

**CHAPIN UNIFIED ZONING & DEVELOPMENT ORDINANCE
STEERING COMMITTEE SPECIAL CALLED MEETING**

Town Hall

June 6, 2023

3:00 P.M.

AGENDA

Call to order

Freedom of Information Act Compliance

New Business

1. Draft Review
 - a. Article 8: Parking & Loading
 - b. Article 9: Signs

Adjourn

Article 8 – Off-Street Parking Standards

8. Off-Street Parking Standards

8.1. Purpose and Intent

Parking lots and similar facilities are necessary elements in the urban environment. However, the provision of parking facilities must be regulated to avoid negative impacts such as increased stormwater volumes, heat islands, reduced traffic efficiency, interruption of a vibrant streetscape and other recognized externalities of parking lots.

The purpose of this section is to ensure the adequate provision of parking in Chapin without degrading the built or natural environment, and to provide clear regulations regarding the location, sizing, and screening of off-street parking facilities. It is intended that these standards will ensure the development of parking in a manner consistent with the desired character and development patterns of the community.

8.2. Applicability

8.2.1. New Development

All new development shall provide off-street parking and loading areas in accordance with the standards of this Section

8.2.2. Existing Development

8.2.2.1. Change in Use

Additional off-street parking or loading facilities are not required when a building's use changes from one conforming use to another conforming nor **when a non-conforming use is converted to a conforming use.** (need to discuss this – parking demands can vary greatly).

8.2.3. Building Expansion

If an existing structure is expanded or enlarged in terms of the number of dwelling units, more than 20% of its floor area, or is otherwise significantly improved any additional off-street parking and loading spaces that may be required due to the improvement shall be provided in accordance with the requirements of this Section as applied only to the expanded or enlarged part of the structure.

8.2.4. Historic Buildings

Renovations to a **designated building on the National Register, by the State SCDAH or NPS** that undertake expansions under 25% of the number of dwelling units, floor area, or other work requiring a certificate of appropriateness or zoning permit shall not require additional off-street parking or loading facilities.

8.2.5. Timing of Review

Review for compliance with the standards of this Article shall occur during review of a development application for a planned development, site plan, subdivision, or zoning permit, as appropriate.

8.2.6. Parking Plan Required

All development applications subject to review for compliance with the standards of this Article shall include a parking plan which shall accurately convey compliance with this section.

8.3. General Standards

8.3.1. Use of Parking

Off-street parking areas required by this Section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces shall not be used for the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies except for farmer's markets and food trucks on a temporary basis.

8.3.2. Identified as to Purpose

Off-street parking areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and distinguishing such spaces or berths from an aisle.

8.3.3. Surfacing

8.3.3.1. Except as provided for in section 8.3.3.2 and 8.3.3.3 below, all off-street parking areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) is encouraged. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.

8.3.3.2. The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided such surfacing is subject to an on-going maintenance program (e.g., sweeping, annual vacuuming).

8.3.3.3. Off-street parking spaces and driveways for single-family detached, two-family, and townhouse dwellings may utilize pervious material such as crushed stone or gravel. This shall not include major subdivision unless specifically approved or conditioned by the Planning Commission.

8.3.4. Maneuvering

Off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.

8.3.5. Parking in Front of a Residential Structure

Except within a driveway surfaced as provided in Subsection 8.3.1.3, the parking of any vehicle is prohibited within the front yard. **Parking of vehicles in the side or rear yard must be screened from the public right-of-way. (How are they to be screened? – what if driveway is to the side of house?).**

8.3.6. Americans with Disabilities Act

All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

8.3.7. Parking of Recreation, Commercial, and Unlicensed Vehicles

8.3.7.1. No recreational vehicle shall be parked or stored on any lot in a residential district for more than twenty-four (24) hours, other than in a carport, enclosed building, or rear yard. The Board of Zoning Appeals may grant a variance in case of unnecessary hardship.

8.3.7.2. No vehicle or trailer subject to State licensing which does not display a current license plate shall be parked or stored on any lot in a residential district, except in an enclosed building or in the rear yard.

8.3.7.3. No more than one travel or camping vehicle per family living on the premises shall be permitted to be parked on a lot in any residential zone; and the vehicle shall not be occupied temporarily or permanently while it is parked or stored, except in an authorized mobile home park.

8.3.7.3.1. Exception: In Rural Agricultural (RA) or Rural Residential (RR) the Administrator may grant temporary stays of camping or recreational vehicle in the form of a zoning permit. Temporary stays shall not exceed more than 120 total calendar days within a 12-month period.

8.3.7.4. Trucks, tractors, or tractor-trailers having a capacity of more than an 8,000-pound load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural and transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored on or adjacent to any parcel in residential district for purposes other than unloading, loading, or delivery services. This excludes vehicles or trailers approved under the Home Occupation requirements.

8.4. Minimum Off-Street Parking Requirements

8.4.1. Except as otherwise expressly stated, off-street motor vehicle parking spaces shall be provided in accordance with the following table:

