ARTICLE EIGHT
DESIGN AND IMPROVEMENT STANDARDS

SECTION A: PURPOSE

8.a.1. The purpose of good subdivision and site design is to create a functional and attractive development, to minimize adverse impacts, and to insure a project will be an asset to the City of Sumter and to Sumter County. To promote this purpose, the subdivision and / or site plan shall conform to the following standards which are designed to result in a well-planned City or County without adding unnecessarily to the development costs.

SECTION B: SITE DESIGN STANDARDS

8.b.1. Site Analysis: An analysis shall be made of characteristics of the development site, such as site location, geology and soils, topography, existing vegetation, structures, road networks, visual features, and past and present use of the site.

8.b.2. Subdivision and Site Design:

a. Design shall take into consideration all existing local and regional plans for the surrounding City and County of Sumter;

b. Development of the site shall be based on the site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features;

c. The following specific areas shall be preserved as undeveloped and unplatted open space, to the extent consistent with the reasonable utilization of land, and in accordance with the South Carolina Code of Laws, i.e., 6-29-340 (b) (2) (c);

1. Wetlands as defined in Article 10; *Note:* Wetlands greater than 2 acres may have a maximum of 35 percent (35%) development provided that the developer:

a. Protect existing cypress trees;

b. Obtain a Stormwater Management and Erosion Control Permit;

c. The wetlands is not controlled by federal or state agencies;

d. Only detention or retention ponds required for stormwater management may be placed in the 65% undeveloped portion of the wetlands.

2. Steep slopes in excess of twenty (20%) percent unless appropriate engineering measures, as defined by a professional engineer, concerning slope stability, erosion and residential safety are taken;

3. Lands in the flood way, except as permitted by 5.b.7. of this Ordinance;

4. Streams, creeks and other naturally existing water courses;

5. Buffer areas created as a result of a landscape plan.

8.b.3. Residential Development Design:

a. In standard single-family developments the Sumter City-County Planning Commission may vary lot areas and dimensions, yards, and setbacks for the purpose of encouraging and promoting flexibility, economy, and environmental soundness in layout and design, provided that the average lots' areas and dimensions, yards, and setbacks within the subdivision conforms to the minimum requirements of the zoning district;

b. Residential lots shall front on residential access or sub-collector streets, not on collector or arterial streets;

c. Every lot shall have sufficient access to it for emergency vehicles as well as for those needing access to the property in its intended use;

d. The placement of units in residential developments shall take into consideration topography, building height (not to exceed three stories),and drainage;

8.b.4. Commercial and Industrial Design: Commercial and industrial developments shall be designed according to the same principles governing the design of residential developments. Buildings shall be located according to topography with environmentally sensitive areas avoided to the maximum extent practicable.

8.b.5. Circulation System Design:

a. The road system shall be designed to permit the safe, efficient, and orderly movement of traffic; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.

b. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhoods while addressing the needs of the circulation pattern of Sumter County.

c. The pedestrian system shall be located as required for safety. In standard single-family developments, sidewalks shall be placed parallel to the street, with exceptions permitted to preserve natural features or to provide visual interest. In Planned

Developments (PD), walks may be placed away from the road systems, but they may be also required parallel to the street for safety reasons;

d. Bike paths shall be required only if specifically indicated to complete or to implement the SUATS Transportation Improvement Program (TIP). Where so required, funds for implementation shall be provided according to public policy.

8.b.6. Landscape Design: All landscaping shall be designed in accordance with Article Nine

SECTION C: OPEN SPACE AND RECREATION

8.c.1. Purpose: Planned Development Districts shall be required to provide open space. Two categories of open space are identified in this Ordinance i.e., developed open space or undeveloped open space. Developed open space shall be designed to provide active/or passive recreation facilities. Undeveloped open space shall be designed to preserve important site amenities and environmentally sensitive area (See 8.b.2.c for a description of areas to be preserved as undeveloped open space).

8.c.2. Minimum Requirements:

a. **Amount of Open space Required:** Twenty-five (25%) percent of the tract proposed for a Planned Development (PD) shall be set aside for developed and/or undeveloped open space, adjusted, as appropriate, for the conditions such as population density, existing municipal or county facilities located nearby, socio-economic characteristics of the prospective population, and other appropriate site and development-specific factors.

b. **Size of Open Space Parcels:** The area of each parcel of open space designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.

c. **Location of Open Space Parcels:** Open space parcels in residential PDs shall be convenient to the dwelling units they are intended to serve. However, because of noise generation, they shall be sited with sensitivity to surrounding development.

8.c.3. Improvement of Open Space Parcels:

a. **Developed Open space:** The Planning Commission may require the installation of recreation facilities, taking into consideration:

1. The physical character of the available open space land;

2. The estimated age and the recreational needs of persons likely to reside in the development;

3. Proximity, nature, and capacity of existing public recreation facilities.

b. **Undeveloped Open Space:** As a general principle, undeveloped open space should be left in its natural state. A developer may make certain improvements such as the cutting of trails for walking or jogging, or the provision of picnic areas, etc. The Planning Commission may require a developer to make other improvements, such as removing dead or diseased trees, thinning trees, or other vegetation to encourage more desirable growth, and grading and seeding.

8.c.4. Exceptions to the Standards: The Sumter City-County Planning Commission may permit minor deviations from the open space standards when it can be determined that:

a. The objectives underlying these standards can be met without strict adherence to them.

b. Because of peculiarities in the tract of land, it would be unreasonable to require strict adherence to the standards.

8.c.5. Deed Restrictions: Any lands dedicated for open space purposes shall contain appropriate covenants and deed restrictions approved by the City or the County Attorney ensuring that:

a. The open space area will not be further subdivided in the future;

b. The use of the open space will continue in perpetuity for the purpose specified;

c. Appropriate provisions will be made for the maintenance of the open space.

8.c.6. Open Space Ownership: The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or subdivider, subject to the approval of the Sumter City-County Planning Commission. The type of ownership may include, but is not necessarily limited to, the following:

a. The City of Sumter or Sumter County, subject to the acceptance by the Mayor and City Council, or the County Council;

b. Homeowners, condominium, or cooperative associations or organizations;

c. Shared, undivided interest by all property owners in the development;

d. Individually owned.

8.c.7. Homeowners Association: If the open space is owned and maintained by a homeowners or condominium association, the developer shall file with the City or the County Attorney a copy of the covenants and restrictions that will govern the association at the time of the site plan approval or the preliminary plat application stage. The provisions shall include, but may not be limited to, the following:

a. Membership must be mandatory for each dwelling unit owner and any successive buyer;

b. The open space restrictions must be permanent, not just for a period of years;

c. The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;

d. Homeowners must pay their pro rata share of the cost if allowed in the master deed establishing the homeowner's association; and,

e. The association must be able to adjust the assessment to meet changing needs.

8.c.8. Maintenance of Open Space Areas: The person or entity identified in 8.c.6. as having the right of ownership or control over the open space shall be responsible for its continued upkeep and proper maintenance.

SECTION D: STREETS

8.d.1. General:

a. The arrangement of streets shall conform to the SUATS Transportation Improvement Plan and the 2020 Sumter City-County Comprehensive Land Use and Development Plan. Construction of streets shall further be according to requirements of the City of Sumter Guidelines for utility, roadway and drainage construction where streets are to come under City maintenance;

b. Streets should be designed and arranged to create a network or grid system that is pedestrian in scale. The street grid should allow alternate travel within residential neighborhoods. Cul-de-sacs or dead end streets may be acceptable when land use and safety concerns are present;

c. All streets shall be public streets and constructed according to the provision of Article 8, Section D., except as provided below:

1. Private streets shall be allowed pursuant to 3.o.6 of this Ordinance for approved PD's; Streets for gated communities shall be private streets as a part of a PD. Those streets should be constructed to meet the guidelines in this Ordinance and have all maintenance covered by deed covenants;

2. Rural Community driveways shall be allowed ***only*** in the unincorporated areas of Sumter County when serving no more than five lots; provided;

a. That such lots shall be not less than one (1) acre in size and be no less than 125 feet wide at the building line;

b. That the driveway shall be privately maintained and owned by all property owners, and shall be accessible to each lot so created, and to a public street;

c. That access, ownership and maintenance of the community driveway be the sole responsibility of the affected property owners, and so stated in restrictive covenants accompanying the sale and/or transfer of each lot, and so noted in the capital letters on the deed of record, as follows: "The driveway providing access to lots in this subdivision is privately owned and is not maintained by Sumter County nor the City of Sumter, nor is it likely to be maintained in the future. Owners of lots in this subdivision are financially obligated to maintain this driveway for the benefit of all property owners in the Subdivision."

d. The restrictive covenants shall refer to the plat required for recording;

e. That further subdivision of lots shown on the plat shall be prohibited by the restrictive covenants, except the provisions of this Section shall not prohibit adjustments in lot lines which do not reduce the size of any affected lot to less than one (1) acre, and where no additional lot is created. Additionally, variances will not be allowed for less than one (1) acre lots.

f. That the restrictive covenants shall provide that they not be amended or modified except by written consent of the Sumter City-County Planning Commission and all property owners in the subdivision;

g. That the restrictive covenants shall require that any deed conveying interest in a lot in the subdivision shall conspicuously contain the following language with an appropriate space for a signature by the grantee or grantees acknowledging same. **"The real property described in this deed is subject to restrictive covenants recorded in Deed Book___ at page_____. These restrictive covenants provide, among other things, a financial commitment to maintain a community driveway. These restrictive covenants are specifically acknowledged by the grantee(s)."**

h. That the plat required for recording be prepared in accord with the plat approval requirements for minor subdivisions;

i. That the driveway shall not be less than thirty-five (35 ft.) feet wide and have not less than sixty (60 ft.) frontage on a public road or street. Roadbeds shall have an all-weather surface of crusher-run or equivalent of not less than fifteen feet (15 ft.) in width. The Rural Community Drive will have adequate emergency turn around locations. If the RCD does not connect at both ends, a cul-de-sac with a minimum radius of 50 ft will be placed at the end of RCD. For

RCD's greater than 1000 ft in length, an internal turn around location(s) must be installed to meet emergency service requirements.

j. That the owner shall conspicuously place on the privately maintained rural community driveway near the entrance to the subdivision a sign stating "Private Driveway".

8.d.2. Street Hierarchy:

a. Streets shall be classified in a street hierarchy system with design tailored to function.

b. The street hierarchy system shall be defined by road function and average daily traffic (ADT), calculated by trip generation rates prepared by the Institute of Transportation Engineers as Indicated in Exhibit 8-1.

c. Each residential street shall be classified and designed for its entire length to meet the standards for one of the street types defined in Exhibit 8-2.

d. The applicant shall demonstrate to the Sumter City-County Planning Commission's satisfaction that the distribution of traffic to the proposed street system will not exceed the ADT thresholds indicated in Exhibit 8-2 for any proposed street type.

8.d.3. Roadway Width:

a. Roadway width for each street classification shall be determined by parking and curbing requirement which are based on form and intensity of development.

b. Intensity of development shall be based on lot frontage as follows:

INTENSITY OF DEVELOPMENT

	Low	Medium	High
Lot Frontage (in feet):	more than 125	70 to 125	less high 70@BL

c. Roadway width shall also consider possible limitations imposed by sight distances, terrain, and maintenance needs. In order to minimize street costs, the minimum width assuring satisfaction of needs shall be selected.

d. Roadway widths for each street classification are shown in Exhibit 8-3.

8.d.4. Curbs and Gutters:

a. Curbing shall be required for the purpose of drainage, safety, and delineation and protection of the pavement edge.

b. Curb requirements shall vary according to street hierarchy and intensity of development in accordance with the requirements shown in Exhibit 8-3. Curbing may be required:

1. For storm water management;

2. To stabilize pavement edge;

3. To delineate parking areas;

4. Ten (10ft.) feet on each side of drainage inlets;

5. At intersections;

6. At corners; and

7. At tight radii.

c. Where curbing is not required, some sort of edge definition and stabilization shall be furnished for safety reasons and to prevent pavement unraveling;

d. Where curbing is required, this requirement may be waived and shoulders and/or drainage swales used when it can be shown that:

1. Shoulders are required by South Carolina DOT;

2. Soil or topography make the use of shoulders and/or drainage swales preferable;

3. It is in the best interests of Sumter County or the City of Sumter to preserve the rural character of the surrounding area by using shoulders and or drainage swales instead of curbs;

e. At medium development intensity, the curbing requirement may be waived when the front yard setback exceeds forty (40ft.) feet and it can be demonstrated that sufficient off-street parking exists;

f. Flexibility regarding curb type shall be permitted as long as the curb type accommodates the system of drainage proposed.

g. Curbing shall be designed to provide a ramp for bicycles and/or wheelchairs as required by State or ADA requirements;

h. Curbing shall be constructed according to the specifications set forth by the City of Sumter Engineering Department or Sumter County Public Works Department.

