

**TOWN OF CHAPIN  
SOUTH CAROLINA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND SECTIONS 1001, AND 1008 OF THE ZONING ORDINANCE OF THE TOWN OF CHAPIN, SOUTH CAROLINA TO FURTHER DEFINE ARCHITECTURAL GUIDELINES.**

**WHEREAS**, the Zoning Ordinance of the Town of Chapin, Lexington County, South Carolina, has an Architectural Review article; and

**WHEREAS**, the Chapin Planning Commission has heard and recommends the adoption of the changes put forth; and

**WHEREAS**, the Code provides that those text changes shall be set by ordinance and kept on file with the Town of Chapin.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Chapin, South Carolina, that:

**I.**

The attached is hereby adopted in its entirety and shall stand until changed by Ordinance of the Town Council of the Town of Chapin, South Carolina. This ordinance shall supersede all sections of Town Ordinance, relative to Architectural Review Standards, enacted prior to this ordinance.

**II.**

This Ordinance, together with the changes to Article 10, shall at all times be available for public viewing in the Town Hall.

**III.**

This ordinance shall take effect and be in full force and effect following passage.

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_.

**First Reading:** \_\_\_\_\_

\_\_\_\_\_  
**James R. "Skip" Wilson, Jr., Mayor**

**Final Reading:** \_\_\_\_\_

\_\_\_\_\_  
**Attest**

**ARTICLE 10**  
**ARCHITECTURAL REVIEW STANDARDS**

**1000 Purpose and Intent**

The purpose of this section is to preserve and enhance the rural, cultural, economic and historic character of the Town of Chapin, by providing detailed review of the design, layout and appearance of commercial and industrial developments which have a substantial impact upon the character of the Town and upon traffic, utilities and services therein. The intent of the review process is to:

- A. Promote new construction, additions and or major alterations that are compatible with older, existing building styles and are similar in quality or appearance;
- B. Promote conservation of buildings and groups of buildings that have aesthetic or historic significance; and
- C. Enhance historical, social and economic viability of the town by preserving property values and promoting visual attractiveness.

**1001 Application of Regulations; Certificate of Appropriateness**

- A. The standards of this chapter shall apply to the following types of development within the Town limits of Chapin:
  - 1. Any new non-residential building or structure;
  - 2. Converting a residential building to a non-residential use; and
  - 3. Expansion of non-residential buildings by 20 percent or more of the building's area or floor space; and
  - 4. Any modifications to the building façade.
- B. In the Architectural Review (AR) Districts and all applicable development, a Certificate of Appropriateness is required before any permit for a particular project can be issued. The certificate of appropriateness is based entirely upon the approval of, and any conditions established by, the Architectural Review Board.
- C. When AR District Standards do not provide dimensional limitations or modifications of a structure or site, the underlying district regulations shall apply.

**1002 Developing Architectural Review Standards**

- A. Architectural review standards shall reflect the vision statement and land use element of the Comprehensive Plan. Architectural review standards shall reflect the following objectives to:
  - A. Revitalize and protect the downtown area and other unique corridors;
  - B. Encourage commercial development which is compatible with the character of the architectural review districts;
  - C. Encourage innovative housing developments;
  - D. Utilize and preserve natural vegetation and scenic open space where possible;
  - E. Preserve the history and unique character of districts by protecting buildings and structures that contribute to the ambience and character of the community;

- B. The appealing party shall file written notice of appeal with the Zoning Administrator and the ARB within 30 days after receipt of written notification of the Zoning Administrator's decision. The notice of appeal shall specify the grounds of appeal;
1. The Zoning Administrator shall provide the ARB with all documents in the record upon which the action appealed was taken;
  2. An appeal stays all proceedings to enforce the action, unless the Zoning Administrator certifies that a stay would cause imminent peril to life and property. The ARB or Circuit Court may grant a restraining order for due cause;
  3. The ARB shall hear the appeal at its next regularly scheduled meeting, provided that notification of the appeal is published in a newspaper of general circulation 15 days before the meeting;
  4. The appealing party may appear in person or by attorney at the meeting;
  5. The ARB shall hear the appeal in accordance with adopted procedure. The ARB shall provide a written decision, including findings of fact and conclusions, and
  6. The ARB shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.

### 1007 Appeal of the ARB's Decision

Decisions of the ARB may be appealed to the Circuit Court within 30 days of the ARB's decision pursuant to S.C. Code 1976 6-29-900.

### 1008 All Non-Residential Design Standards

All non-residential buildings that are adjacent to or front on a public roadway, public park or Residential District must comply with the standards of this section, with exception of those Structures Exempt from Design Standards.

#### 1008.1 Structures Exempt from Design Standards

Expansion of commercially-zoned buildings (NC, GC, OC, PUD, LM) if the expansion is less than 20 percent of the building's area or floor space, **with the exception of any façade modifications which shall comply with any applicable design standards.**

#### 1008.2 Design Objectives

The following objectives, in addition to any standards prescribed elsewhere in this by-law, shall be utilized by the Town of Chapin during its architectural review process. These objectives, intended to provide specific guidelines for the Town of Chapin and the applicant, are listed as follows:

- A. **Architectural Details.** Architectural details of new buildings and additions, textures of wall and roof materials, should be harmonious with the building's overall architectural style and should preserve and enhance the character of the surrounding area.
- B. **Building Articulation.** Giving emphasis to architectural elements (including windows, balconies, porches, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces (see "Examples" on page 114 – *Use varied heights with regular width*).

- K. **Exterior Building Materials.** At least 80 percent of the primary vertical walls of all buildings (excluding doors and windows) to which these standards apply shall be finished in one or more of the following materials. Primary vertical walls are defined as those walls visible from a public street:
- a. Brick, stone, cast stone, rock, marble, granite, glass block, tile;
  - b. Stucco or plaster;
  - c. Exterior Insulation and Finish System (EIFS) or equivalent project;
  - d. Cellulose fiber-reinforced cement building board products, i.e. Hardi-Board products or other cement building products approved by a nationally recognized building products evaluation service;
  - e. Glass with less than 20 percent reflectance;
  - f. Wood horizontal lap siding; and
  - g. Logs.

- L. **Color.** All exterior color schemes must be pre-approved by the Architecture Review Board.

M. **Primary and Secondary Façade Standards:**

- a. **Primary.** All primary facades of a building (those facades that face a public street) shall be designed with consistent architectural styles and trim features.
- ~~b.~~ **Secondary.** All secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features of the primary façade. ~~The balance of the material can be metal.~~

- N. **Outparcel Design.** Outparcels, as defined in Section 201 (Definitions), will be designed and integrated with the primary project. All exterior facades of an outparcel structure will be considered primary facades and must employ architectural site, and landscaping design elements that are integrated with and common to those used on the primary structures on site. The common design element must include building materials associated with the main structure.

O. **Roof Treatments:**

- a. Parapets will be used to conceal roof top equipment on the flat roofs; and
- b. Where overhanging eaves are used, overhangs shall not be less than 16 inches beyond the supporting walls.

P. **Roof Types and Materials:**

The following types of materials are prohibited:

- a. Mansard roofs and canopies without a minimum vertical distance of eight feet and at an angle not less than 25 degrees, and not greater than 70 degrees;
- b. Roofs less than or equal to a 2 to 12 pitch unless utilizing full parapet coverage; and
- c. Back-lit awnings used as a mansard or canopy roof.

All roofs shall be constructed in a manner in which all air conditioning units and other roof structures shall be hidden from view.