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: Within the unincorporated areas of Sumter County, wetlands greater than 2 acres may have a maximum of 35 percent (35%) development providing:

    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 where feasible;

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. No sidewalks required in the unincorporated portions of Sumter County;

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:

a. Reasonable landscaping should be provided at site entrances, in public areas, in parking lots, adjacent and around the perimeter of buildings. All landscaped areas shall be irrigated and placed on a timer system. The type and amount of landscaping required shall be allowed to vary with the type of development;

b. The plant or other landscaping material that best serves the intended function shall be selected. Landscaping materials shall be appropriate for the local climate, soil conditions, and general site characteristics.

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 PD's 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 suggest 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 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/plan 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: LANDSCAPING STANDARDS

8.d.1. Purpose:

a. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character;

b. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as walls, fences, paving materials, and street furniture.

8.d.2. Landscape Plan: A landscape plan shall be submitted by a landscape architect, horticulturist, or persons actively involved in the design of plant materials with each site plan and subdivision application, unless a waiver is specifically granted by the Sumter City-County Planning Commission. The plan shall identify proposed trees, shrubs, and ground covers, natural features, and other landscaping elements. The plan shall show where they are located and planting types and other construction details. Where existing plants are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction.

8.d.3. Site Protection and General Planting Requirements:

a. **Storm-water Management and Sediment Reduction Act:** All land grading and filling activities, as defined in 1.p.1. of this Ordinance and S.C. Codes 48-14-10 et seq., as amended, within the City of Sumter and the unincorporated portion of Sumter County shall require a grading permit by the Sumter County Soil and Water Conservation District. The Sumter Soil and Water Conservation Service, as an implementing agency, shall not issue grading permits for construction projects unless in conformance with the City of Sumter Ordinance Number 1627, and the Sumter County Ordinance Number 98-348. Appendix A of this Ordinance contains a copy of the herein referenced Ordinances.

b. **Protection and the Replacement of Trees*:*** A *Land Disturbance Permit* shall be required for all commercial and industrial projects occupying undeveloped and/or developed property, or portions thereof. Expressly excluded from the provisions herein are only owner occupied individual residential properties, all one and two family lots that have been approved and recorded, and on-going farm operations. No person, firm, organization, society, association, or corporation, or any agent or representative thereof shall directly or indirectly destroy or remove any tree situated on property under the jurisdiction of this Section without *A Land Disturbance Permit***.** Note: Tree protection and a Tree Protection Plan are not required for any development activity in residentially zoned districts in the county. This provision is in addition to the exclusions noted in the above paragraph.

1. **Definition of a Land Disturbance Activity**: Residential subdivision development or commercial and industrial development projects involving earth moving, clearing, grading, ditching, tree removal, or other construction activities;

2. **Application, Fee, and Permit Issuance:** An application for a Land Disturbance Permit shall be available from the Sumter City-County Planning Commission. The permit fee shall be fifty ($50.00) dollars. The issuance of a Land Disturbance Permit is contingent upon the approval of a Tree Protection Plan;

3. **Tree Protection Plan:** A Tree Protection Plan shall be submitted as part of a landscape plan, site plan, subdivision plan, or filed separately.

   Purpose and Intent: It is the intent of Council that the individual planner reviewing tree protection will do an initial on-site inspection of trees and proposed construction. No lot shall be cut prior to this on-site inspection. From that, "Significant Trees" specified in the list below will be protected where feasible. That feasibility may include small site adjustments, saving additional tress outside the construction area, or having a landscape plan that replaces "Significant Tress" that must be removed to allow construction. More significant site adjustments may be required to protect and preserve "Historic Trees" that are found to be healthy and viable. Trees saved by site

modifications will receive additional credit during the development of the final landscape plan. It is Council's intent that this ordinance not render any parcel impractical for its permitted or conditionally allowed uses.

4. **Components of a Tree Protection Plan:** The following information shall be placed on a map at the same scale to be used later in a construction plan:

   a. Foot print or proposed foot print of any building(s) or structure(s);
   b. Areas of clearing, grading, trenching, and other earth moving activities;
   c. Identification of significant trees, historic trees, and hazard trees;
   d. Significant stands of trees;
   e. Tree protection zones;
   f. Ponds, creeks, wetlands and other important natural features;
   g. Planned re-mediation areas of re-vegetation.