8.d.5. Sidewalks:

a. Sidewalks and/or graded areas shall be required depending on road classification and intensity of development in accordance with the requirements set forth in Exhibit 17.

b. Sidewalks shall measure four and one-half (4 ½ ft.) feet in width; wider widths may be necessary near traffic generators.

c. In conventional developments, sidewalks shall be placed in the right-of-way, parallel to the street as shown in Exhibit 8-4. In PD's they may vary.

d. All pedestrian areas must be compliant with ADA (Americans with Disabilities Act) standards in accordance with ANSI 117.1, the City of Sumter Design Standards for Sidewalks, and SCDOT standards as applicable.

e. All driveways in subdivisions or private housing shall be depressed at the street.

8.d.6. Utility and Shade Tree Areas:

a. Utilities and shade trees shall generally be located within the right-of-way on both sides of and parallel to the street as shown in Exhibit 8-4. Shade trees may also be placed outside the public right-of-way.

b. Utility and shade tree areas shall be planted with other suitable cover materials.

c. Electrical, telephone, and other utilities shall be located underground in new subdivision in compliance with the respective policies of the appropriate utility.

8.d.7. Right-of-Way:

a. The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the travel lanes, curb, shoulders, sidewalks, graded areas, utilities, and shade trees (if they are placed within the right-of-way). Right-of-way requirements are shown in Exhibit 8-3 and displayed graphically in the street profiles in Exhibit 8-4.

b. The right-of-way width of a new street that is a continuation of an existing street shall in no case be continued at a width less than that of the existing street.

c. The right-of-way shall reflect future development as indicated by the preliminary and/or final plat.

8.d.8. Street Grade and Intersections:

a. The minimum grade on any proposed street shall not be less than one-half percent (0.05) and the maximum street grade shall not be more than four (4%) percent.

b. Minimum centerline offsets at adjacent intersections shall be as follows:

1. Local street to local street spacing shall be 125 feet;

2. Local street to collector street spacing shall be 150 feet;

3. Collector street to collector street spacing shall be 200 feet.

8.d.9. Horizontal Curves:

a. The sight distance for a horizontal curve shall be determined by the following considerations:

	Design Speed MPH	Minimum Curve Radii	Minimum Sloping Sight Distance
Access	30 mph	300 ft.	200 ft.
Collector	35 mph	350 ft.	240 ft.
Arterial	40 mph	400 ft.	275 ft.

8.d.10. Vertical Curves:

a. The minimum length of any vertical curve connecting two different street grades shall be equivalent in feet to the following factor times the algebraic difference in the rates of grade on the two slopes involved:

	Crest	Sag
Access	10	15
Collector	20	25
Arterial	30	35

8.d.11. Lighting:

a. Specifications: Streetlights shall be provided in accordance with a plan designed by the appropriate electric utility company within new residential developments and approved by the Planning Commission using the following standards. The lighting plan shall be submitted for approval at the preliminary plat stage.

	New Residential Areas	
Street Hierarchy	Lux	Footcandles
Arterial	6	0.6
Collector	4	0.4
Access	3	0.3

b. Spacing: The spacing of light shall be addressed in a lighting plan to be submitted by the developer in cooperation with the appropriate utility company.

c. Height of Light Standards: The maximum height of standards shall not exceed the maximum building height permitted, or twenty-five (25 ft.) feet, whichever is less.

d. Ornamental Light: If ornamental light standards are used, the developer shall be responsible to pay the difference between the conventional light standard and the

ornamental light standard preferred by the developer. The conventional light standard is provided at the cost of the appropriate electric utility, or the developer if the developer so chooses.

8.d.12. Signage and Names:

a. The design and placement of street signs shall follow state regulations or the requirements specified in the Manual on Uniform Traffic Control Devices for Streets and Highways, most recent edition, published by the U.S. Department of Transportation. Responsibility for installation shall rest with the developer.

b. At least one (1) street sign shall be placed at each "T" intersection and two (2) street signs shall be placed at all four-way intersections. Signs shall be installed under street lights.

c. Street names shall be subject to the approval of the Sumter County Auditor's Office and the Planning Commission.

d. Subdivision names shall be subject to the approval of the Planning Commission and the Auditor's Office. When a subdivision has been recorded on a plat, no other name may be used for advertising or sales purposes unless an approved amended plat is recorded bearing the revised name.

8.d.13. Lots:

a. All lots shall be accessible by a public street, a private street only as provided for in a Planned Development (PD), or a rural community drive as defined in 8.e.1.c.2. Exception: Multi-space or building commercial sites may make the driveway and parking area a common, jointly maintained area and have individual properties access that area.

b. The lot size, width, depth, shape, grade, and orientation shall be in proper relationship to the fronting street; to the existing and proposed topographical conditions; and for the type of development and use contemplated.

c. All lots shall have no less than a sixty (60 ft.) foot street frontage unless a lesser standard is allowed elsewhere in this Ordinance. These standards may vary in a cul-de-sac upon approval of the Planning Commission.

d. Side lot lines shall be approximately at right angles to the straight street lines and radial to the curved street lines.

e. Lots created as a result of an Exempt Subdivision as defined in Article Ten of this Ordinance shall fully comply with S.C. Code 6-29-1110.

f. Lots – Excessive lot depth in relation to lot width shall be avoided, and as a general rule, the depth of residential lots shall not be less than one nor more than 2-1/2 times their width; provided however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.

EXHIBIT 8-1
TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES

LAND USE TYPE	AVERAGE WEEKDAY TRIP GENERATION RATES
Residential Uses	**Trips per Indicated Measure: Dwelling Units**
Single-family Detached	9.57
Condominium/Townhouses	5.81
Low-Rise Apartment	6.59
High-Rise Apartment	4.20
Mobile Home Park	4.99
Assisted Living Community	3.30
R.V. Park	3.16
Office Building	**Trips per Indicated Measure: 1,000 gross sq. ft. of Building Area**
General office, 10,000 gross sq. ft.	11.01
Corporate Headquarters	7.98
Single Tenant Office Bldg.	11.57
Medical – Dental Office Building	36.13
Office Park	11.42
Research Center and Development Center	8.11
Retail	**Trips per Indicated Measure: 1,000 gross sq. ft. Leasable Area**
Specialty Retail Center	44.32
Free-standing Discount Superstore	53.13
Shopping Center	
10,000 sq. ft. gross leasable area	42.94
Factory Outlet Center	26.59
Department Store	22.88
Supermarket	102.24

EXHIBIT 8-1 (Continued)
TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES

LAND USE TYPE	AVERAGE WEEKDAY TRIP GENERATION RATES	
Industrial	**Trips per Indicated Measure: per Employee and per 1,000 sq. ft. of Building Area**	
Light Industrial	3.02 per employee	6.97 building area
Heavy Industrial	0.82 per employee	1.50 building area
Industrial Park	3.34 per employee	6.96 building area
Manufacturing	2.13 per employee	3.82 building area
Warehousing	3.89 per employee	3.56 building area
Mini-Warehousing	61.90 per employee	2.50 building area
Lodging	**Trips per Indicated Measure**	
Hotel	14.34 per employee	8.17 per room
Motel	12.81per employee	5.63 per room
Institutional	**Trips per Indicated Measure**	
Elementary School	15.71 per employee	1.29 per student
High School	19.74 per employee	1.71 per student
Technical School/Community College	15.55 per employee	1.20 per student
Library	52.52 per employee	56.24 (per 1,000 gross sq. ft)

Source: *Trip Generation*, **2008, 8th edition.** Washington, D.C. Institute of Transportation Engineers

NOTE: Future trip generation data updates will be taken from the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers.

EXHIBIT 8-2
RESIDENTIAL STREET HIERARCHY: DEFINITION

RESIDENTIAL STREET TYPE	FUNCTION	GUIDELINES MAXIMUM ADT*
1. Residential Access Street	Lowest order of residential street. Provides frontage for access to lots, carries traffic having destinations or origins on the street itself. Designed to carry the least amount of traffic at the lowest speed. All or the maximum number of housing units shall front on this class of street	250
2. Residential Subcollector	Middle order residential street provides frontage for access to lots, and carries traffic of adjoining residential access streets. It is not intend to interconnect adjoining neighborhoods and should not carry large volumes of traffic	500 (each loop) 1,000 (total)
3. Residential Collector	Highest order of residential street conducts and distributes traffic between lower order residential streets and arterial streets. Function is to promote free traffic flow and direct access to homes from this street should be prohibited	3,000 (total)
4. Arterial	A highest order, inter-regional road in the street hierarchy. Conveys traffic between centers; should be excluded from residential areas	3,000+
5. Special Purpose Streets		
a. Rural Community Drive	A street serving a very low-density rural area (minimum 1-acre zoning). The ADT level limits the number of single-family homes on this road to 5	200
b. Alley	A service road that provides secondary means of access to lots. No parking shall be permitted; should be designed to discourage through traffic	250 (each loop) 500 (total)
c. Cul-de-Sac	A street with a single means of ingress and egress and having a turn around. Design of turnaround may vary	250 (residential access) 500 (subcollector)

EXHIBIT 8-2 (Continued)
RESIDENTIAL STREET HIERARCHY: DEFINITION

RESIDENTIAL STREET TYPE	FUNCTION	GUIDELINES MAXIMUM ADT*
d. Marginal Access	A service street that runs parallel to a higher order street and provides access to abutting properties and separation from through traffic	500 (residential access total) 1,000 (subcollector total)
e. Divided Street	A street may be divided in order to provides alternative emergency access and to protect environmental features or to avoid grade changes	500 (residential access total) 1,000 (subcollector total) 3,000 (collector total)
f. Stub Streets	A portion of a street which has been approved in its entirety. Permitted as a part of a phased development. May be required if part of an overall adopted master plan of the municipality	500 (residential access total) 1,000 (subcollector total) 3,000 (collector total)

Source: Institute of Transportation Engineers
Definition: A trip is a single or one-way vehicle movement to or from property.

EXHIBIT 8-3
STREET WIDTH AND RIGHT-OF-WAY REQUIREMENTS

STREET CLASSIFICATION	STREET FRONTAGE	TRAVEL LANE	SUB TOTAL	PARKING LANE [a]	SUB TOTAL	TOTAL PAVEMENT WIDTH	CURB & GUTTER	GRADED AREA OR SIDEWALK	TOTAL R.O.W. WIDTH [b]
RESIDENTIAL ACCESS 250-500 ADT									
Low Intensity Development	>125 ft.	Two 10 ft.	20 ft.	None	0 ft.	20 ft.	Not required	Each side graded area	40 ft.
Medium Intensity	70-125 ft.								
On-street parking		Two 10 ft.	20 ft.	One 8 ft.	18 ft.	28 ft.	See Footnote h	Each side graded area	50 ft.
Off-street parking		Two 10 ft.	20 ft.	None	0 ft.	20 ft.	See Footnote h	Each side graded area	50 ft.
High Intensity	<70 ft.								
On-street parking		Two 10 ft.	20 ft.	One 8 ft.	8 ft.	28 ft.	See Footnote h	Each side graded area	60 ft.
Off-street parking		Two 10 ft.	20 ft.	None	0 ft.	20 ft.	Not required	Graded area (1 side)	50 ft.
RESIDENTIAL SUBCOLLECTOR 500-1000 ADT									
Low Intensity Development	>125 ft.	Two 10 ft.	20 ft.	None	0 ft.	20 ft.	Not required	Graded area (each side)	50 ft.
Medium Intensity	70-125 ft.								
On-street parking		Two 10 ft.	20 ft.	One 8 ft.	8 ft.	28 ft.	Curb	Sidewalk (1 side)	60 ft.
Off-street parking		Two 10 ft.	20 ft.	None	0 ft.	20 ft.	Curb	Sidewalk (1 side)	60 ft.