Table 8.4.1: Minimum Number of Off-Street Vehicle Parking Spaces	
Principal Use	Parking Standards
Residential Uses	
Accessory Dwelling Unit	1 space per unit, in addition to principal use standards
Bed and Breakfasts	1 space per unit, in addition 1 off-street space shall be reserved for the owner and 1 for staff (such as a housekeeper)
Day Care Home	2 space per unit, in addition 1 space shall be reserved for each employee on shift
Dwelling, Detached Single Family	2 space per unit
Dwelling, Two-Family	1 space per unit
Dwelling, Three-Family	1 space per unit
Dwelling, Multi-Family	1.5 per unit
Rowhome	1 space per unit
Group Home, Small and Large	1 space per 3 beds, with 1 space for each employee or supervisor on shift
Manufactured Home	2 space per unit
Nursing Homes	1 parking space per 6 beds, in addition to 1 space per employee during peak-hour shift.
Short Term Rental	1 independently accessible parking space per unit, no tandem parking allowed.
Commercial	
Automobile Service Station	1 space per 2 employees at peak shift, in addition 1 space per 150 square feet of the automobile repair space
Automobile, ATV, Motorcycle or Boat Sales	1 space per 2 employees at peak shift, in addition 1 space per 150 square feet of the automobile repair space (if applicable) All vehicles for sale shall be located on paved surfaces.
Automotive Parts Store	1 space per 400 square feet of gross floor area
Bars and Nightclubs	1 space per two seats or 1 space for every 75 sq. ft. of bar area, including outdoor areas, whichever is greater
Car Wash	1 space per peak hour employee, and 1 space per bay.
Catering Service	1 space per 400 square feet of gross floor area
Check Cashing	1 space per 400 square feet of gross floor area
Commercial Day Care Center	2 spaces per peak shift employee
Convenience Store	1 space per 400 square feet of gross floor area
Drive-In Movie Theaters	1 space per speaker outlet
Dry Cleaning	1 space per 600 square feet of gross floor area
Financial Institutions	1 space per 400 square feet of gross floor area
Funeral Homes	1 space per 4 seats within the sanctuary (if applicable) and/or 1 space per 2 employees, whichever is greater
Garden Centers	1 space per 400 square feet of gross floor area
General Retail	1 space per 200 square feet of gross floor area

Hardware Store	1 space per 400 square feet of gross floor area
Hotels/Motels	1 space for each room to be rented, in addition to 1 space per 2 employees at peak shift
Indoor Storage	1 space per peak employee and 1 space per 5 leasable units.
Liquor Stores	1 space per 400 square feet of gross floor area
Microbrewery, Micro-Distillery, or Micro-Winery	1 space per 300 square feet or 1 space per two seats, whichever is greater
Miniature Golf	4 spaces per hole, plus 1 space for every 2 employees on peak shift
Mixed-Use Building	2 spaces per unit in addition to parking requirement for other associated use
Office Building	2 spaces for each 1,000 square feet of leasable floor area, plus 1 space for each 2 employees
Office, Medical	1 space per 400 square feet of gross floor area
Office, Non-medical	1 space per 400 square feet of gross floor area
Personal Service	1 space per 400 square feet of gross floor area
Pet Boarding	1 space per 400 square feet of gross floor area
Restaurant, Full-Service	1 space per two seats or 1 space for every 75 sq. ft. of dining area, including outdoor areas, whichever is greater
Sexually Oriented Businesses	1 space per 400 square feet of gross floor area
Specialty Retail	1 space per 400 square feet of gross floor area
Tattoo Parlor	1 space per 400 square feet of gross floor area
Vape or E-Cig Store and Lounge	1 space per 400 square feet of gross floor area
Veterinarian	1 space per 400 square feet of gross floor area
Institutional, Civic, or Public	
Amphitheaters	1 space per 4 seats
Cemetery and Mausoleums	4 spaces per acre, plus 2 spaces per employee on shift
Civic and Social Organizations	1 space per 600 square feet of gross floor area
Colleges, Universities, and Vocational Schools	1 space per 4 students at maximum capacity in addition to requirements for associated uses
Elementary Schools	1 space for each vehicle owned and operated by school staff and 2 spaces per classroom or administrative office
Farmers Market, Indoor	2 spaces per booth or vendor or 1 space per 400 square feet of gross floor area, whichever is less
Farmers Market, Outdoor	2 spaces per booth or vendor or 1 space per 400 square feet of gross floor area, whichever is less
Golf Course	4 spaces per hole, plus 1 space for every 2 employees on peak shift
Government Building or Facility	1 space per 400 square feet of gross floor area
Hospital	1 space per 2 beds intended for patients, and 1 space for each 3 employees during peak shift
Kindergarten or Preschool	1 space for each vehicle owned and operated by school staff and 2 spaces per classroom or administrative office
Public Utility Stations	1 space per employee per shift
Recreational Facilities	10 spaces per athletic field or 4 spaces per .25 acre of areas dedicated to use, whichever is greater

Religious Assembly	1 space per 4 seats in the main assembly room
Secondary Schools	1 space for each vehicle owned and operated by school staff and 2 spaces per classroom or administrative office
Sports Stadium	1 space per 4 seats in addition to 1 space per peak hour employee
Theater	1 space per 4 seats
Transportation Terminal (Bus and Rail)	1 space per 2 passenger of a peak hour for departures and arrivals, including accounting for multiple buses or trains
Industrial	
Animal Shelters	1 space per 400 square feet of gross floor area
Correctional Facility	2 spaces per peak hour employee in addition to 1 space for every vehicle owned and operated by the facility
Crematory	1 space per 600 square feet of gross floor area
Heavy Equipment Rental	1 space per 2 employees at peak shift, in addition 1 space per 150 square feet of the automobile repair space (if applicable) All vehicles and equipment for rent shall be located on paved surfaces.
Indoor Shooting Range	1 space per 400 square feet of gross floor area
Junk Yard or Scrap Yard	2 spaces per employee at peak shift
Manufacturing or Production Facility	1 space per 1,000 square feet of gross floor area in addition to 1 space per employee at peak shift
Outdoor Shooting Range	2 spaces per shooting bay, in addition to 1 space per employee at peak shift
Outdoor Storage	1 space per 400 square feet of gross floor area, in addition to 1 space per employee at peak shift
Repossession Services	1 space per 400 square feet of gross floor area, in addition to 1 space per employee at peak shift
Truck Sales and Service	1 space per 2 employees at peak shift, in addition 1 space per 150 square feet of the automobile repair space (if applicable) All vehicles for sale shall be located on paved surfaces.
Warehouse	1 space per 1,000 square feet of gross floor area in addition to 1 space per employee at peak shift
Wholesale Trade	1 space per 1,000 square feet of gross floor area in addition to 1 space per employee at peak shift

8.4.2. Districts Excluded

There shall be no minimum off-street parking spaces required within the Town Center.