5. **Tree Protection Measures During Construction:** The tree protection plan shall include drawings of tree protection measures to be used during construction including the following:

   a. Tree protection barriers;
   b. Erosion control fencing;
   c. Transplantation specification;
   d. Tree wells and aeration systems;
   e. Staking specifications.

6. **Review of Tree Protection Plan:** The review of the Tree Protection Plan shall be conducted by the City or County Arborist. If a review is not complete within ten (10) working days after submission, the Tree Protection plan shall be deemed to be approved.

7. **Follow-up Inspections:** The Zoning Administrator, City or County Arborist shall conduct follow-up inspections for the enforcement of the Tree Protection Plan.

c. **Protection of Historic Trees and Significant Trees:** It shall be the responsibility of the City or County Arborist through the general enforcement provisions of this Ordinance to protect Historic and Significant Trees. Historic trees are any trees within the City of Sumter or the unincorporated areas of Sumter County which are known in local legend or lore; or are known by a popular name; or have a diameter at breast height (DBH) of thirty (30") inches or more; or are over one hundred (100) years old. Significant trees are defined by a minimum DBH criteria for the designated trees as follows:

Botanical Name	Common Name	DBH
Qyercus virginiana	Live Oak	8 inches
Ulmus parviforia	Chinese Elm	10 inches
Cedrus deodara	Deodar Cedar	10 inches
Nyssa spp.	Tupelo	10 inches
Ginko biloba	Ginkgo	10 inches
Quercus spp.	Oaks other than live oaks	10 inches
Acer rubrum	Red Maple	10 inches
Liriodendron tulipifera	Yellow-poplar or tulip tree	10 inches
Taxodium distichum	Bald Cypress	10 inches
Magnolia grandiflora	Southern Magnolia	10 inches
Carya spp.	Hickory	10 inches
Ulmus americana	Elm	10 inches
Betula nigra	River Birch	10 inches

8.d.4. Additional Landscaping in Residential Areas: Besides the screening and street trees as may be required, additional plantings or landscaping elements may be established where necessary throughout the subdivision for climate control, privacy, or other reasons in accordance with the landscape plan approved by the Sumter City-County Planning Commission.

8.d.5. Planting Specifications For All Forms Of Development: Deciduous trees shall have at least a two (2") inch caliper at planting. Size of evergreens and shrubs shall be allowed to vary depending on setting and type of shrub. Trees, shrubs, and ground covers shall be planted according to acceptable horticultural standards. Dead and dying plants shall be replaced by the developer during the following planting season, or at the end of the Maintenance Guarantee Phase, whichever is longer.

8.d.6. Street Trees:

a. **Location:** The Sumter City-County Planning Commission may require street trees when an adequate number of trees do not exist on a lot. Where street trees are installed they shall normally be on both sides of streets in accordance with the approved landscape plan as set forth in 8.d.1.a. Trees shall be spaced evenly along the street with spacing dependent on species and tree size. However, when spacing intervals exceed forty (40ft.) feet, small ornamentals (e.g., Crepe Myrtle) may be required between the larger trees as under-story trees. Street trees shall be planted not to interfere with utilities, roadways, sidewalks, or street lights. Tree location, landscaping design, and spacing plan shall be approved by the Sumter City-County Planning Commission as part of the overall landscaping plan as set forth in 8.d.1.a.

b. **Tree Type:** The principle street tree chosen for a development shall be selected from known canopy trees species. However within this requirement, street tree type may vary depending on the overall effect desired. All trees on a particular street shall be of the same kind.

c. **Planting Specifications:** All street trees shall have a caliper of two (2") inches and be of substantially uniform size and shape, and have straight trunks. Street trees

shall be properly planted and staked and provisions shall be made by the developer or owner for regular watering and maintenance until the street trees are established. Dead and/or dying street trees shall be replaced by the applicant during the next planting season, or at the end of the Maintenance Guarantee period, whichever is longer.