EXHIBIT 8-3 (Continued)
STREET WIDTH AND RIGHT-OF-WAY REQUIREMENTS

STREET CLASSIFICATION	STREET FRONTAGE	TRAVEL LANE	SUB TOTAL	PARKING LANE [a]	SUB TOTAL	TOTAL PAVEMENT WIDTH	CURB & GUTTER	GRADED AREA OR SIDEWALK	TOTAL R.O.W. WIDTH
High Intensity	<70 ft.								
One-side parking		Two 10 ft.	20 ft.	One 8 ft.	8 ft.	28 ft.	Curb	Sidewalk (1 side)	60 ft.
Two-side parking		Two 10 ft.	20 ft.	Two 8 ft.	16 ft.	36 ft.	Curb	Sidewalk (1 side)	66 ft.
Off-street parking		Two 11 ft.	22 ft.	None	0 ft.	22 ft.	See note h	Sidewalk (1 side)	50 ft.
RESIDENTIAL COLLECTOR 3,000 (TOTAL) ADT									
Low Intensity Development	>125 ft.	Two 12 ft.	24 ft.	None	0	24 ft.	See Footnote h	Graded Area (1 each side)	50 ft.
Medium & High Intensity	70-125 ft.	Two 12 ft.	24 ft.	None	0	24 ft.	Curb or shoulder	Sidewalk (1 each side)	60 ft.
SPECIAL PURPOSE STREETS									
Rural Community Drive	N/A	Two 7.5 ft.	15 ft.	None	0	Non-paved 18 ft.	Not required	Not required	35 ft.
Alley	N/A	Two 9 ft.	18 ft.	None	0	18 ft.	Not required	Graded Area (1side)	22 ft.
Cul-de-sac (stem) [c]	See note	----------	-------	----------	-------	--------	----------	----------	----------
Marginal Access Street [d]	See note	----------	-------	----------	-------	--------	----------	----------	----------
Divided Street [e]	See note	----------	-------	----------	-------	--------	----------	----------	----------
Stub Street [f]	See note	----------	-------	----------	-------	--------	----------	----------	----------

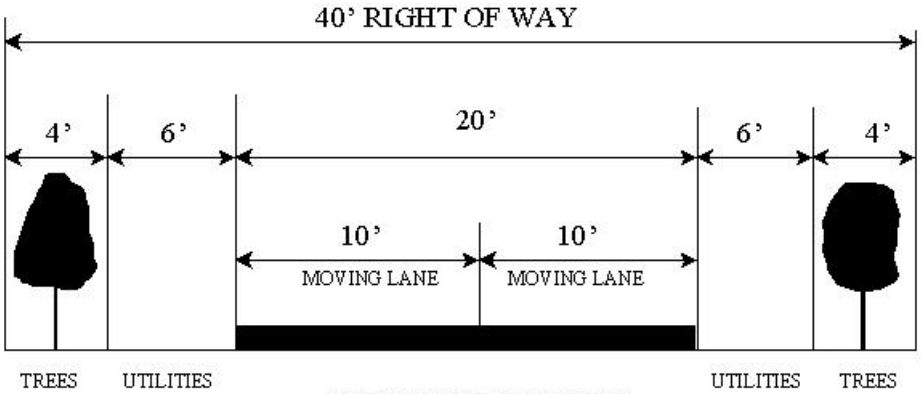
ADT = Average Daily Travel

a. Refers to parallel parking
b. Utilities such as electrical, cable t.v., telephone, water, and sewer shall be provided underground within the public right-of-way (or alley way), if space is available or in a utility easement adjacent to the street right-of-way
c. Pavement and right-of-way widths of cul-de-sac and right of way requirements should conform to standards of residential access or subcollector streets as dictated by anticipated average daily travel. Cul-de-sac turnarounds shall have a minimum pavement radius of forty (40) feet and a minimum right-of-way radius of forty-eight (48 ft.)
d. Pavement and right-of-way widths of marginal access streets and right-of-way requirements should conform to the standards of either residential access or subcollector streets as dictated by anticipated average daily travel. If the classification is a subcollector requiring a thirty-six (36) feet pavement width, the pavement width may be reduced to twenty-eight (28) feet since frontage is restricted to one side of the street.
e. Pavement and right-of-way widths of divided streets and requirements should conform to the standards of street classification as dictated by anticipated average daily travel and will be applied to the aggregate dimensions of the two street segments
f. Pavement and right-of-way widths of stems and right-of-way requirements should conform to the standards of the street classification as dictated by anticipated average daily travel
g. A separate graded area is not required where shade trees and utility strips are provided.
h. Developers have the choice of conventional concrete curb with no maintenance guarantee or asphalt valley gutter with a two year maintenance guarantee as outlined in 7.d.8.c.

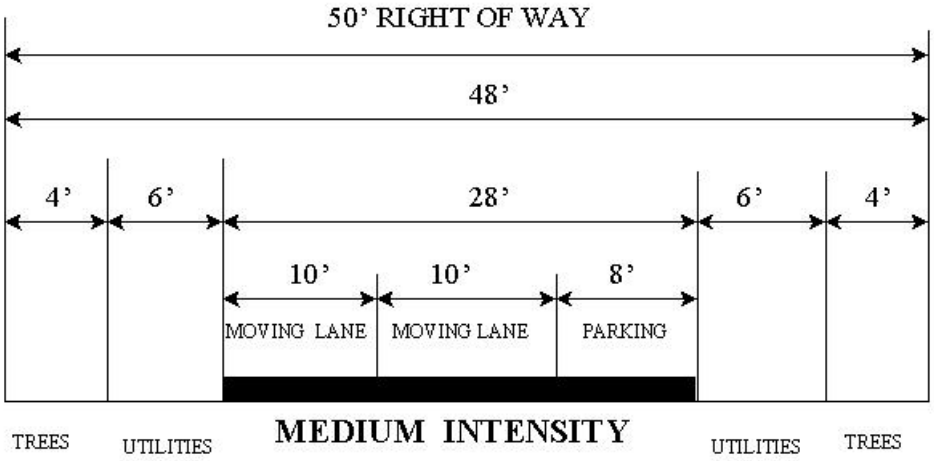
Note: R-O-W width is an established standard. Sidewalk widths are minimum. Sequenced location of elements may be modified to meet design requirements. Every effort should be made to have trees between pavement and sidewalks.

EXHIBIT 8-4
RIGHT-OF-WAY (ROW) PROFILES

RESIDENTIAL ACCESS STREET(S)



LOW INTENSITY

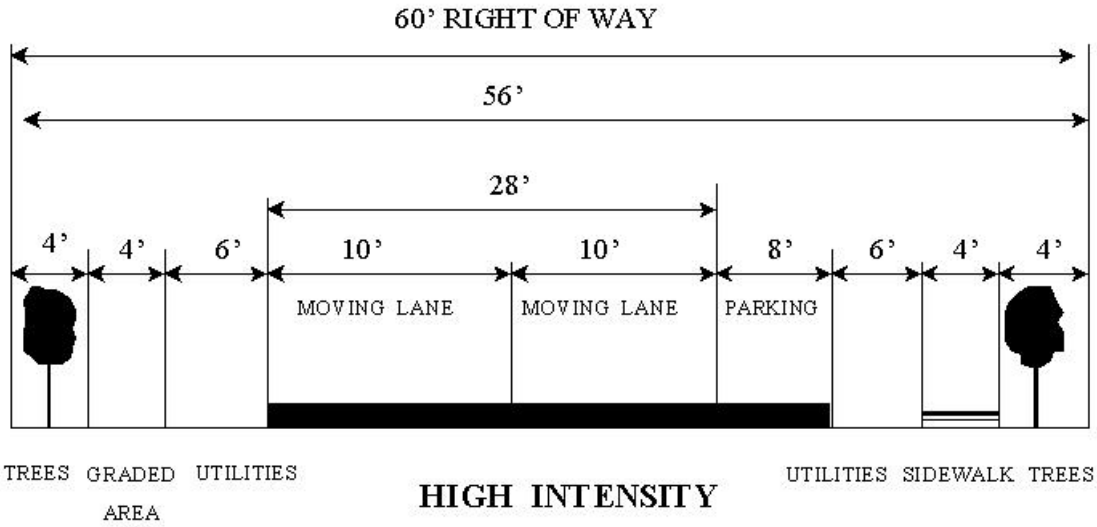


MEDIUM INTENSITY

ONE - SIDE PARKING

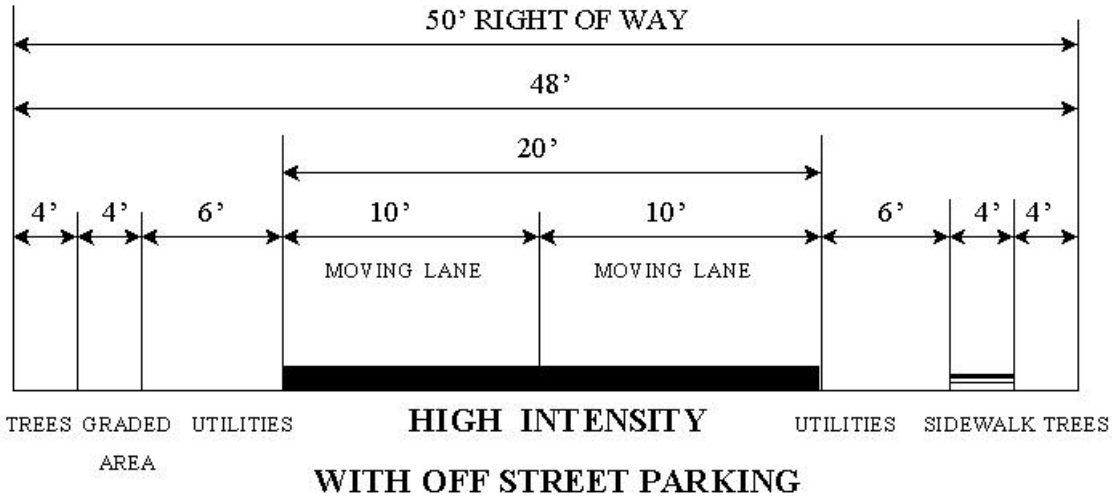
EXHIBIT 8-4a
RIGHT-OF-WAY

RESIDENTIAL ACCESS STREET(S)