8.4.3. Planned and Negotiated Development Districts

Within Planned Development Districts, required off-street parking standards shall be determined during review of the application.

8.4.4. Unlisted uses

An applicant proposing to develop a principal use that is unlisted in Section 8.4.1: Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the methods outlined below:

8.4.4.1. Apply the minimum off-street parking space requirement specified in Section 8.4.1 for the listed use that is deemed most similar to the proposed use; or

8.4.4.2. Conduct a parking demand study by a transportation or traffic engineer or other experienced professional to demonstrate the appropriate off-street parking space requirement. The study shall estimate parking demand based on the recommendations of the ITE, ULI or another acceptable source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

8.4.5. Maximum Number of Off-Street Parking Spaces

Except as otherwise stated within this Article, the maximum number of off-street parking spaces provided shall not exceed 125 percent of the minimum provided in Table 8.4.1.

8.4.6. On-Street Parking

Uses may count on-street parking spaces on public street rights-of-way abutting the subject property towards the off-street motor vehicle parking minimums.

8.4.7. Alternate Compliance

The parking ratios of this section are not intended to prevent development or to make development economically impractical. To allow for flexibility in addressing the expected parking demand, alternative off-street parking requirements may be approved by the **Zoning Board of Appeals under the variance proceedings in Section 10.12**. If the applicant chooses to apply for a variance, the applicant shall provide a parking study or a parking demand management plan demonstrating that the parking requirements in Table 8.4.1 do not accurately reflect the parking demand that can reasonably be anticipated for the proposed use.

8.4.8. Fractions

When measurements of the number of required spaces result in a fractional number, any fraction of less than one-half is rounded down to the next lower whole number, and any fraction of one-half or more is rounded up to the next higher whole number.

8.4.9. Bicycle Parking

A minimum of five (5) bicycle parking spaces is required for all uses requiring twenty-five (25) parking spaces. Thereafter, an additional two (2) bicycle parking

spaces is required for each additional twenty-five (25) parking spaces. Bicycle parking facilities shall be standard bicycle racks or other secured lockable facilities. When feasible, the bicycle facilities shall be located near the entrance to the building.

8.5. Design Standards for Parking Lots

8.5.1. Dimensional Standards for Parking Spaces and Aisles

Except as otherwise provided, standard vehicle parking spaces and aisles shall comply with the minimum dimensional requirements established in Table 8.5.1: Dimensional Standards for Parking Spaces and Aisles.

Table 8.5.1: Minimum Dimensional Standards for Parking Spaces and Aisles					
Parking Angle	Stall Width	Stall Depth	Drive Aisle Width*	Stall Length Along Curb	Double Row + Aisle, Curb to Curb*
A	B	C	D	E	F
0	8'	8'	12'	20'	48'
30	9'	16.8'	12'	18'	45.6'
45	9'	19.1'	12'	12.7	50.2
60	9'	20.1'	14.5'	10.4'	54.7'
90	9'	18'	24'	9'	60'

8.5.2. Front Yard Parking Not Allowed

Within the Town Center and Village Commercial Zoning Districts, off-street parking shall not be permitted within the Front Yard.

8.5.3. Off-Site (Satellite) Parking

Except for spaces provided subject to the Americans with Disabilities Act, required Off-Street Parking spaces may be provided on a separate lot which

does not contain the proposed use or structure subject to the following standards:

8.5.3.1. New off-Site parking areas must comply with all applicable parking area design and accessibility standards.

8.5.3.2. Off-site parking areas must be located within a 1,200-foot publicly accessible and established walking distance of the entrance of the use served by such parking.

8.5.3.3. The walking distance between the off-site parking areas and the primary pedestrian entrances to the uses shall consist of a walkway protected by landscape buffer or a curb separation and elevation from the street grade. Periodic crossings at established crosswalks are allowable.

8.5.3.4. The right to use the off-site parking must be evidenced by a deed, lease, easement, or similar written instrument establishing such use, for the duration of the use.

8.5.3.5. Off- Site Parking shall not be provided within Residential Zoning Districts.

8.5.4. Shared Parking and Parking Reductions

When two or more uses share common parking facilities, the minimum amount of required parking may be reduced. The minimum amount of required parking shall be calculated as the sum of the required parking for the 2 uses separately, divided by the factor listed in the table below. The Zoning Administrator will classify the uses in the categories in the table prior to the calculation of off-street parking requirements. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the applicant.

Shared Parking Reductions				
	Residential	Lodging	Office	Retail/Restaurant
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail/Restaurant	1.2	1.3	1.2	1.0

8.5.5. Additional Parking Reductions: The Zoning Administrator may grant a reduction in the parking requirements set forth in this section in the following cases:

8.5.5.1. Where uses in the same or adjoining development, having different peak hour demand, seek to share parking, the applicant must submit to the administrator an analysis and substantiated projections of peak parking demand — based on historic data from other locations or a similar use or a parking study — for the entire development to justify the shared use of parking spaces for separate uses.