8.d.7. Buffering:

a. **Function and Materials:** Buffering shall provide a year-round visual screen to minimize adverse impacts and to insure high aesthetic standards of development. It may consist of fencing, trees, berms, landscaping or a combination thereof.

b. **When Required:** Every development shall provide sufficient buffering when natural land features or existing natural vegetative barriers do not provide reasonable screening and when the Sumter City-County Planning Commission determines that there is a need to:

1. Screen from view any proposed commercial, industrial or other non-residential uses with outside storage area for materials to be sold, salvaged, stored and the like;

2. Shield neighboring developed or undeveloped properties from any adverse external effects of a development;

3. To shield the development from negative impacts of adjacent uses such as streets. In high-density developments, when building design and siting do not provide privacy, the Sumter City-County Planning Commission may require landscaping, fencing, or walls to screen dwelling units for privacy. Buffering may be required for front, side, or rear property lines, excluding driveways (see Exhibit 14 for an example of a buffering concept).

c. **Amount Required:**

1. Where more-intensive land uses or zoning districts abut less-intensive land uses or zoning districts, a buffer strip ten feet (10 ft.)feet in width shall be required;

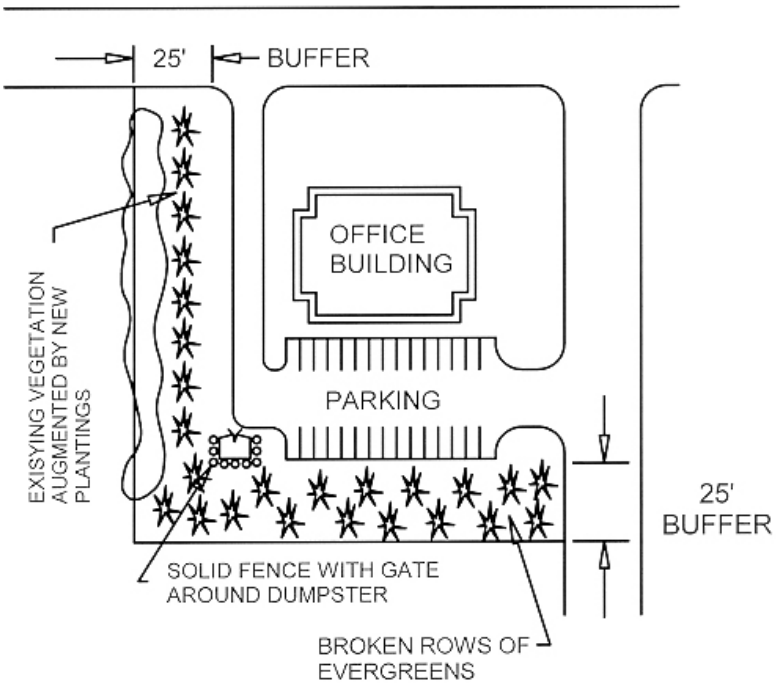
2. Parking lots, garbage collection and utility areas, and loading and unloading areas shall be screened around their perimeter by a buffer strip a minimum of five (5 ft.) feet wide;

d. **Design:** Arrangement of plantings in buffers shall provide protection to adjacent properties. Possible arrangements include planting in parallel, serpentine, or broken rows. If planted berms are used, the minimum top width shall be four (4 ft.) feet, and a reasonable side slope shall be 2:1.

e. **Planting Specifications:** Plant materials shall be sufficiently large and planted in such a fashion that a year round screen at least six (6ft.) in height shall be produced within three (3) growing seasons. All planting shall be installed according to acceptable horticultural standards.

f. **Maintenance:** Plantings shall be watered regularly by means of an automatic and timed irrigation system or other acceptable methods of periodic watering. No buildings, structures, storage of materials, or parking shall be permitted within buffer areas. Buffer areas shall be maintained and kept free of all debris, rubbish, weeds, and tall grass.

EXHIBIT 14
BUFFERYARD ILLUSTRATED DRAWING



8.d.8. Parking Lot Landscaping:

a. **Amount Required**: Within parking lots, landscaped concrete planters should be considered as part of the overall planned landscape concept. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street frontage.

b. **Location:** The landscaping should be located in protected areas, such as in landscape islands, center islands, at the end of bays, around the perimeter of buildings, or along walkways.

c. **Plant Type:** A mixture of hardy flowering and/or decorative evergreen and deciduous trees may be planted. The evergreens should be used along the perimeter of the parking lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched and planted with shrubs or ground cover. Any area that will be under the overhang of vehicles shall be mulched or covered with paving material.

d. **Maintenance:** Plantings shall be watered regularly by means of an automatic and timed irrigation system or other acceptable methods of periodic watering.

e. Where there is a planned expansion of a parking lot of 25% or greater than the number of parking spaces found within an existing parking lot then the entire parking lot (existing and expanded) shall meet the landscaping and buffering requirements of this Ordinance after the expansion. Also, where the planned expansion of a parking lot is greater than 5%, then the requirements for perimeter buffering around the existing and the expanded parking lot shall be installed.