HIGH INTENSITY

WITH ONE-SIDE ON STREET PARKING

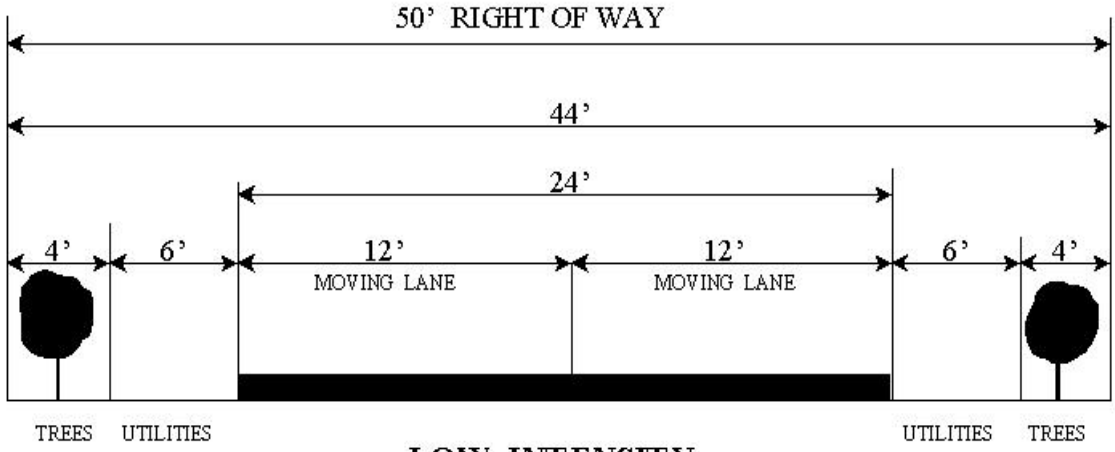


HIGH INTENSITY

WITH OFF STREET PARKING

EXHIBIT 8-4b

RESIDENTIAL COLLECTORS



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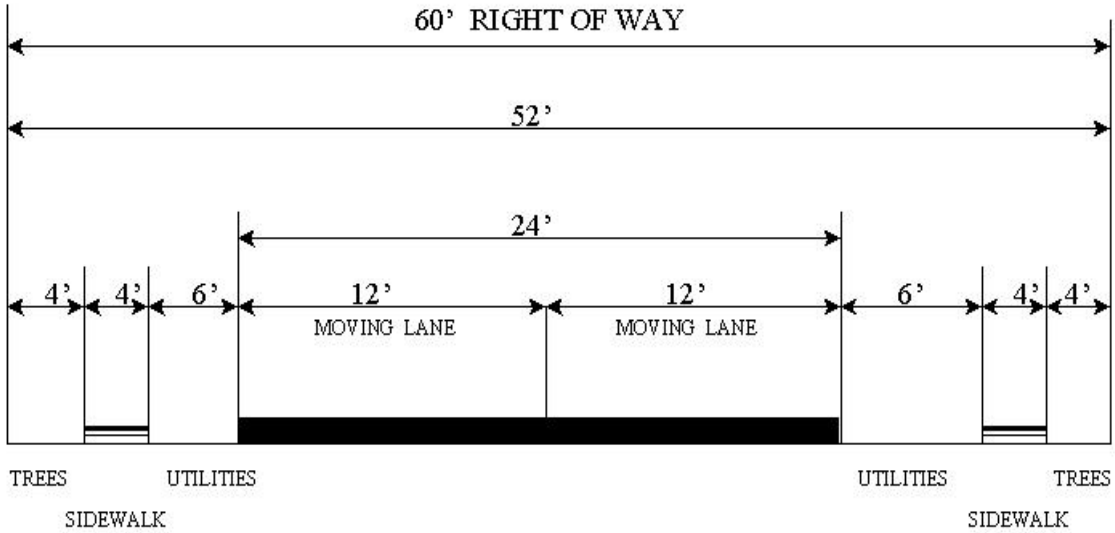
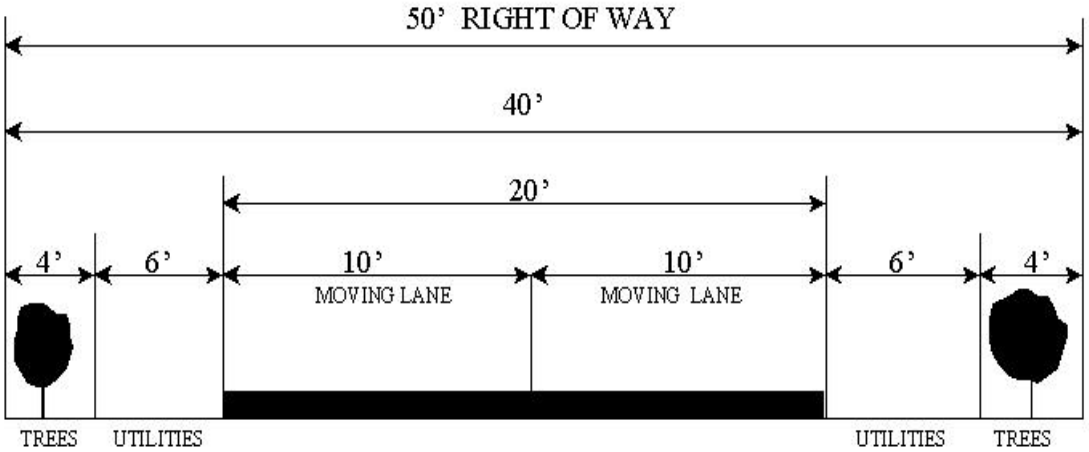


MEDIUM AND HIGH INTENSITY

EXHIBIT 8-4c

RESIDENTIAL SUBCOLLECTORS



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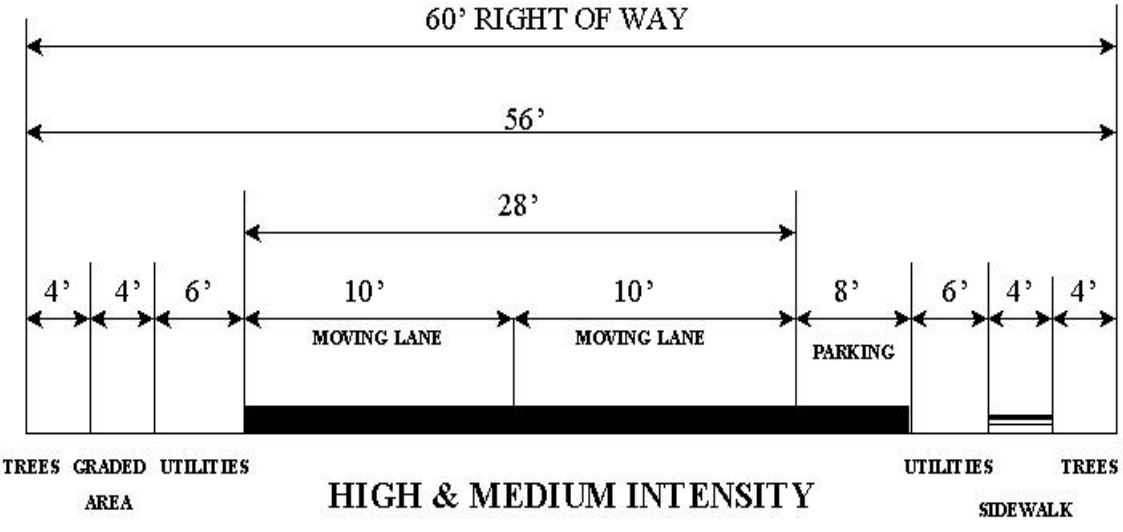
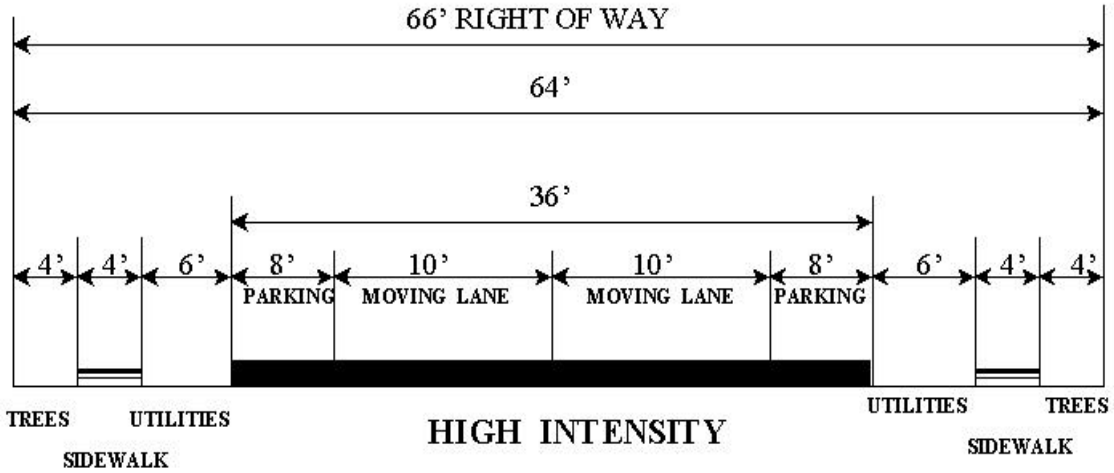


HIGH & MEDIUM INTENSITY

ONE-SIDE PARKING

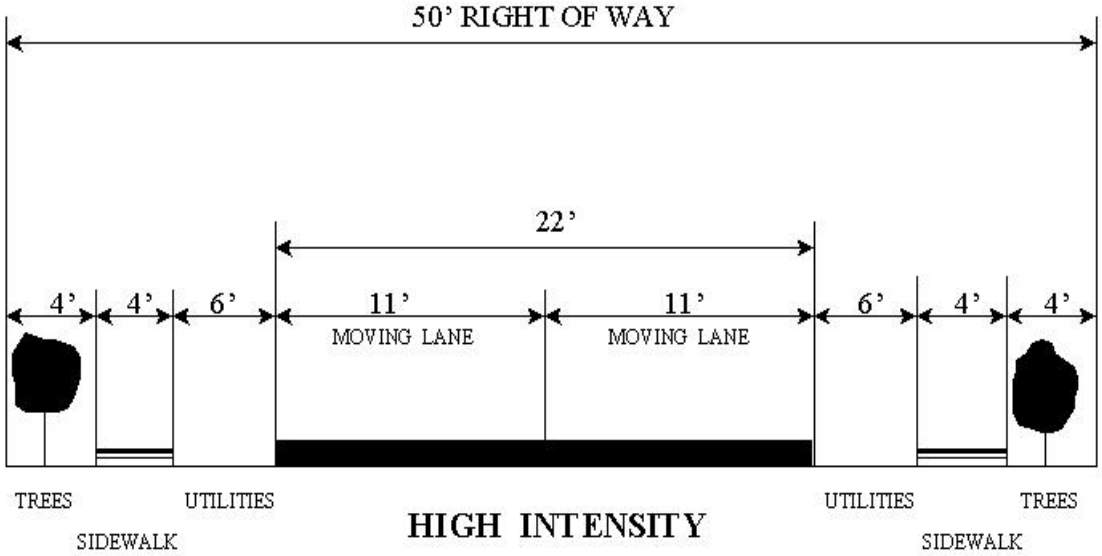
EXHIBIT 8-4d

RESIDENTIAL SUBCOLLECTORS



HIGH INTENSITY

TWO -SIDE PARKING



HIGH INTENSITY

OFF STREET PARKING WITH CURB

SECTION E: WATER SUPPLY

8.e.1. General:

a. All residential subdivisions in the unincorporated portions of Sumter County shall be reviewed for coordination purposes by the Sumter County Public Utilities Commission and said utilities shall be properly connected with a DHEC approved and functioning public community water supply;

b. Depending on the number of housing units, residential subdivisions shall be connected to an existing public water supply system if adequate public service is available within the following distances;

Size of Development	Distance
1 unit	200 feet
2 units	400 feet
3 units	600 feet
4 units	800 feet
5-15 units	1,000 feet

For developments with more than fifteen (15) units and located within one mile of an existing public water system, adequate justification shall be provided as to why they shall not provide a connection to the existing public water supply system. For developments with more than fifteen (15) units and located more than one mile from an existing system, the water supply system strategy shall be determined on a case-by-case basis taking into consideration density of the development, costs, and ground water availability and quality.

c. If a public water supply system is to be provided to the area within a six-year period as indicated in the Community Facilities Element of the Comprehensive Plan, or other official policy of the City of Sumter or Sumter County, the governmental entity having jurisdiction may require a payment in lieu of the improvements and they must meet requirements of the Guidelines for Utility, Roadway, and Drainage Construction.

d. All proposals for new public community water supplies or extensions to existing public water supplies, shall be approved by DHEC and the Sumter Public Works Department.

8.e.2. Capacity:

a. The water supply system shall be adequate to handle the necessary flow based on complete development;

b. The demand rates for all uses shall be considered in computing the total system demand. Where fire protection is provided, the system shall be capable of providing the required fire demand plus the required domestic demand;

c. Where individual water supply systems are proposed, the subdivider shall submit civil engineering evidence than an adequate supply of potable water may be obtained therefrom for each lot so served;

d. An as-built civil engineering survey provided by a registered South Carolina Professional Engineer for all water supply systems for which the subdivider is responsible shall be submitted for approval with the final plat (Note: SC Title 40, Chapter 22, Section 49-204c 1976 as amended);

e. Wherever a public or community water system is provided, fire hydrants shall be installed by the subdivider in accordance with 8.g.1.

SECTION F: SANITARY SEWERS

8.f.1. General:

a. All subdivisions and lots shall be provided with sanitary sewerage facilities conforming to the requirements, rules and policies of DHEC and the City of Sumter Guidelines for Utility, Roadway, and Drainage Construction;

b. Depending on the number of housing units, residential subdivisions shall be connected to an existing public sanitary sewer system if public services is available within the following distances:

Size of Development	Distance
1 unit	200 feet
2 units	400 feet
3 units	600 feet
4 units	800 feet
5 – 15 units	1,000 feet

For development with more than 15 units and located within one mile of an existing public sanitary sewer system, adequate justification shall be provided as to why they should not provide a connection to the existing public sewer system. For developments with more than fifteen units and located more than one mile from an existing system, the sanitary sewer system strategy shall be determined on a case-by-case basis, taking into consideration the density of development and cost.

c. If a public system is not in place or cannot be extended, individual subsurface disposal systems, where appropriate, given site density, soil, slope, and other conditions and subject to applicable DHEC regulations may be allowed;

d. The sanitary sewer system shall be adequate to handle the necessary flow based on complete development;

e. Improvement plans and specifications for all disposal systems for which the subdivider is responsible shall be submitted as an as-built survey for approval with the final plat. The same requirements as specified in 8.e.2.f. shall be required with the sanitary sewer system.