8.5.5.2. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking listed in Table 8.4.1

- 8.5.5.3. Where fewer parking spaces are needed due to location and use — e.g., if there is a high concentration of residential units adjacent to a neighborhood-serving use, a parking reduction may be warranted.
- 8.5.6. The Administrator shall consider the following in determining whether a reduction is warranted and make the following findings in writing:
 - 8.5.6.1. The likelihood that the reduced number of parking spaces can satisfy demand;
 - 8.5.6.2. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow;
 - 8.5.6.3. The impact of periodic overflows upon the public streets and other parking facilities;
 - 8.5.6.4. The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern.
- 8.6. Parking Lot Screening and Landscaping
 - 8.6.1. Parking Lot Screening
 - 8.6.1.1. Applicability: All new or expanded parking areas shall be screened from the public right-of-way or primary vehicular access point(s) with vegetation. An opaque screen is intended to exclude all visual contact with the screened feature from an adjacent property, public street, or right-of-way. An opaque screen may be composed of a wall, fence, building, or berm; planted vegetation; existing vegetation; or a combination thereof; as approved by the Zoning Administrator. Parking lot screening is not required where property or street buffers are retained or required.
 - 8.6.1.2. Minimum Height of Screen: Shall include a hedge, dense shrub planting, masonry wall, wood fence, or combination of such features that results in a continuous visual screen along the length of its frontage. Hedges and shrubs may be installed at a height of 2', as long as the species selected grows to at least 4' in height within 4 years of installation.
 - 8.6.1.2.1. Exceptions may be granted by the Zoning Administrator where the parcel has irregular configuration, utility easements or legal constraints which prevent compliance.
 - 8.6.1.3. Minimum Length of Screen: The length of a required screen shall be that which is necessary to totally visually screen the feature from protected properties, streets, and rights-of-way as provided in this section. The Zoning Administrator may approve accommodations for reasonable access and use, as necessary.
 - 8.6.1.4. Minimum Plantings: Parking lot screens shall comply with the following landscaping standards:

8.6.1.4.1. A parking lot shall contain at least one large maturing tree for every 40 linear feet of street frontage, excluding portions of the frontage where driveways are located and areas necessary to avoid intrusion into clear sight triangles. Existing trees preserved or planted within required buffer may count towards this requirement.

8.6.1.4.2. Where there are conflicts with other planting regulations, the more stringent regulation shall apply, as determined by the Zoning Administrator.

8.6.2. Parking Area Interior Landscaping

8.6.2.1. Applicability: The following shall comply with the standards in this subsection:

8.6.2.1.1. Any new vehicular surface area (parking lot) whether principal or accessory use containing 10 or more parking spaces; or,

8.6.2.1.2. Any new, additional, or expanded portion of an existing vehicular surface area which cumulatively would create greater than 10 parking spaces.

8.6.2.2. General Standards

8.6.2.2.1. No parking space shall be further than 60' linear feet from a large maturing tree.

8.6.2.2.2. One large maturing tree shall be required at the end of every row of parking. This includes trees located within required landscape islands.

8.6.2.2.3. Landscaped areas within or adjacent to parking areas must be protected from vehicular damage by a raised curb, wheel stops or approved equivalent barrier of at least six inches in height.

8.6.2.2.4. Creative landscaping plans that incorporate larger islands or different spacing of landscaped areas than required in this section may be approved by the Zoning Administrator, as long as the minimum area of landscaping and minimum number of trees is provided. Appeals to this determination are made to the Architectural Review Board for final decision.

8.6.2.3. Landscape Islands

8.6.2.3.1. Landscape islands shall be provided within each row of parking spaces so that the maximum amount of uninterrupted parking spaces is no greater than twelve (12).

8.6.2.3.2. No more than 12 continuous parking spaces shall be permitted in a row without an interrupting landscaped island, except in the following circumstance:

8.6.2.3.2.1. The parking lot is gravel, or covered with other soft pervious pavement materials, and spaces are not striped.

8.6.2.3.3. Landscaped islands with a planting area of at least 12 feet wide by 18 feet long area shall be established parallel to parking spaces and at the end of the parking aisle in order to separate the last space from any adjacent driveways.

8.6.2.3.4. Islands shall be curbed for traffic control and safety.

8.6.2.3.5. At least one (1) large maturing tree shall be provided within each landscaped peninsula. All landscaped peninsulas and medians shall be landscaped with mulch, sod, shrubs, or ground cover vegetation. If there is a conflict with overhead utilities, one small or medium maturing tree is permitted per island.

8.6.2.4. Building Exterior Perimeter Plantings

8.6.2.4.1. Plant material is required along 10 percent of the length of exterior building walls and structures to provide separation between the building and the vehicular surface area.

8.7. Pedestrian Access

In parking areas with more than 40 spaces, an on-site circulation system for pedestrian and non-motorized travel must be provided in accordance with the following requirements.

8.7.1. Connection to the Street

The on-site pedestrian circulation system shall connect all adjacent public rights-of-way, adjacent sidewalks, multi-use paths, public spaces to any main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users.

8.7.2. Connection to Abutting Properties

The on-site pedestrian circulation system must provide connection to existing paths and sidewalks on abutting properties or to the likely location of future paths or sidewalks on those properties. When the Zoning Administrator determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, no such connection is required.

8.7.3. Internal Connections

The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians and non-motorized travel, such as parking areas, bicycle parking,

recreational areas, common outdoor areas, plazas, and similar amenity features. The Planning Commission may require pedestrian pathways within the parking area.

8.7.4. Design

Required on-site pedestrian circulation facilities must be designed and constructed in accordance with the following requirements:

8.7.4.1. The on-site pedestrian circulation system must be paved and be at least five feet in width.

8.7.4.2. When the on-site pedestrian circulation system crosses driveways, parking areas or loading areas, it must be clearly differentiated through the use of elevation changes, a different paving material or other equally effective methods. Striping does not meet this requirement.

8.7.4.3. When the on-site pedestrian circulation system is parallel and adjacent to a motor vehicle travel lane, it must be a raised path at least six inches above the vehicle travel lane surface or be separated from the vehicle travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.

8.7.4.4. The on-site pedestrian circulation system must be illuminated to ensure that it can be used safely at night by employees, residents, and customers. Lighting shall meet the requirements of Section 8.8.

8.7.5. Parking Lot Connections

Applicability: Adjoining parking lots serving non-residential and multifamily uses shall be interconnected when feasible according to the following requirements:

8.7.5.1. At least one connection shall be provided at all common lot lines that share a boundary of at least 60 feet.

8.7.5.2. Where feasible, the connection shall align with any previously established connection on an adjacent property.

8.7.5.3. An easement for ingress and egress to adjacent lots through the connection(s) shall be recorded in the form of an easement and documentation submitted to Town Staff.