8.d.9. Paving Material in Pedestrian Areas:

a. Design and choice of paving materials used in pedestrian areas shall consider such factors as function, characteristics of users, availability, maintenance, glare, drainage, noise, appearance, and compatibility.

b. Acceptable materials shall include concrete, brick, concrete pavers, asphalt, and stone.

c. All pedestrian areas must be compliant with ADA (Americans with Disabilities Act) standards in accordance with ANSI 117.1

8.d.10. Walls and Fences:

a. Walls and fences shall be erected where required for privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions.

b. The design and materials used shall be functional and compatible with existing and proposed site architecture.

8.d.11. Retrofitting Under Prevailing Landscaping, Buffering, and Parking Lot Landscaping Standards: As per Article Six, Section G. of this Ordinance, any commercial or industrial activity which remains vacant on a parcel of land for a six (6) month period, and re-opens as the same use or different use (which may be permitted in the zoning district) shall meet all of the standards of this Article.

SECTION E: STREETS

8.e.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;

b. Residential streets shall be arranged so as to discourage through traffic and provide for maximum privacy;

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

1. Private streets shall be allowed pursuant to 3.o.6. of this Ordinance for approved PD's;

2. Rural Community Driveways (RCD) shall be allowed ***only*** in the unincorporated areas of Sumter County when serving no more than five lots. (The five lots do not include any lot that borders the rural community drive and public road of the driveway for the lot is from the public road and no variance above the 5 lots may be granted by the Planning Commission), provided;

a. The Rural Community Driveway may only be approved as part of a Lifetime Transfer of property as defined in subparagraph 6 under Subdivision, Exempt in Section 10.b.1, Definitions and the family relationship shall not go beyond first cousins under any circumstances.

b. 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;

c. 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;

d. 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."

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

f. 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.

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

h. That the restrictive covenants shall require that any deed conveying an interest in any 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)."**

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

j. That the driveway shall not be less than fifty (50 ft.) feet wide and shall not have 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 and a 50 foot radius cul-de-sac at the end of the right-of-way for emergency vehicle turnaround.

k. That the owner shall conspicuously place and maintain on the privately maintained rural community driveway all traffic control signs and a street name sign showing the RCD as a private driveway.

l. That the uses for property on an RCD shall be residential (as allowed by zoning district) and Home Occupations only.

m. That the driveway shall be maintained by all adjacent property owners until accepted into the County Road System. If Sumter County incurs any costs to maintain the road, those costs shall be a lien on all lots on the RCD and that those costs will be allocated equally among the lots and added to the ad valorem taxes on those lots.

n. If any lot on a RCD is voluntarily transferred as limited by subsection *a* above outside the family within the 5 years following the final inspection of the dwelling on the final lot, the RCD shall be upgraded to a road that meets all Sumter County standards to be accepted into the County Road System. After 5 years, the RCD may remain as is for property transfer.

8.e.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 15.

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 16.

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 16 for any proposed street type.

8.e.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 17.

8.e.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 17. Curbing may be required: If asphalt valley and cutter curbing is used, developer will be required to sign a maintenance agreement for 24 months. If concrete curb and gutter is used then a 12 month maintenance guarantee will be necessary;

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 Public Works Department or Sumter County Public Works Department.

8.e.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 18. 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 County of Sumter Design Standards for sidewalks, and SCDOT standards as applicable.

8.e.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 18. 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.e.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 17 and displayed graphically in the street profiles in Exhibit 18.

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.e.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.e.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.e.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.e.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.e.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.e.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 15
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 15 (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~~s~~
Motel	12.81per employee	5.63 per room~~s~~
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.

Change #6

EXHIBIT 16
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 16 (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 17
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 [i]	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 [h]	Sidewalk (1 side)	60 ft.
Off-street parking		Two 10 ft.	20 ft.	None	0 ft.	20 ft.	Curb [h]	Sidewalk (1 side)	50 ft.