SECTION G: FIRE HYDRANTS

8.g.1. General:

a. Fire Hydrants shall be placed in accordance with the current adopted version of the International Fire Code or as directed by the Sumter Fire Chief (whichever is more restrictive). As of May 2, 2006, fire hydrants shall be installed where sufficient water fire flow is available and the distance between installed fire hydrants shall not exceed 1,000 ft. as measured by hose laying standards (fire truck travel routes).

SECTION H: SIGN REGULATIONS

8.h.1. Purpose: The purpose of sign regulations is to encourage the effective use of signs as a means of communication in the City of Sumter and Sumter County. Sign regulations also serve to maintain and enhance the aesthetics of the community. Also sign regulations should minimize the possible adverse effects of signs on nearby properties, and to enable the fair and consistent enforcement of these regulations. A sign may be erected, placed, created, or maintained in the City of Sumter or Sumter County only in conformance with the standards, procedures, and requirements of these regulations.

8.h.2. General Provisions: These regulations are designed to;

a. Establish a permit system that allows a variety of types of signs in commercial and industrial zones, and a limited variety of signs in residential zones.

b. Allow signs that are small and incidental to the principal use of the property on which they are located without a requirement for a permits;

c. Provide for temporary signs in limited circumstances;

d. Prohibit all signs not expressly permitted in these regulations;

e. Require a sign plan to be submitted along with each site plan as part of the initial steps in the planning process;

f. Require all on-premise non-conforming signs on a zoned lot to come into compliance with the Sign Ordinance when abandoned or when the costs of repairs or replacement of any such signs are beyond fifty (50%) percent of their replacement costs, regardless of any other provisions established elsewhere for amortization;

g. Require a street address on the entrances of a building, or upon a free standing sign(s) or other type of sign(s), for each commercial or industrial property that is clearly conspicuous from each abutting street frontage.

8.h.3. Determination of the Size and Height of Signs:

a. The entire area within a continuous perimeter, enclosing the extreme limits of a sign display, including any frame or border, shall constitute the area of a sign. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices;

b. The area of multi-faced signs shall be computed by adding together the area of all sign faces visible from one point. When two (2) identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same structure, and not more than twenty-four (24") inches apart, the sign area shall be computed by the measurement of one of the faces;

c. The height of a sign shall be computed as the distance from the ground at the base support of the sign to the top of the highest attached component of the sign;

d. The maximum total permitted sign area of all individual signs for a particular parcel of land shall be established by reference to the sign regulations – Exhibit 8-5. The maximum total permitted sign area of all individual signs on a particular parcel of land except building markers, identification signs, and flags shall not exceed the lesser of the standards in Exhibit 8-5. Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. However, the sign area that is oriented on a particular street may not exceed the sign area on that particular street;

e. The maximum total sign area of any one (1) individual sign for a particular parcel of land shall be established by reference to the sign regulations – Exhibit 8-5.

8.h.4. Signs Allowed on Private Property:

a. One freestanding business identification sign advertising the on-site business shall be permitted. (See footnote 3 in Exhibit 8-5 for conditions allowing more than one [1] free standing sign);

b. Off premise business directional signs are allowed only under the following conditions:

1. Maximum size allowed on an off-premise business directional sign is sixteen (16 sq. ft.) square feet;

2. Maximum distance from business is five (500 ft) hundred feet;

3. Written letter from off-premise property owners(s) authorizing the placement of the sign on his/her property;

4. The Board of Appeals may grant variances for the distance limits of no more than five (500 ft) hundred feet for a total distance not exceed one (1,000 ft) thousand feet from a business;

5. Five (5 ft) foot setback from all property lines;

6. May not be placed in residential districts;

7. The off-premise sign will count as part of the number and total signage of on-premise signs allowed for each parcel of land.

c. Signs shall be allowed on private property in the City of Sumter and in the unincorporated areas of Sumter County in accordance with *Exhibit 8-6*. If the letter **"A"** appears for a sign type in a column, then the sign is allowed without prior permit approval in the land use type represented by that column. If the letter **"P"** appears for a sign type in a column, then the sign is allowed with prior permit approval in the zoning classification represented by that column. If the letter **"N"** appears for a sign type in a column, such a sign is not allowed under any circumstances.

d. Permanent signs erected by or on behalf of the City of Sumter, Sumter county, or the State of South Carolina are allowed only under the following conditions:

1. Signage shall be for a public purpose;

2. Signage erected by or on behalf of a public entity does not count against the total number or square footage allowed for a particular parcel of land;

3. Written letter from the property owner(s) and /or and executed lease authorizing placement of the sign on his/her property;

4. Signage shall be placed outside any/all site triangles.

8.h.5. Signs Allowed on Public Property or Within the Public Rights-of-Way:

a. Permanent signs erected by or on behalf of the City of Sumter, Sumter County, or the State of South Carolina or the Federal Government identifying public property, public information, and directing or regulating pedestrian or vehicular traffic;

b. Informational signs of a public utility regarding its poles, lines, pipes, or facilities;

c. Banners advertising events of public interest sponsored by non-profit groups (i.e., groups established under Internal Revenue Code Section 501.C.3 and religious organizations chartered under South Carolina State Law) or governmental sponsored agencies that are placed at street locations or on the entity's property authorized for display by the City of Sumter or Sumter County. Permits for all such banners shall be approved by the City Manager or County Administrator (depending upon jurisdiction), with the advice of the Zoning Administrator, on forms supplied for such purpose. No charge shall be incurred by the sponsoring entity provided that the banner(s) do not remain in place for more than thirty (30) days and are removed within 48 hours after the event has ended.

8.h.6. Temporary Signs: Shall be permitted only in accordance with the following guidelines;

a. Sandwich board signs are permitted as a temporary sign on commercial zoned property with an annual permit issued by the Zoning Administrator. The maximum allowed sign is six (6 sq. ft.) square feet per sign face (one sign allowed per street front). However, for those commercial zoned lots where the principle structure is greater than 30,000 square feet, one sandwich board sign twenty (20 sq. ft.) square feet is allowed per street front, but limited to five feet in height. In lieu of the free-standing sign provided by Note 1, Exhibit 8-5, the following temporary signs(s) **('b' through 'f' below)** may be placed on any commercial, industrial, or agricultural zoned parcels using the following development standards:

1. Greater than 20 square feet and up to a maximum of 32 square feet.

2. Minimum ground clearance is 24 inches.

3. Maximum height is 10 feet.

4. Wood and metal are the only approved materials. Minimum wood dimension is ¾ inch.

5. All surfaces must be painted or laminated.

6. The sign must be fully supported by only 2 legs, placed on the outside frame with no stabilizing legs, wires, or posts.

7. The message must be permanently affixed to the sign (i.e. no interchangeable reader boards).

8. One sign will be allowed for each street frontage in the approved districts.

9. Setbacks will be 5 feet from all property lines and outside all sight triangles.

10. A permit will be required for each sign placed under the provisions of this paragraph. The permit will be issued by the Zoning Administrator as a

temporary use permit and will be valid only for the parcel where the sign is placed.

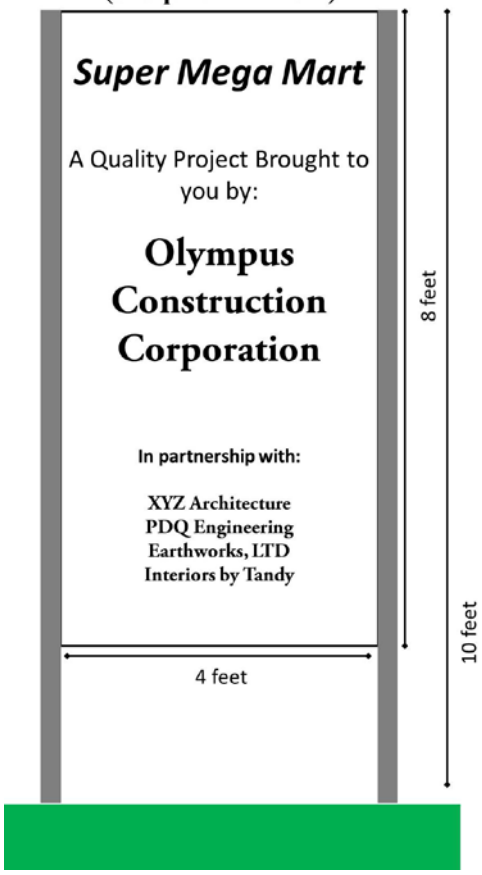
11. The permit number must be displayed/affixed conspicuously on the sign or its frame.

b. Project and Contractor's Signs:

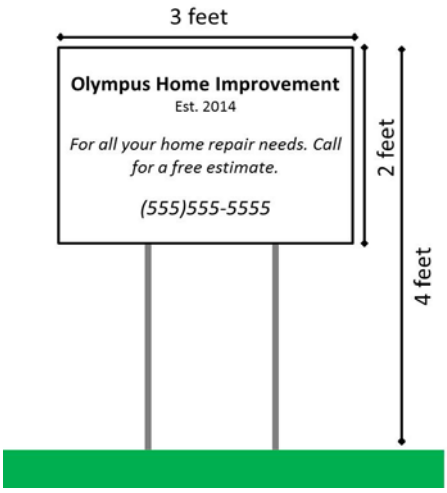
1. Commercial Projects: one (1) non-illuminated sign per street frontage not exceeding 32 sq. ft. with a maximum height of 10 feet in non-residential areas announcing a new construction project. Sign may display all project contractors, vendors, developers, architects, etc., is permitted on premises for any project under construction, alteration or renovation.

2. Individual Residential Lots – For any project under construction, alteration or renovation, individual contractor signs permitted on-premise at a rate of one 6 sq. ft. sign per contractor. Such sign(s) shall be removed within 30 days after a certificate of occupancy is issued for the project.

Commercial Project Under Construction (32 sq. ft. maximum)

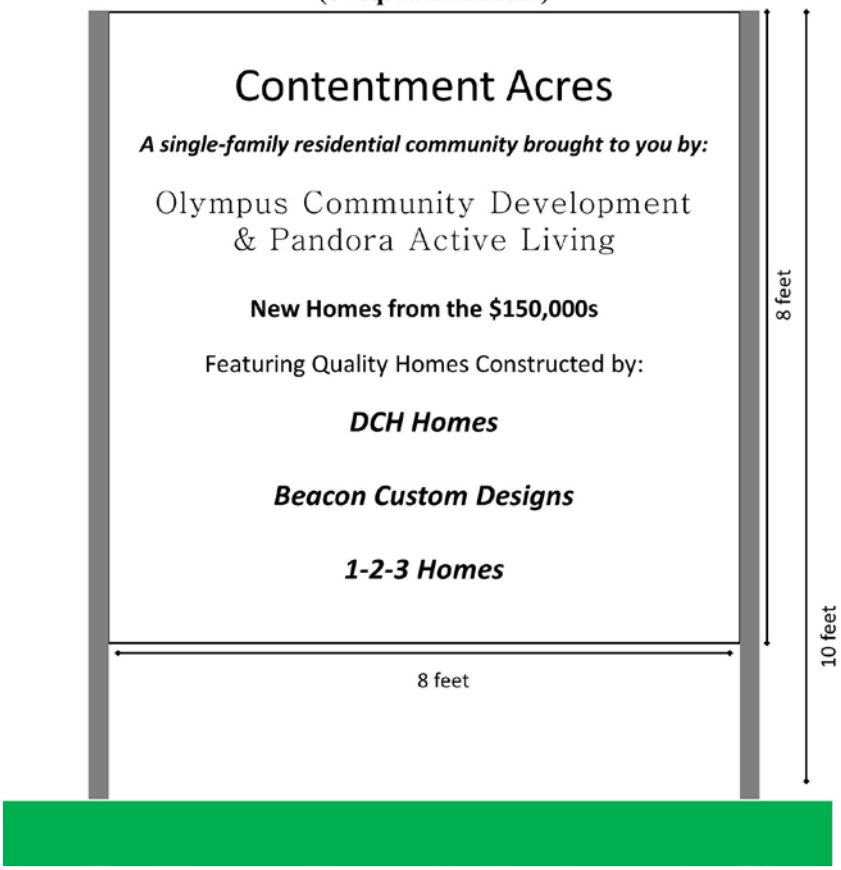


Residential Contractor Sign (6 sq. ft. maximum)



c. Residential Subdivisions Under Construction – Subdivision under construction are entitled to additional signage beyond the permanent subdivision signage in accordance with the following guidelines:

Residential Subdivision
Under Construction
(64 sq. ft. maximum)



1. Location – one (1) sign at the primary subdivision entrance. This sign shall include all information the developer believes to be pertinent to advertise the subdivision to include:

    a. Name of Subdivision
    b. Pricing information
    c. Active builders
    d. Lot availability

2. Size – Not to exceed 64 sq. ft.

3. Maximum Height – all signs are limited to a maximum of 10 feet.

4. Illumination – signs shall not be illuminated.

5. Duration – until 90% of the houses are built in the subdivision.

d. Real Estate Signs: Real Estate signs are permitted in accordance with the following guidelines:

1. Location – one sign per parcel, per street frontage.

2. Size – in residential districts (R-15, R-9, R-6, GR, AC AND CP), signs shall not exceed 6 sq. ft. In the AC or CP district, parcels over 5 acres in size are permitted one sign per street frontage, not to exceed 16 sq. ft. In commercial districts (GC, LC, NC, PO, LI-W, HI) signs shall not exceed 16 sq. ft.