8.7.5.4. In the event these conditions cannot be met without undue hardship, the Zoning Administrator may waive or adjust the connection requirements as appropriate.

8.8. Lighting

8.8.1. Applicability: All parking lots serving non-residential and multifamily uses shall be required to adhere to the following standards. Additionally, all newly installed lighting fixtures shall adhere to the following standards, unless installed by a state or federal agency.

8.8.2. Standards and Design Requirements

8.8.2.1. Height: Lighting standards in parking lots shall not exceed a maximum of 25 feet in height.

8.8.2.2. Shielding: Lighting shall have a cutoff angle of 90° or less (full cutoff) and be shielded from the sky and adjacent properties and structures through shielding.

8.8.2.3. Light trespassing: The maximum light trespass at the property line shall be 0.5 foot-candle.

8.8.2.4. Design? – Fixture design maybe elevated to ARB? PC to consider placement and photometrics?

DRAFT

Article 9 – Signs

9. Signs

9.1. Purpose and Intent

The purpose of the regulations, here in, is to establish requirements for the placement, installation, and maintenance of business and/or advertising signage, and to aid in the preservation, protection, health, welfare, safety, and general well-being of the Community and its Citizens..

This Ordinance will promote, authorize and enforce the use of on-premises signage which are, but not limited to:

- Compatible with their surroundings;
- Appropriate for the type of activity to which they pertain;
- Tastefully expressive of the identity of the owner, occupant, and/or individual proprietors or of the community as a whole;
- Designed to convey a desired message and/or image regarding the Owner, Occupant, or individual proprietor of a specific property, while protecting the aesthetic and attractive qualities of the community;
- Minimize interference, obstruction, distraction, and/or unsafe conditions to the motoring public; and,
- Conserve the value of the subject property and encourage the most appropriate use of land throughout the municipality.

9.2. Applicability

Except as otherwise noted, the regulations of this article shall apply to all zoning districts, and a zoning permit shall be required for the erection, placement, alteration, or reconstruction of any sign.

9.3. General Provisions

9.3.1. Placement

Signs shall not be posted, placed, or erected within any public rights-of-way or on any fixed or immovable object, such as, trees or utility poles, except as specifically permitted or where encroachments have been specifically permitted within or by this article.

9.3.2. Materials

Sign structures shall be constructed of durable, weather-resistant materials such as treated lumber, concrete, metal, brick, or other similar substitute or composite materials as determined by the Administrator. Unfinished wood, cardboard, polystyrene foam, and similar materials are not permitted.

9.3.3. Design

The design, color, location, and illumination of signage shall be compatible and complimentary of the overall design of the development and surrounding parcels.

9.3.4. Sign Illumination

- 9.3.4.1. Internal Illumination: The background of internally illuminated cabinet signs shall be completely opaque. This provision does not apply to internally illuminated channel letters. Internally illuminated signs shall be fully encapsulated and shall not allow the light intensity or brightness of the sign to interfere with the safe vision of motorists or bicyclists. LED lighting is prohibited within the Town Center (TC) zoning district.
- 9.3.4.2. Shielding: Unless otherwise expressly prohibited, signs may be externally illuminated provided that lighting used illuminates the surface area of the sign only, and is shaded, shielded, or directed so that the light intensity or brightness does not interfere with the safe vision of motorists or bicyclists. Around external lighting, landscaping shall be designed to conceal the base of the light fixture to the extent feasible.
- 9.3.4.3. Transition of Electric Signs: Electric letter signs, (LED, & such), must maintain message 6 seconds before changing, and cannot blink, scroll, rotate, change height or intensity. Such signs electrical connections must be inspected by Lexington County and a Zoning Permit must be obtained.
- 9.3.4.4. Proximity to Residential Districts: No commercial sign within 100 linear feet of a pre-existing residential structure may be illuminated between the hours of 12:00 midnight and 6:00 a.m. A residence shall be deemed "pre-existing" for purposes of this Section if it has a valid building permit in effect for construction of said structure or if construction of said structure was complete on or prior to the effective date of this provision. This does not include residences in mixed use buildings in the Town Center, Village Commercial, nor does it include multi-family buildings.

9.3.5. Computation of Sign Area

The area of a sign shall be the area of the sign face formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. Signs that are composed of individual symbols, letters, figures, illustrations, message, forms, or panels, the sign area shall be considered to include all lettering, wording, and accompanying designs and symbols. Sign area shall also include any background material, panel, trim, color, and direct or self-illumination used that differentiates the sign from the building, structure, backdrop surface, or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face, provided that no message, symbol, or any of the aforementioned sign face criteria are displayed on, or designed as part of, the sign structure.

9.3.6. Computation of Sign Height

Height shall be measured from the edge of the adjoining sidewalk, street, or the natural grade to the highest point on the sign. Architectural elements related to the support structure may extend up to 1 foot over the permitted height.

9.3.7. Construction

Signs shall be permanently attached or affixed to the ground, building, or other structure by direct attachment to a rigid wall, frame, or supporting structure. Portable and/or temporary signs. With the exception of portable and temporary signs as permitted in this article, signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

9.3.8. Maintenance Requirements

All signs and all components thereof, including supports, braces, anchors, etc., shall be kept in a good state of repair, in compliance with all building and electrical codes, and in conformance with the requirements of these sign regulations. Any sign which is determined by the Zoning Administrator as being insecure, in danger of falling or otherwise endangering the public safety shall be immediately removed by its owner unless it is repaired and made to otherwise comply with the requirements of these sign regulations.

9.3.9. District Classifications

9.3.9.1. Where this sections references “residential” uses or districts, it shall mean the following: Rural Agricultural (RA), Rural Residential (RR), Suburban Family Residential (SFR1), Suburban Family Residential (SFR2), Suburban Family Residential (SFR3), Town Residential 1 (TR1), and Town Residential 2 (TR2).

