alcohol is consumed* (Indoor except is noted*)				C	P	P					§17-396.1 §17-396.34* §17-396.35	M S (C-3)
Shooting galleries						P						L
Theaters				C	C	C					§17-396.39	B
Theaters, drive-in				C							§17-396.1 §17-396.39	R

Note*: Restaurants and other dining establishments, defined as “bona fide engaged primarily and substantially in the preparation and serving of meals” by Title 61, Chapter 6 of the Code of Laws of South Carolina, may include outdoor dining in the C-1, C-2, and C-3 districts subject to the conditional use standards of §17-396.34.

Commercial, Office, and Professional Uses

Animal hospitals, veterinarian clinics, pet boarding facilities, retail pet shops				C							§17-396.1 §17-396.2	J or L (pet shops and boarding)
Auto/truck sales, service, repair and/or washing				C					C		§17-396.1 §17-396.44	A
Auto Service Station				C							§17-396.1 §17-396.3	F
Banks, loan agencies, and other financial institutions				P	P							K
Barber or Beauty Shops	S	S	C	P	P	C	C				§17-367 §17-396.4	K, S (C-3)
Boat sales and service				C					C		§17-396.1 §17-396.44	N
Body Piercing				C							§17-396.1 §17-396.11	
Building supplies and equipment sales				P					C		§17-396.1 §17-396.44	Q
Charitable Institution (office)				P	P							L
Cold storage, freezer locker				P					P			R
Communication towers				C					P		§17-396.1 §17-396.13	R
Day care centers				C		C	C				§17-367 §17-396.1 §17-396.19	See §17-238-19
Dressmaker, seamstress, tailor				P	P		C		P		§17-367	K
Electrical appliances and equipment, sales and repair				P	P	P			P			N S (C-3)
Fabricating shops, e.g. cabinet or upholstery				C					C		§17-396.1 §17-396.44	I
Fuel or chemical storage, excluding incidental or accessory storage				S					C		§17-396.21 §17-396.44	R
Funeral Homes and mortuaries				P								B
Laundry and dry cleaning				P	P				C		§17-396.44	L

Pick up stations											
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
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
Electrical Shops			P					P			
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, lawn shops, office equipment, restaurant equipment, secondhand items, bicycles, guns, light fixtures, tackle shops, and other similar uses.			P	P	P						N S (C-3)
Retail Businesses (high traffic) and establishments selling commodities in small quantities to the consumer, usually low bulk comparison items, including department			P	P	P	C			§17-367		L S (C-3)

Table 17-395 (Continued)
USE CHART

JSE CLASSIFICATIONS	Districts									SPECIAL STANDARDS	PARKING CODE	
	R-1	R-2	R-3	C-1	C-2	C-3	MU	MP	LI			
tores, 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				§17-396.1 §17-396.2	L
Pet Boarding only									C		§17-396.44	
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
Manufacturing/Industrial Uses												
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
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									C		§17-396.44	V

struments, photographic equipment (excluding film and chemicals); ceramic instruments and components; magnetic media; and small electronic components											
Manufacturing, processing, assembling, packaging and distribution establishments									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.

Warehouse facilities and Mini-Storage units are allowed in the LI district subject to the following conditions:

- a. No business or proxy shall operate out of the building, nor shall a warehouse or mini-storage unit be used for any of the following purposes:
 - i. Auctions, commercial, wholesale, retail, miscellaneous or garage sales;
 - ii. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
 - iii. The operating of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
- b. Expressly prohibited from storage of flammable or hazardous chemicals, explosives and containers of such materials.
- c. Any use that is noxious or offensive because of odor, dust, noise, fume or vibrations shall be prohibited.
- d. 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 is noxious at either the outside boundary of the immediate space occupied by the enterprise generating the odor, or
- b. The property line of the enterprise generating the odor is the only enterprise located on the property.
- c. No use within the Limited Industrial District shall generate any odor is noxious at or beyond any property line.
- d. Adequate ventilation shall be provided for each permitted use.

1. 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:
 - a. That the appropriate permits have been received by the developer, or
 - b. That the proposed use does not require such permit.
2. 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 55 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.
3. 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, 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; meat processing. The manufacture of disinfectants or insecticides.

**Table 17-420
PARKING CHART**

PARKING CODE (1)	PARKING SPACES REQUIRED
A	One (1) space for each regular employee, plus one (1) space for each 250 square feet of floor space used for repair work.
B	One (1) space for each four (4) seats.
C	One (1) space for each three hundred (300) square feet of floor space over 1,000 square feet.
D	One and one-half (1 ½) spaces for each efficiency unit.
E	One (1) space per bedroom.
F	Two (2) spaces for each bay or similar facility, plus one (1) space for each employee.
G	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.
H	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.
I	One (1) space for each three (3) employees computed on the largest number of employees at any period of time.
J	Five (5) spaces for each doctor or dentist.
K	One (1) space for each four hundred (400) square feet of floor space.
L	One (1) space for each two hundred (200) square feet of floor area devoted to patron use.
M	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.
N	One (1) space for each five hundred (500) square feet of floor area.
O	One (1) space for each faculty member, plus one (1) space for each four (4) pupils except in elementary or junior high.
P	Two (2) spaces for each manufactured home space.
Q	One and one-half (1½) spaces per employee during maximum seasonal employment, with a minimum of four (4) required.
R	One (1) space for each employee, plus one (1) space for each 250 square feet of floor space.
S	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.
T	One (1) space per 1500 square feet of gross floor area
U	One (1) space per 1000 square feet of gross floor area
V	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 Limited 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 LIMITED LIGHT INDUSTRIAL DISTRICTS

(a) The following types of signs are permitted in the Limited 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 Limited 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.
- (c) Electronic message boards are expressly prohibited.

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) Wall 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.
- (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) in the LI district 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 Limited 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.