3. Maximum Height – All residential real estate signs are limited to a maximum height of 4 feet, commercial real estate signs are limited to a maximum height of 8 feet.

4. Real Estate signs shall not be illuminated.

5. Signs advertising individual available tenant space in multi-tenant buildings shall not be freestanding. For multi-tenant or shopping center locations, a banner not exceeding 10 sq. ft. is permitted.

6. Duration – Real Estate signs may remain indefinitely as long as they are in good condition and pose no threat to public safety, as determined by the Zoning Administrator.

7. Model Home Signs – Signs designed to indicate demonstration homes for marketing purposes in a subdivision are permitted in lieu of real estate signs, and subject to the above (1-6).

8. All real estate signs shall be wood or metal with permanent professional copy placed on the signs. The sign structure shall be painted one color. Stabilizing legs may be used but may not project outside (beyond) the plane of the sign face.

e. Banners for commercial uses in the Central Business District (CBD) are allowed by annual sign permit. Banners for commercial uses in commercial and industrial districts are allowed as conditional uses limited to up to three periods per year not to exceed 90 days. The following conditions must be met for a permit:

a. The banner does not interfere with established sight triangles.

b. Maximum banner size is 60 square feet.

c. Banner is maintained in good repair at all times.

d. Banner must be displayed at least ten (10) feet from all property lines.

e. Only one banner may be displayed per business at one time.

f. Conditional Use approval expires at the end of the calendar year.

g. Conditional Use approval letter will be annotated with dates of the up to three periods for a maximum of 90 days and will be available for inspection at the location of the banner.

h. Banner will be used for on-premises advertising only.

f. Political Signs: Signs in this category are specifically designed to allow non-commercial speech supporting candidates in upcoming elections for office on the local state or federal levels of government, ballot initiatives or referenda appearing on the ballot in an upcoming election, and/or voter registration. The following subsections are designed to implement the stated purpose herein while protecting the community against inordinate sign clutter which detracts from the appearance of the community:

1. Political signs shall not be allowed on the public-right-of-way, parks or other public properties;

2. Political signs placed on a lot zoned commercial, agricultural or industrial may not exceed 32 square feet. Beginning January 1, 2001, such signs may not exceed 16 square feet on a lot zoned commercial;

3. Political signs placed on a lot zoned residential or conservation-preservation may not exceed 6 square feet;

4. Political signs may not be placed on any lot prior to 60 days before the election date or voting date and must be removed no later than 15 days following the election date or voting date.

8.h.7. Prohibited Signs:

a. Any sign displaying intermittent or flashing illumination or lights of changing degrees of intensity. However, reader boards may communicate an electronic message provided that the message not change more than every two (2) seconds.

b. Any sign or advertising device painted on a fence, power or telephone pole, tree, stone or any natural object;

c. Signs placed or painted on a motor vehicle, trailer**,** or other object and parked with the primary purpose of providing a sign not otherwise allowed by this Ordinance;

d. Inflatable signs and tethered balloons;

e. Pennants and fluttering devices;

f. Portable signs other than the sandwich board signs which are permitted as a temporary sign in 8.h.6.a. of this Ordinance.

8.h.8. Special Purpose Signs:

a. Canopy Signs where required for safety reasons may have permanently attached signs placed upon them, beyond the maximum signage allowed on a zoned lot; provided that, the attached sign(s) do not exceed twenty (20%) percent of the surface area of the canopy to which the sign is attached; or ten (10%) percent of the ground floor area that the canopy covers (whichever is less), but not to exceed a total of one hundred thirty (130 sq. ft.) square feet of signage for the entire canopy.

b. Directional Signs for non-residential private property with a business logo is permitted and shall not count against the total signage allowed on a zoned lot. The total sign area shall not exceed two (2) square feet.

c. Gasoline pump signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.

d. Oil rack signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.

e. Automobile Franchise signs: Automobile dealers shall be allowed separate free-standing signs for each brand or franchise of new cars sold by the dealership. The franchise signs herein allowed are in addition to all other freestanding signs normally earned on the zoned lot. However, all setbacks, height restrictions, and design standards required by the Ordinance shall be met and the maximum area shall be 200 sq. ft. Any separate franchise signs shall not include a reader board sign attached thereto.

8.h.9. Off-Premise Advertising (Billboard): Is defined as a sign that communicates the availability of goods, services and ideas not necessarily available on the premises on which the sign is located.

Digital Sign – means an off-site sign or billboard that utilizes digital or light-emitting diodes (LEDs) or similar electronic methods to create a changeable image display area.

Electronically Changing Message Sign – means a sign or portion thereof designed to accommodate frequent message changes composed of characters or letters, and that can be changed or rearranged electronically without altering the face or surface of such sign.

a. Off-premise advertising signs are a permitted use out right only in the Light-Industrial Wholesale (LI-W) and Heavy Industry (HI) districts in the City of Sumter. The City of Sumter may also allow off-premise advertising signs as a conditional use within the Highway Corridor Protection District (HCP) irrespective of zoning districts including Light-Industrial Wholesale (LI-W) and Heavy Industry (HI). When a conditional use request for an off-premise advertising sign materializes in a HCPD overlay zone, the Zoning Administrator shall review and approve such requests in the manner specified in Article Three, Section T and Article 5, Section B of this Ordinance and the Sumter 2030 Comprehensive Plan.

b. **Outdoor advertising structure design:**

1. No stacked (double deck) sign faces or side by side sign faces shall be allowed;

2. Structures permitted after the effective date of this ordinance shall be designed and constructed with single steel pole structural support designed to meet the wind load requirements of the latest adopted building codes;

3. Within five (5) years after the adoption of this Ordinance, all existing billboards not constructed with monopole structures shall be replaced with such structures unless permitted to remain as originally constructed by action of the Board of Appeals.

c. **Spacing Requirements:**

1. One (1,000 ft) thousand feet on the same side of the street, and seven (700 ft) hundred feet on the opposite side of the street measured from the spot directly opposite from an existing off-premise advertising sign.

2. The distance between advertising signs shall be measured along the centerline of the street or highway on which the signs have common frontage, and between perpendiculars to such centerline drawn from the sign to the centerline of each street. Back-to-back signs and V-signs (consistent to 8.h.3.) shall be considered as one sign for the purpose of spacing requirements;

3. Square footage allowed for outdoor advertising faces:

    a. Maximum square footage shall be setforth within the following zoning districts;

        1. General Commercial (GC) – three (300 ft.) hundred feet;
        2. Light Industrial-Warehouse (LI-W) – three hundred (300) ft;
        3. Heavy Industry (HI) – three (300 ft.) hundred feet;
        4. Highway Corridor Protection – three (300 ft.) hundred feet;

    b. The maximum square footage permitted for signs designed to advertise to motorists on Interstate Highway 95 shall not be greater than six hundred seventy-two feet (672 ft.). An additional twenty (20%) percent of sign face area will be allowed for embellishments. All signs must be located no more than 600 (600 ft.) feet from the Interstate Highway 95 right-of-way.

4. All new billboards in GC, LI-W, and HI in the City shall not be closer than 1,000 feet measured in a direct line to any entrance or access to a residential subdivision, historic district, design review district, historic building, or the Central Business District (CBD).

d. **Setback Requirements:**

1. Front property line: ten (10 ft.) feet.
2. Side property line: ten (10 ft.) feet.

e. **Height Requirements:**

1. Maximum height shall not exceed thirty-five (35 ft.) feet above the average roadway grade level with the following exceptions:

a. The maximum height shall not exceed one (100 ft.) hundred feet above the average roadway grade if within six (600 ft.) hundred feet of Interstate Highway 95 (I-95);

f. **Lighting Requirements**: Lighting for outdoor advertising signs shall be indirect, non-flashing.

g. **Landscaping Requirements:**

1. Landscaping requirements shall be applied to outdoor advertising signs in the General Commercial (GC), Light Industrial-Wholesale (LI-W), and Heavy Industry (HI) Districts and the Highway Corridor Protection District (HCP).

2. A landscape strip shall be located immediately adjoining the support structure of the billboard and extend the length of the billboard.

3. A hedge or other durable planting of a least two (2 ft.) feet in height, attaining within four (4 yrs.) years after planting a minimum height of six (6 ft.) feet.

4. Single-faced billboard with rear viewable from the public right-of-way or other public property shall have three (3) equally spaced eight (8) foot tall evergreen trees planted in the rear of the billboard and the reverse side of the sign shall be of one neutral color or natural dark tone.

h. **Digital and Electronic Changing Message Signs**

a. Digital and Electronic Changing message signs are permitted as off-site signs, including pre-existing nonconforming off-premise billboards may be digital signs or electronic changeable message signs subject to the following provisions:

a. All messages, images or displays on a digital sign or electronically changing message sign shall remain unchanged for a minimum of six seconds.

b. The time interval used to change from one complete message, image or display to the next complete message, image or display shall be a maximum of one (1) second.

c. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image or display appears simultaneously with a part of a second message, image or display.

d. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement or flow of the message, image or display within the sign.

e. The intensity and contrast of light levels shall remain constant throughout the sign face.

f. Each digital sign or electronically changeable message sign shall be equipped with automatic day/might dimming software, to reduce the illumination intensity of the sign from one hour after sunset to one hour prior to sunrise.

g. The conversion of a preexisting nonconforming off-site sign to a digital sign or electronically changeable message sign , including structural improvements related thereto, is permitted and shall not be considered as a removal, replacement, change, expansion, or restoration of a nonconformity. Any necessary modifications to a preexisting nonconforming off-site to a digital sign or electronically changing message sign, including structural alterations, shall be allowed, as long as all dimensions of the sign display shall stay the same as the current dimension of the sign display.

h. Any digital display installation on existing sign structures as of the date of the adoption of this sign ordinance amendment shall be a minimum of 700' from any other digital display facing the same direction.

i. The following are the criteria for lighting standards for digital display signs or electronically changing message signs:

1. Lighting Levels will not increase by more than 0.3 foot candles (over ambient levels) as measured using a foot candle meter at a pre-set distance.

2. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each sign size. Measurement distance criteria follow:

i. Displays of 300 square feet or less – 150'
ii. Displays of 378 square feet or less – 200'
iii. Displays of 672 square feet or less – 250'

3. Each digital display or electronically changing message sign shall include a light-sensing device that will adjust the brightness as ambient light conditions change.