9.3.9.2. Where this sections references “commercial” uses or districts, it shall mean the following: Village Commercial (VC), Town Center (TC), Public and Institutional (PI), Corridor Commercial (CC), Interstate Commercial (IC), Office Commercial (OC), and Light Industrial (LI).

9.3.10. Number of Signs Allowed


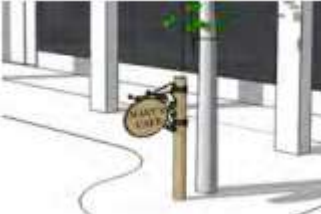


Unless otherwise regulated, each parcel is allowed one (1) free-standing sign, and one of each attached sign.

9.4. Freestanding Signs

9.4.1. Applicability

9.4.2. The following chart applies to all types of development as stated **except for individual single-family or 2-3 unit building lots, or subdivisions containing fewer than 30 units.**

Sign Type	Zoning District	Max Area	Max Height	Min Height	Additional Requirements/Description
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<p>1. Monument Signs</p> 	<p>All commercial and multi-family, except TC;</p>	<p>32 sq. ft.</p>	<p>10 ft.</p>	<p>3 ft.</p>	<p>A sign that is mounted on a foundation and accompanied by landscaping.</p> <ul style="list-style-type: none"> a. Maximum number: 1 per street frontage. A second is allowed if spaced more than 300 linear feet away and reduced by 50%. b. Landscaping, not including grass, shall be required for all monument signs. Such landscaping shall equal the total surface area of the sign face. c. Foundation of monument signs shall be of stucco coated CMU, brick, or other similar material.
	<p>Industrial or Office Uses</p>	<p>48 sq. ft.</p>	<p>10 ft.</p>	<p>3 ft.</p>	
<p>2. Post and Arm Sign</p> 	<p>All commercial</p>	<p>10 sq. ft.</p>	<p>6 ft.</p>	<p>3 ft.</p>	<p>A sign supported by a single post</p>
<p>3. Sandwich Board Signs</p> 	<p>TC, VC</p>				<p>A portable sign shaped like an A-frame with a sign panel on one or both sides, where the sign panel is integral to the structure of the sign</p>
<p>4. Easel Sign</p> 	<p>All commercial</p>				<p>A sign or message board displayed on a portable, open frame, such as a tripod</p>



5. Pole Mounted Signs	Interstate Commercial	1 sq. ft. per 1' ft of linear frontage, may not exceed 100 sq. ft.	30'	10'	A sign mounted on a single pole. a. Sign thickness not to exceed 2'
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9.5. Attached Signs

9.5.1. Applicability

9.5.2. The following chart applies to all types of developments as stated **except for individual single-family or 2-3 unit building lots, or subdivisions containing fewer than 30 units**

Sign Type	Permitted Location	Max Area	Additional Requirements/Description
<p>1. Wall</p> 	All commercial and multi-family	10% of area of primary building frontage of the first floor.	<p>A sign mounted parallel to or painted on a building facade or other vertical building surface.</p> <p>a. Maximum Number – 1 per street frontage. Signs on secondary frontages may be ½ the size of the primary sign.</p> <p>b. No sign shall extend above the roof line</p> <p>c. No sign shall project from the façade more than 18”</p> <p>d. Not permitted for residential uses, other than multi-family buildings exceeding 10 units</p>
<p>2. Canopy/Awning</p> 	All commercial and multi-family	50% of canopy valance area	<p>a. Maximum Number:1 per building frontage or tenant space, per street frontage</p> <p>b. Must allow 8 feet clearance above sidewalk</p> <p>c. Shall not be placed above 2nd floor window sill or cornice of building, whichever is higher</p> <p>d. May encroach over sidewalk area no closer than 18 inches from curb</p> <p>e. Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1ft tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy.</p>

<p>3. Window/Door</p> 	<p>All commercial and multi-family</p>	<p>25% of transparent areas of windows or doors</p>	<p>Applied plastic or vinyl cut letters are prohibited. No permit is necessary for temporary promotional signs posted on the interior side of the glass; these signs shall count toward the 25% maximum window coverage.</p>
<p>4. Projecting/Suspended</p> 	<p>All commercial and multi-family</p>	<p>8 square feet</p>	<ol style="list-style-type: none"> 1. Maximum Number: 1 per building frontage or tenant space, per street frontage 2. Must allow 8 feet clearance above sidewalk 3. May project no more than 4 feet from building face and no closer than 18 inches from curb 4. Not permitted for residences with 3 or fewer dwelling units 5. Projecting signs shall not be higher than the fascia and/or cornice and shall not extend above the eave line. 6. For multi-story buildings, sign brackets shall be mounted no higher than the sill of the second-floor window.
<p><i>*The total area of all attached signs for a business shall be no more than 1.5 times the linear frontage of the building, or in the case of multi-tenant buildings, than the individual tenant space.</i></p>			

9.6. Other Signs that Require a Zoning Permit

9.6.1. Tenant Directory Signs

9.6.1.1. Applicability: Tenant directory signs listing only the name and address of the business shall be permitted in multi-building, multi-tenant professional, office, and/or business centers

9.6.1.2. Maximum Area: 32 square feet in surface area shall be permitted per street frontage

9.6.1.3. Maximum Height: 10 feet

9.6.1.4. Maximum Number: 1 per lot — lots with more than 1,000 feet of street frontage and more than one Department of Transportation-approved driveway or street entrance shall be permitted an additional directory sign on the condition that such driveways are spaced at least 1,000 feet apart.

9.6.1.5. Location: Tenant directory signs shall be located within the buildable area and outside of any required buffer. The tenant directory sign must be located at least 25 feet from any adjacent right-of-way.