EXHIBIT 17 (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 [h]	Sidewalk (1 side)	60 ft.
Two-side parking		Two 10 ft.	20 ft.	Two 8 ft.	16 ft.	36 ft.	Curb [h]	Sidewalk (1 side)	66 ft.
Off-street parking		Two 11 ft.	22 ft.	None	0 ft.	22 ft.	See Footnote 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	----------	-------	----------	-------	--------	----------	----------	----------

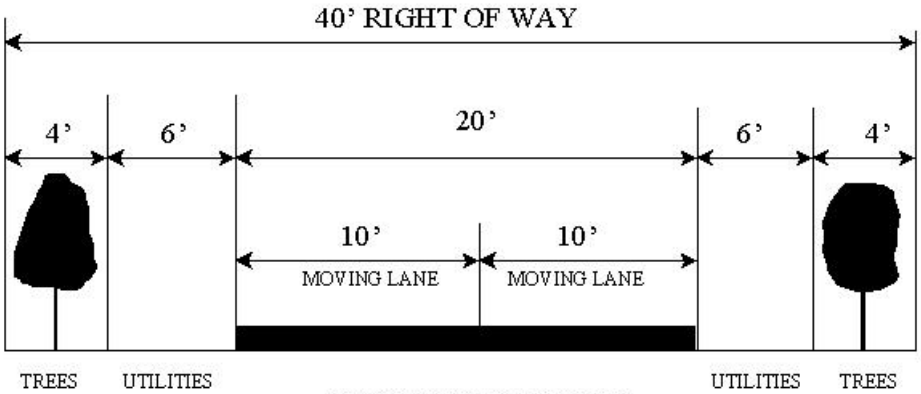
ADT= Average Daily Travel

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 subcolletor 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 width 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 curbs with a 12 month maintenance guarantee or asphalt valley gutters with a 24 month maintenance guarantee as outlined in 7.d.8.c.
i. Sidewalks will not be required for subdivision developments in the unincorporated sections of Sumter County.

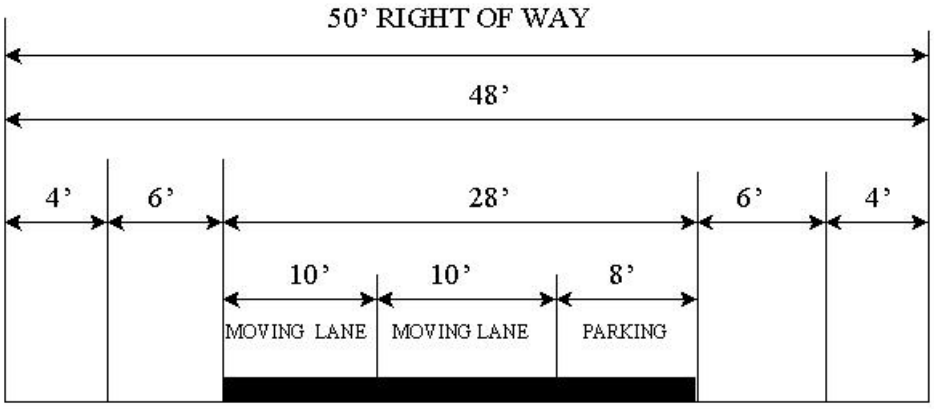
Note: R-O-W width is an established standard. Sidewalk widths are minimum. Sequenced location of elements may be modified to meet design requirements. Every effort should be made to have trees between pavement and sidewalks.

EXHIBIT 18
RIGHT-OF-WAY (ROW) PROFILES

RESIDENTIAL ACCESS STREET(S)