4. No scrolling text messages.

8.h.10. Flags poles and Flags:

a. The term flag in this subsection shall mean a piece of fabric or other flexible material solely containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions, such as the United States. References to flag pole height in this subsection refer to vertical flagpoles and shall be measured from ground level. References to the number of flags and flagpoles and flag dimensions refer to both vertical flagpoles and mast arm flagpoles (for example, staffs extending at an angle from a building).

b. Except as otherwise provided herein, flags shall be displayed on flagpoles. Such poles in all zoning districts shall not exceed the allowed building height of the zoning district. Flagpoles may not be placed on top of buildings unless they are located in the CBD Zoning District. A permit for a flagpole not exceeding 150 percent of the district height limitation may be granted by the Board of Zoning Appeals as a special exception. Two flags per lot may be displayed by hanging or painting on the exterior of a structure in addition to flags permitted on flagpoles. No permits or fees are required for flags.

c. The maximum dimensions of any flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 20 percent of the vertical height of the pole. In addition, flags are subject to the following dimensional limitations:

Pole Height/Length (ft.)	**Maximum Flag Size (Total Square Feet)**
Up to 25 ft	24 sq. ft.
25 to 39 ft	40 sq ft.
40 to 49 ft.	60 sq. ft.
50 to 59 ft	96 sq. ft.
60 ft. and taller	150 sq. ft.

d. Mast arm flagpoles shall not exceed 10 feet in length and the hoist side of the flag shall not exceed 40 percent of the length of the pole. Mast Arm poles are from 10 degrees from vertical to horizontal.

e. A maximum of nine (9) flagpole flags may be displayed on one lot. Not more than three (3) flags may be displayed per pole not more than three (3) flagpoles on one lot. Noncommercial flags permitted by this section are allowed in addition to the maximum sign area permitted by applicable district regulations. No permit or fee is required. A flag displaying a logo, message, statement, or expression relating to commercial interests is subject to all applicable sign regulations and fees.

f. A maximum of 3 flags shall be allowed per flagpole.

g. A vertical flagpole must be setback from all property boundaries a distance which is at least equal the height of the pole.

h. The flags and flagpoles shall be maintained in good repair. Flagpoles with broken halyards shall not be used and flags which are torn or frayed shall not be displayed. The flagpoles shall be made of durable, structurally sound materials.

i. There shall be no maximum flag size, or number, or other limitations on manner of display, other than public safety restrictions set forth elsewhere for visual clearance and at intersections, on United States and South Carolina holidays, and by businesses during the first 72 hours of the business's initial publicized grand opening.

j. All are highly encouraged to use the appropriate protocols for the flags being flown (see Appendix C for United States of America flag protocol).

8.h.11. General Sign Development Standards:

a. The visual clearance at intersections shall be governed by the requirements as setforth in 4.h.1. of this Ordinance.

b. The vehicle area clearance of a sign where vehicles travel or are parked, shall have the bottom of a sign at least fourteen (14 ft) feet above the ground. Vehicle areas include driveways, alleys, parking lots, loading and maneuvering areas.

c. The pedestrian area clearance of a sign where it extends over a sidewalk, walkway or other space accessible to pedestrians, shall be not less than nine (9 ft.) feet above the ground.

d. Permanent Signs shall be made of metal, rigid plastic, vinyl, or wood treated to be long lasting and other durable materials, approved by the Zoning Administrator. Canvas and non-treated wood shall not be used for permanent signs.

e. Florescent colors may not be used. All normal colors used in a skillfully designed sign are permitted.

f. Sign illumination shall be achieved by direct lighting only when such lighting is shielded so as to not directly shine on abutting property, or in the line of vision of the public using the streets or sidewalks, and meet UL Standards and shall be inspected by the City-County Inspection Department.

EXHIBIT 8-5
MAXIMUM TOTAL SIGN AREA BY USE, NUMBER, DIMENSIONS, AND LOCATION OF INDIVIDUAL SIGNS

Note: The maximum total square footage of sign area shall be based upon a percent of ground floor area of the principle building or a square footage allowance per linear front foot of street frontage or a specified maximum square footage-whichever is least as follows:

	Maximum Square Foot	Percent Ground Floor Area	Square Foot per Linear Front Foot of Street Frontage	Maximum Area of Free-Standing Sign (sq. ft.) 1, 2, 3	Height (feet)	Front/Side Setbacks (feet)	Percentage of Wall Area Maximum
All Single Family [6]	8	N/A	N/A	6	5	5/5	N/A
All Duplex [6]	8	N/A	N/A	6	5	5/5	N/A
Semi-Detached Dwelling [6]	8	N/A	N/A	6	5	5/5	N/A
Townhouse [6]	8	N/A	N/A	6	5	5/5	N/A
Tri/Quadruples Housing [6]	100	N/A	0.5	6	10	10/10	N/A
Multi-Family [6]	300	N/A	0.5	4	10	10/10	N/A
Mobile Home [6]	8	N/A	N/A	6	10	10/10	N/A
Professional Office	150	4%	2 ln. ft.	50 (1sq.ft.per linear front foot Maximum of 50 sq.ft.)	15	10/10	10%
Neighborhood Commercial	500	6%	3 ln. ft.	200 (1sq.ft.per linear front foot Maximum of 200 sq.ft.)	30	10/10	10%
Limited Commercial	500	6%	3 ln. ft.	200 (1sq.ft.per linear front foot Maximum of 200 sq. ft.)	30	10/10	10%

EXHIBIT 8-5 (Continued)
MAXIMUM TOTAL SIGN AREA BY USE, NUMBER, DIMENSIONS, AND LOCATION OF INDIVIDUAL SIGNS

	Maximum Square Foot	Percent Ground Floor Area	Square Foot per Linear Front Foot of Street Frontage	Maximum Area of Free-Standing Sign (sq. ft.) 1, 2, 3	Height (feet)	Front/Side Setbacks (feet)	Percentage of Wall Area Maximum
General Commercial [4]	750	10%	6 ln. ft.	200 (1sq.ft.per linear front foot Maximum of 200 sq.ft.)	30	10/10	10%
CBD	150	20%	10 ln.ft.	50 (1sq.ft.per linear front foot Maximum of 50 sq.ft.)	15	10/10	25%
Light Industrial	300	2%	N/A	150 (1sq.ft.per linear front foot Maximum of 150 sq.ft.)	15	10/10	5%
Heavy Industrial	300	2%	N/A	150 (1sq.ft.per linear front foot Maximum of 150 sq.ft.)	15	10/20	5%
Agricultural Conservation	100	N/A	N/A	100 (1sq.ft.per linear front foot Maximum of 100 sq.ft.)	10	10/20	N/A
Conservation/ Preservation	36	N/A	N/A	36	10	10/20	N/A

1. Provision for a freestanding 6 sq. ft. maximum sign on all residential and conservation zoning parcels and a 20 sq. ft. maximum on all commercial, industrial, and agricultural zoning parcels. This is separate from all other sign provisions and no permit is required.
2. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage can not be accumulated and used on one street in excess of that allowed for lots with only one street frontage.
3. Where two or more detached commercial zoned buildings occupy the same parcel, each may have one free-standing sign, provided the total sign area does not exceed the allowable limits specified in **Exhibit 8-5.**

4. Shopping Center Rules: Shopping Centers shall be allowed two (2) signs per street front; provided that the buildings which comprise the center contain at least 50,000 square feet, and the street fronting earning the second sign be at least 200 feet long along the abutting street. Each freestanding sign shall not exceed 350 square feet. Wall-mounted signs shall be limited to 10 percent of the storefront to which the sign is attached.
5. The wall area maximum allowing for signs shall be figured by the percentage of the area of the wall on which the sign is a part or to which each such sign is most nearly parallel
6. For each non-residential use subdivision, multi-family, group housing, attached housing, cluster housing, or mobile home park project or entrance thereto, a free-standing sign is allowed, provided the sign area does not exceed 40 square feet in area nor 20 feet in height, and if illuminated it is done by indirect or muted lighting.
7. Policy for off-premise directional sign is set forth in 8.h.4.b.

EXHIBIT 8-6
PERMITTED SIGN BY TYPE AND ZONING CLASSIFICATION

	Free Standing [1, 2]	Building Canopy	Building Roof	Building Marquee	Building Wall [3]	Building Window	Banner/ Pennant [4]	Flag	***Portable*** Movable/ Sandwich
All Single Family	A	N	N	N	A[3]	N	N	A	N
All Duplex	A	N	N	N	A[3]	N	N	A	N
Semi-Detached Dwelling	A	N	N	N	A[3]	N	N	A	N
Townhouse	A	N	N	N	A[3]	N	N	A	N
Tri/Quadruplex Housing	A	N	N	N	A[3]	N	N	A	N
Multi-Family	A	N	N	N	A[3]	N	N	A	N
Mobile Home	A	N	N	N	A[3]	N	N	A	N
Professional Office	P	P	N	P	P	A	N[4]	A	P
Neighborhood Commercial	P	P	N	P	P	A	N[4]	A	P
Limited Commercial	P	P	N	P	P	A	N[4]	A	P
General Commercial	P	P	P	P	P	A	N[4]	A	P
CBD	P	P	N	P	P	A	P[4]	A	***P***
Light Industrial	P	P	P	N	P	N	N[4]	A	P
Heavy Industrial	P	N	P	N	P	N	N	A	N
Agricultural Conservation	P	N	N	N	P	N	N[4]	A	***P***
Conservation Preservation	P	N	N	N	N	N	N	A	N

A=Allowed without a Sign Permit P=Allowed with a Sign Permit N=Not Allowed

1. Provisions for a free 6 sq. ft. maximum sign on all zoning parcels. This is separate from all other sign provisions and no permit is required.
2. On premise advertising only except as allowed in 8.h.4.b.
3. Only address and name of occupant allowed on sign, except for a commercial message drawing attention to an activity legally offered on the premises. Home occupation signs are limited to two (2) square feet.
4. Banners in commercial and industrial districts, other than CBD, are permitted as conditional uses limited to up to three periods per year not to exceed 90 days. See Section 8.hi.6.c.
5. Directional signs are allowed without a permit if they do not exceed 2 sq. ft. (Commercial message or logo may be included)
6. See Section 8.h.10. for Flagpole and Flag Regulations

SECTION I: PARKING REGULATIONS

8.i.1. **Purpose:** The provisions of this section apply wherever off-street parking is required by this Ordinance as identified in 8.i.3.n. for residential parking and Exhibit 8-9 for non-residential parking. The exception to the requirement for off-street parking is only found within the CBD District.

8.i.2. General Provisions: These regulations are designed to:

a. Establish the required numbers of off-street parking places and the design for parking lots together with ingress and egress standards;

b. Require parking provisions whenever buildings or uses increase in size or capacity, enlarge in floor area, number of employees, number of dwelling units, seating capacity, or otherwise create a need for additional parking when the need increases by ten (10%) percent over the number of existing spaces;

c. Conserve land utilization rates by taking into account compact cars through a twenty (20%) percent allowance given for smaller cars within the total number of required spaces, provided that such compact car spaces be clearly identified on the site plan and on the actual site after construction;

8.i.3. Design Requirements:

a. **Definition:** For the purpose of these regulations an off-street parking space is an all weather dust free surface area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an all-weather dust free surface driveway which affords ingress and egress.

b. **Surfacing, Drainage and Maintenance:** Off-street parking facilities shall be properly graded for drainage to prevent damage to abutting property and/or public streets and alleys. Parking lots shall be surfaced with asphalt, concrete, or other surfaces approved by the Sumter City-County Planning commission. Off street parking lots shall include concrete curbs and gutters, maintained in a clean, orderly and dust-free condition, and not used for the sale, repair or the dismantling or servicing of any vehicles, equipment, materials or supplies. (Note: For places of Worship (SIC 866) that only use their facilities a maximum of two days per week, the required parking spots do not have to be paved, and curb and gutter is not required. Any additional use beyond two days per week requires full compliance with the above paragraph.)

c. **Entrances and Exits:** All parking lots shall be designed so that all exiting movements onto a street are in a forward motion. Entrances and exit driveways to streets and alleys in the vicinity of street intersections must be located at least twenty-five (25 ft) feet, measured along the curb line, from the intersection.

d. **Parking spaces:** A standard car off-street parking space shall be not less than nine by nineteen (9' x 19'ft) feet, and a compact car off-street parking space shall be not less than eight by sixteen (8'x16'ft) feet in size.

e. **Width of Aisles:** Providing direct access to individual parking spaces shall be in accordance with the requirements specified below:

EXHIBIT 8-7
GUIDELINES FOR PARKING LOT AISLES

Parking Angle (Degree)	Aisle Width (Feet)
30	12
45	13
60	18
90	25

f. **Location on Other Property:** If the required number of off-street parking spaces cannot be provided as required in Exhibit 8-9 on the same lot with the principal use, such spaces may be provided on other off-street property under the same ownership, or on other property rented or leased, provided such property lies within four hundred (400 ft) feet walking distance of the main entrance to such principal use. A written agreement specifying the joint use arrangement of parking spaces shall be filed with the application for a building permit.

g. **Common Off-street Parking Areas:** Two or more principal uses may utilize a common area in order to comply with off-street parking requirements; provided that the total number of spaces is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. Also, the owner of the parking lot shall relinquish his development rights over the property until such time as additional parking is provided elsewhere.

h. **Curb Cuts:** Ingress and egress openings (i.e., curb cuts) shall not be less than ten (10 ft) feet from residential uses or more than thirty (30 ft) feet in width. Only one curb cut shall be permitted on lots less than one hundred fifty (150 ft) feet of frontage. No more than two (2) curb cuts per lot shall be permitted except in commercial or industrial districts where two (2) shall be permitted on each street upon which the lot fronts.

i. **Access Points Near Highway Interchanges:** In no case shall any curb cut, point of access or other means of vehicular ingress and/or egress from private property be permitted closer than two hundred (200 ft) feet to the intersecting point of the street right-of-way line and within the right-of-way line of any portion of an interchange, involving grade separation with that road and any limited access highway. Involved in this requirement is the interchange itself for a limited access highway including all ramps, acceleration and deceleration lanes, merge lanes, and other facilities

specifically designed to facilitate traffic movement onto and off of a limited access highway.

j. **Parking Spaces for the Physically Handicapped:** When off-street parking is required for any non-residential use, parking for the handicapped shall be included when calculating the overall parking requirements for a building or use, based on the following formula:

EXHIBIT 8-8
HANDICAPPED PARKING REQUIREMENTS

Number of Required Spaces	Number of Spaces Reserved for Handicapped Persons
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 and over	2% of total required

All handicap parking and accessibility will be designed in accordance with the adopted International Building Code and ANSI A117.1. The surface shall be paved with concrete or asphalt.

k. **Buffering and Landscaping:** All parking areas except those in the CBD and individual residential zoned lots, shall be required to comply with Article Nine.

l. **Approval of Parking Lot Design and Layout:** Design and plans for off-street parking and loading zones shall be subject to the approval of the Zoning Administrator. The plans for parking lots shall show in detail the engineering and developmental details as to demonstrate the compliance to the standards in this Ordinance;

m. **Off-Street Loading:** All uses shall provide off-street loading areas sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or private street, or obstruct ingress and egress to the site. Off

street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structures they are intended to serve.

n. **Off-Street Residential Parking**: Parking requirements for all residential uses except those in the CBD area as follows:

1 Bedroom Unit:	1.5 spaces
2 or more Bedroom Unit:	2 spaces

Exceptions: Urban Multi-Family Apartments shall provide, at minimum, 1 space per rental unit regardless of bedroom count. Within the CBD, developers may request a lesser standard from the Sumter City Council.

o. **Refuse Receptacles to Include Cigarette Disposal Units*:*** All uses with parking lots shall provide refuse receptacles including cigarette disposal units within the parking area or at entrances to adjacent building at a rate of one receptacle for every 100 parking spaces, or fraction thereof. Such receptacles shall be weighted or attached to the ground as necessary to prevent spillage. It shall be the responsibility of the owner or manager of the parking lot to collect the refuse and trash deposited in such containers and store this material in an approved location for collection.

EXHIBIT 8-9
OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
RESIDENTIAL SUPPORT USES	
Parking & Playgrounds	By Individual Review
Community Centers	By Individual Review
Golf Courses	5 Spaces per hole
Swimming & Tennis Clubs	1 Space for each 200 sq. ft. GFA
EDUCATIONAL SERVICES	
Elementary & Secondary	2 per classroom/2 per office
Colleges, University & Professional Schools	5 per classroom/2 per office
Library	1 per for 350 sq. ft. GFA
Nursing & Personal Care Facility	1 per for 350 sq. ft. GFA
SOCIAL SERVICES	
Individual & Family	1 per 350 sq. ft. GFA
Child Care Services	1 per 200 sq. ft. GFA
Residential Care	1 per 500 sq. ft. GFA
Museum & Art Galleries	1.2 per 1,000 sq. ft. GFA
Arboreta & Botanical or Zoological Gardens	1.2 per 1,000 sq. ft. GFA
Civic, Social, Fraternal Associations	1 per 350 sq. ft. GFA
Religious Organization	0.3 per seat main seating area
Water Supply/Utilities	1 per 500 sq. ft. GFA
Public Safety/Fire Protection	1 per 500 sq. ft. GFA
Ash Gardens/Cemeteries	None
AGRICULTURE, FORESTRY, FISHING	
Agricultural Production Crops	None
Agricultural Livestock	None
Dairy Farms	None
Animal/Veterinary Services	1 per 350 sq. ft. GFA
Landscape & Horticultural Services	1 per 500 sq. ft. GFA
AUXILIARY AGRICULTURAL USES	
Central Administrative Office	1 per 250 sq. ft. GFA
Warehouse	See Note

EXHIBIT 8-9 (Continued)
OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
AUXILIARY AGRICULTURAL USES	
Accessory Building & Use	None
Mining, Oil, & Gas	None
CONSTRUCTION	
Building Construction-Contractor	1 per 350 sq. ft. GFA
Heavy Construction-Contractor	1 per 350 sq. ft. GFA
Specialty Trades-Contractor	1 per 350 sq. ft. GFA
MANUFACTURING	
Food, Tobacco, Textile, Apparel	See Note
Lumber, & Wood Products, Furniture & Fixtures	See Note
Paper & Allied Products	See Note
Printing/Publishing & Allied Industries	See Note
Chemicals & Allied Products, Petroleum & Refining, Rubber & Plastic Products, Leather & Leather Products Stone, Clay & Glass Products, Primary Metals, Fabricated Metals, Industrial & Commercial Machinery	See Note
Electronics & Computers, Transportation Equipment	See Note
TRANSPORTATION, COMMUNICATIONS, GAS & SANITARY SERVICES	
Railroad, Suburban Transit, Motor Freight Transit & Warehouse	See Note
Mini-Warehouses	1 per 10 Storage Units
U.S. Postal Service	1 per 250 sq. ft. GFA
Water Transportation	1 per 300 sq. ft. GFA
Marinas	1 space per 3 boat slips
Local Trucking without storage	1 per 300 sq. ft. GFA
Transportation by air, airport terminals	1 per 60 sq. ft. terminal GFA
Communication Services, Transportation, Electric, Gas, Sanitary Services	1 per 500 sq. ft. GFA
Manned Convenience Centers	1 per 500 sq. ft. GFA
WHOLESALE TRADE	
Wholesale Trade-Durable Goals	1 per 5,000 sq. ft. GFA
Wholesale Trade-Nondurable goods	1 per 5,000 sq. ft. GFA

EXHIBIT 8-9 (Continued)
OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
RETAIL TRADE	
Building Materials, Hardware, Mobile Home Dealers, Retail Nurseries	1 per 350 sq. ft. GFA
General Merchandise Stores, Food & Convenience Stores	1 per 250 sq. ft. GFA
Auto Dealers, Gas Stations, Home Furnishings	1 per 350 sq. ft. GFA
Eating & Drinking Places**, Adult Cabarets**	1.2 per 100 sq. ft. GFA
RETAIL TRADE MISCELLANEOUS	
Drug Stores, Liquor Stores	1 per 300 sq. ft. GFA
Pawn Shops, Flea Markets	1.5 spaces per stall
Sporting Goods & Bicycles, Books, Stationery, jewelry, hobby, camera, gift, luggage, sewing, catalog	1 per 300 sq. ft. GFA
Fuel Dealers	1 per 500 sq. ft. GFA
Florist, Tobacco, Optical, Firewood, Pet Shops, Fireworks, Monuments, Tombstones	1 per 300 sq. ft. GFA
FINANCE, INSURANCE AND REAL ESTATE	
Banks, Security & Commodity Brokers, Insurance, Real Estate Offices	1 per 350 sq. ft. GFA
Hotels & Motels	1.1 per rental unit
Rooming & Boarding Houses	1 per bedroom
PERSONAL SERVICES	
Laundries, Linen Supply, Dry Cleaners	1 per 300 sq. ft. GFA
Photo Studios	1 per 500 sq. ft. GFA
Beauty & Barber Shops	2.5 per chair or basin
Shoe Repair	1 per 300 sq. ft. GFA
Funeral Parlor and Crematories	5 plus 1.0 for each 2 seats in main assembly room
Massage Parlors & Spas**, Adult Bookstores, Adult Video Stores, Adult Motion Picture Theaters, Semi-Nude Model Studios, Sexual Device Shops**	1 per 350 sq. ft. GFA
BUSINESS SERVICES	
Junk Yards	5 spaces per establishment
Auto Rental	1 per 350 sq. ft. GFA
Auto Service, Car Washes, Motion Picture Distribution	1 per 350 sq. ft. GFA
Movie Theaters	1 space for each 5 seats
Video Tape Rentals	1 space per 300 sq. ft. GFA

EXHIBIT 8-9 (Continued)
OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
RETAIL TRADE	
Dance Studios	1 per 200 sq. ft. GFA
Bowling Alleys and Billiard Halls	5 spaces per lane and/or 300 sq. ft. GFA
Professional Sports Clubs	1 per 350 sq. ft. GFA
Race Tracks	1.5 per 1,000 sq. ft. GFA
MISCELLANEOUS AMUSEMENT	
Physical Fitness Facilities	1 per 300 sq. ft. GFA
Golf Courses	5 per each hole
Coin Operated Amusements Device, Video Poker	1 per 200 sq. ft. GFA
Amusement Parks	1 per 100 sq. ft. GFA
Recreation & Sports Clubs	1 per 200 sq. ft. GFA
Shooting Ranges	By Individual Review
Bingo Parlors	By Individual Review
Parks & Playgrounds	By Individual Review
Video Poker	1 per 50 sq. ft. GFA
HEALTH SERVICES	
Doctors Offices & Clinics	2 per bed or 1 per 150 sq. ft. GFA, whichever is greater
Dentist Offices	1 per 150 sq. ft. GFA
Doctors & Other Health Practitioners	1 per 150 sq. ft. GFA
Nursing Care Facilities	0.7 per bed
Hospitals	0.7 per patient bed
Medical & Dental Laboratories	1 per 500 sq. ft. GFA
Home Health Care Services	1 per 500 sq. ft. GFA
LEGAL SERVICES	
Attorney Offices	1 per 350 sq. ft. GFA
MEMBERSHIP ORGANIZATIONS	
Business Associations	1 per 350 sq. ft. GFA
Professional Membership Organization	1 per 350 sq. ft. GFA
Labor Unions	1 per 350 sq. ft. GFA
Civic, Social & Fraternal Association	1 per 350 sq. ft. GFA

EXHIBIT 8-9 (Continued)
OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
MEMBERSHIP ORGANIZATIONS	
Political Organizations	1 per 350 sq. ft. GFA
Religious Organizations (See Note, paragraph 8.j.3.b.)	0.3 per seat/main assembly area
PROFESSIONAL SERVICES	
Engineering, Accounting, Research, Management & Related Services	1 per 350 sq. ft. GFA
RETAIL TRADE	
Executive Offices, Legislative Bodies, General Government, Courts, Law Enforcement	1 per 350 sq. ft. GFA
Correctional	1 per jail cell, plus 1 per 250 sq. ft. of administration space
Fire Stations	4 per bay

*** Note:** Parking requirements are determined according to use as follows:

1. For *Manufacturing* Use (or where a high number of employees are used); as a minimum:
    a. One space per every two employees according to the maximum employment number; and,
    b. One space for each managerial staff member; and,
    c. One space for each company vehicle that will be operating from the premises; and,
    d. Must include one handicapped space per 25 spaces.

2. For *General Commercial* Use (or where a limited number of employees or infrequent office staff are used); as a minimum:
    a. One space for each 200 sq. ft. of sales/office space; or,
    b. One space per every two employees; or,
    c. One space for each 500 sq. ft. of GFA,
    d. Must include one handicapped space per 25 spaces.

3. For *Personal* use (non-commercial/non-manufacturing use); as a minimum:
    a. One space for each owner or planned user: and,
    b. Must include one handicapped space per 25 spaces.