9.6.2. Multi-Tenant Free-Standing Signs

- 9.6.2.1. Applicability: Multi-Tenant signs are required for multi-building developments with 5 or more occupiable spaces.
- 9.6.2.2. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development. Multi-tenant signs shall follow the same regulations as monument signs with regard to landscaped areas around the foundation of the sign.
- 9.6.2.3. Size: The size of a multi-tenant size shall not exceed 125 sq. ft. If there are more than 10 occupiable spaces on one parcel, a 125% increase in sign area is permitted.
- 9.6.2.4. Height: The height of such signs shall not exceed 10'.
- 9.6.2.5. Number Allowed: Only one multi-tenant sign is allowed per development. No individual tenant free-standing signs are permitted. A second multi-tenant sign, equaling 50% of the total size of the first, may be permitted if the property if the following is true:
 - 9.6.2.5.1. The individual street frontage is greater than 500 feet.
 - 9.6.2.5.2. The property is located on a corner or intersection.
 - 9.6.2.5.3. The second sign shall be composed of the same materials and design as the first.

9.6.3. Residential Neighborhood Identification Signs

- 9.6.3.1. Applicability: Residential neighborhoods with 10 or more lots.
- 9.6.3.2. Number Allowed: One per entrance
- 9.6.3.3. Max Area: 32 square feet
- 9.6.3.4. Max Height: 8 feet

9.6.4. Directional Signs

- 9.6.4.1. Applicability: A directional sign has a directional message in symbols or words and may be a private, unofficial traffic signs, designate private parking, or be place at a site entrance to warn the public against trespassing. It may also contain the name of a business on the site, and/or its address.
- 9.6.4.2. Permitted Location: All commercial districts
- 9.6.4.3. Maximum Number: 1 per entrance
- 9.6.4.4. Maximum Area: 2 square feet
- 9.6.4.5. Maximum Height: 2.5 Feet; Parking stall signs are allowed to be 5' in height
- 9.6.4.6. Off-Premise Signs: Directional signs that are off-premise are not permitted.

9.7. Temporary Signs

9.7.1. Types of Temporary Signs

9.7.1.1. Promotional Banners

- 9.7.1.1.1. Maximum Number: 1 per tenant

- 9.7.1.1.2. Maximum Area: 30 square feet, with a vertical dimension no greater than 3 feet.
- 9.7.1.1.3. Minimum Height: Must be placed a minimum of 7 feet above sidewalk grade
- 9.7.1.1.4. Location: Attached to building (must be secured along all 4 sides of banner)
- 9.7.1.1.5. Time Period: Maximum of 30 days
- 9.7.1.1.6. Additional Requirements: Application for a permit for promotional banners may be made only 4 times during any calendar year with no permits being approved consecutively. A minimum of 30 days shall expire before an application for a permit for a promotional banner can be accepted.

9.7.1.2. Construction Signs:

- 9.7.1.2.1. Maximum Number: 1 per street frontage
- 9.7.1.2.2. Maximum Area: 32 square feet
- 9.7.1.2.3. Maximum Height: 6 feet
- 9.7.1.2.4. Location: Minimum of 10 feet from the street right of way.
- 9.7.1.2.5. Time Period: The sign permit shall be valid for the duration of the construction period.

9.7.1.3. Grand Opening Signs

- 9.7.1.3.1. Location: A minimum of 3 feet from the right-of-way; 18 inches from the right-of-way in the Historic District.
- 9.7.1.3.2. Maximum Number: Up to 3 types of signs are permitted for grand openings.
- 9.7.1.3.3. Type: Free-standing and attached signs are permitted at the discretion of the administrator.
- 9.7.1.3.4. Time Period: A maximum of 30 days.
- 9.7.1.3.5. Special Event Signs: Governmental, nonprofit, school, church or civic club-sponsored signs related to special events shall meet the following standards:
 - 9.7.1.3.5.1. Signs shall be permitted 14 days prior to a function and shall be removed within 3 days after the function.
 - 9.7.1.3.5.2. Signs shall be located on private property.

9.7.2. Exempt Signs

- 9.7.2.1. No zoning permit is required within the following section:
 - 9.7.2.1.1. Government Signs including signs required by any law, order or governmental regulation.
 - 9.7.2.1.2. Property Address Signs
 - 9.7.2.1.3. Private Residence Signs

- 9.7.2.1.3.1. One personal identification sign not exceeding 2 square feet in area
- 9.7.2.1.3.2. One non-illuminated "For Sale" or "For Rent" sign not exceeding 6 square feet in area.
- 9.7.2.1.4. Historical markers, historical monuments or signs as recognized by local, state, or federal authorities.
- 9.7.2.1.5. Signs denoting the location of underground utilities
- 9.7.2.1.6. Holiday decorations
- 9.7.2.1.7. Signs on interior windows that are not permanently affixed to the glass and do not exceed 25% of the gross glass area.
- 9.7.2.1.8. Temporary special event signs and banners for religious, charitable, civic, fraternal, or similar non-profit or not-for-profit organizations provided that:
 - 9.7.2.1.8.1. Signs shall be erected no sooner than thirty (30) days prior and removed no later than five (5) days after the event;
 - 9.7.2.1.8.2. No such sign shall exceed thirty-two (32) square feet;
 - 9.7.2.1.8.3. No such sign shall be illuminated; and
 - 9.7.2.1.8.4. All such signs shall be located off the street right-of-way, unless otherwise granted permission for such location by the Town of Chapin or SCDOT. In no case may any such sign impede the view or travel of any motorists or pedestrians or be attached to any structure within the right-of-way (government signs, telephone poles, etc.)
- 9.7.2.1.9. "Warning", "No Trespassing" and similar informational signs.
- 9.7.2.1.10. Permanent municipal, school, recreational and civic club sponsored signs, schedule of events, rules and regulations signs. Such signs shall not include identification signs.
- 9.7.2.1.11. Any sign inside a building and not intended to be viewed from the exterior.
- 9.7.2.1.12. On residentially zoned lots, one unlighted freestanding sign not more than three (3) square feet in area and not more than 4 feet in height from the ground to the top of the sign. The sign may be used to advertise a home occupation, garage sale, temporary construction or as a "for sale/rent" sign, etc. The sign shall not advertise any commercial enterprise not conducted on the same zone lot.
- 9.7.2.1.13. Memorial signs, plaques or grave markers which are noncommercial in nature.
- 9.7.2.1.14. Flags, pennants, insignia, or religious symbols of any government, non-profit or not-for-profit organization when

not displayed in connection with a commercial promotion or as an advertising device.

9.7.2.1.15. Real Estate Signs advertising sale or lease of the premises subject to the following standards:

9.7.2.1.15.1. One on-site sign per 1,000 ft of street frontage is permitted. The maximum size shall be 6 square feet, and the maximum height shall be 4.5 feet. For Light Industrial (LI) and Office Commercial (OC), the size may be increased to 20 sq. ft. with a height not to exceed 6'

9.7.2.1.15.2. The signs shall be removed once the property is occupied by the new tenant, or when the property is sold by transfer of title to the same

9.7.2.1.15.3. Special event signs such as for open houses, agent tours or events, grand openings, and similar, shall abide by the same rules as described in 9.8.8 addressing the use of Temporary signage.

9.7.2.2. Political Signs

9.7.2.2.1. Each sign shall not exceed ten (10) square feet in area in residential districts and thirty-six (36) square feet in commercial and manufacturing districts;

9.7.2.2.2. No sign shall be placed in any right-of-way, on any telephone pole or street sign, trees, or on any public property; and

9.7.2.2.3. Signs are permitted to be erected within sixty (60) days prior to an election and must be removed within 7 days after an election.

9.7.3. Prohibited Signs

The following signs are prohibited:

9.7.3.1. Off-premise signs, with the exception of flags of a sovereign nation, and banners erected by the city, county, or state government.

9.7.3.2. Signs within the public rights-of-way, except those posted by a public agency

9.7.3.3. In any manner or place that constitutes a hazard to pedestrian or vehicular traffic

9.7.3.4. In a manner that obstructs free ingress to or egress from a required door, window, fire escape, or other required exit.

9.7.3.5. Off-premise commercial signage affixed to a private residence or dwelling, or displayed upon the grounds thereof.

9.7.3.6. Attached to or painted onto the following:

9.7.3.6.1. Trees, rocks or other natural features

9.7.3.6.2. Fence posts, telephone or utility poles

- 9.7.3.6.3. Roofs signs, or attached signs that project above the building height.
- 9.7.3.7. Moving, Flashing, or Audible Signs
 - 9.7.3.7.1. Signs that move by any means regardless of whether they contain written messages
 - 9.7.3.7.2. Signs set in motion by movement of the atmosphere or by mechanical, electrical, or other means, including, but not limited to: flags, adversails, feathers, pennants, posters, propellers, discs, ribbons, balloons, streamers, strings of light bulbs, and spinners.
 - 9.7.3.7.3. Flashing signs or devices displaying intermittent lights or lights of changing intensity
 - 9.7.3.7.4. Signs that emit audible sound or visible matter.
- 9.7.3.8. Movable or Towed Signs: Signs constructed to be used as a conveyance upon public streets, and usually parked in public places or private property primarily for the purpose of public display.
 - 9.7.3.8.1. Exception: Commercial vehicles, including standard passenger vehicles, that are fully operable may bear a permanently-adhered commercial message. They must be parked in a typical parking space and may not be located on landscaped areas or at angles to the street so as to increase visibility.
- 9.7.3.9. Inflatable signs [including inflated balloons having a diameter of greater than two (2) feet for special events and grand openings, used in conjunction with a commercial building, project, or enterprise are permitted for a period not to exceed fourteen (14) days
- 9.7.3.10. Sign Content Limitations
 - 9.7.3.10.1. Signs copying or imitating official government signs, or that purport to have official government status
 - 9.7.3.10.2. Any sign and/or sign structure that obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign.
 - 9.7.3.10.3. Signs containing statements, words, or pictures of obscene, pornographic, or immoral character that is not considered protected speech
- 9.7.3.11. Impermanent and Unsubstantial Sign Types: Signs that are constructed of impermanent and unsubstantial materials including but not limited to inflatable signs, snipe signs, and feather signs/banners.
- 9.7.3.12. Abandoned or Deteriorated Signs or Businesses:
 - 9.7.3.12.1. Sign structures no longer containing signs.
 - 9.7.3.12.2. Signs made structurally sound by unsightly bracing.
 - 9.7.3.12.3. Abandoned or dilapidated sign.
 - 9.7.3.12.4. Signs referencing businesses which have been out of business for more than 30 days.

9.7.3.13. Billboards: Billboards are prohibited.

9.8. Violations

9.8.1. Impoundment of Signs

9.8.1.1. If any sign requiring a permit is erected without a permit, or if any sign is erected in violation of these regulations, the Zoning Administrator shall have the authority to give the owner thereof written notice of such violation. The notice shall include a brief statement of the particulars in which the violation is to be remedied. If the sign has been permitted, notice to the person receiving the permit shall be sufficient. If the sign owner cannot be found, the duty to perform corrections or removal of the sign will be upon the property owner on whose property the sign is located.

9.8.1.2. If within ten (10) days the owner of the sign fails to contact the Zoning Administrator, bring the sign into conformance with these regulations, and obtain a sign permit, the Building Official shall have the authority to have the sign removed and impounded without further notice and the cost of removal shall constitute a lien against the property on which the sign is located. The Town shall not be liable for any damage to the sign or property as a result of such removal.

9.8.1.3. The Zoning Administrator shall have the authority to remove and impound, without notice to the owners thereof, any signs placed within any street right-of-way, signs attached to trees, rocks or other natural features, and signs attached to telephone and utility poles.

9.8.1.4. If the impounded sign is not claimed within 30 days, then the administrator shall have authority to dispose of such sign.