LOW INTENSITY

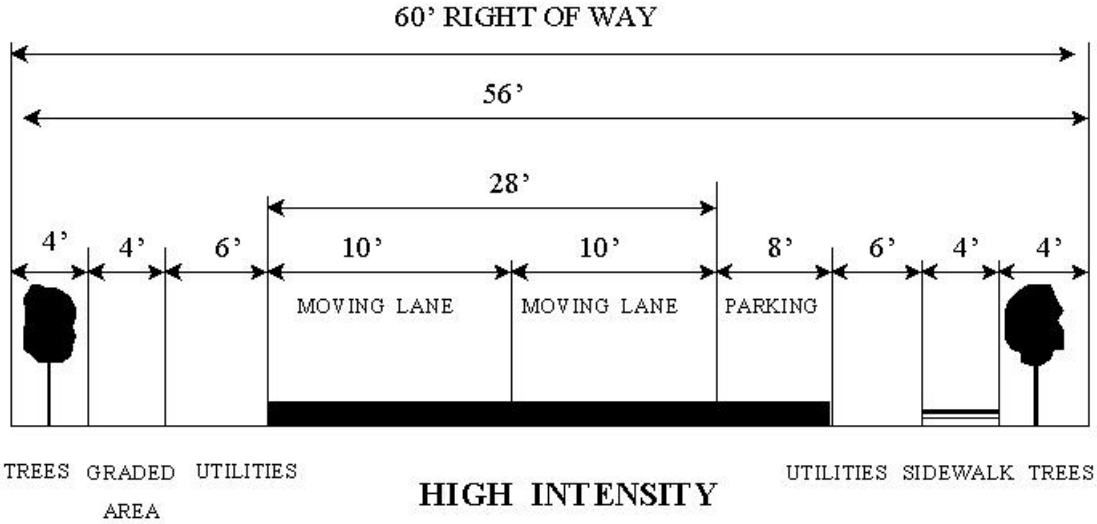


MEDIUM INTENSITY

ONE - SIDE PARKING

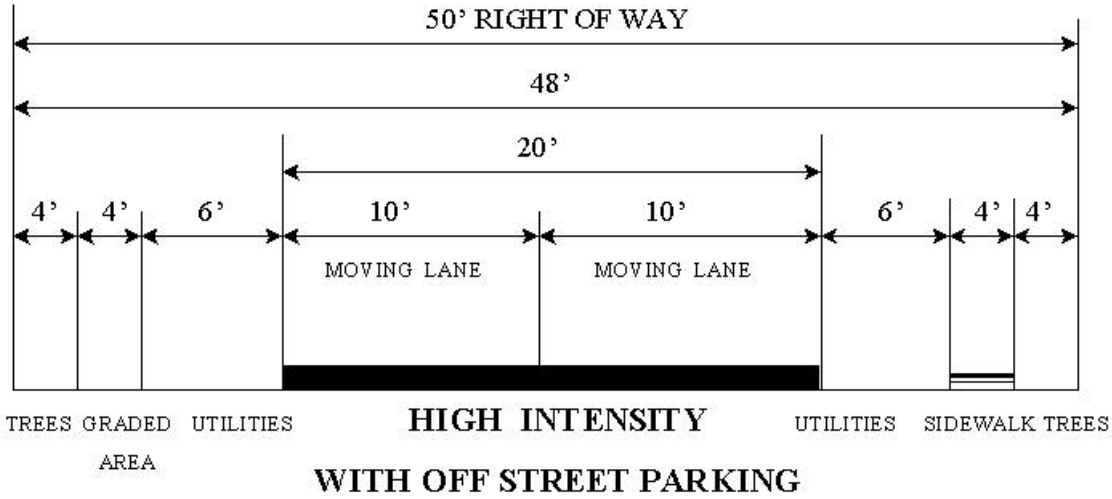
EXHIBIT 18a
RIGHT-OF-WAY

RESIDENTIAL ACCESS STREET(S)



HIGH INTENSITY

WITH ONE-SIDE ON STREET PARKING

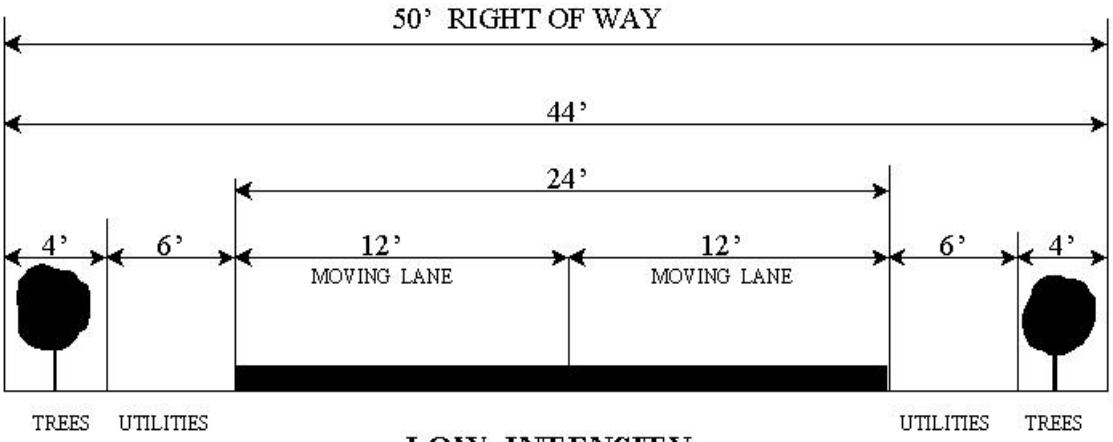


HIGH INTENSITY

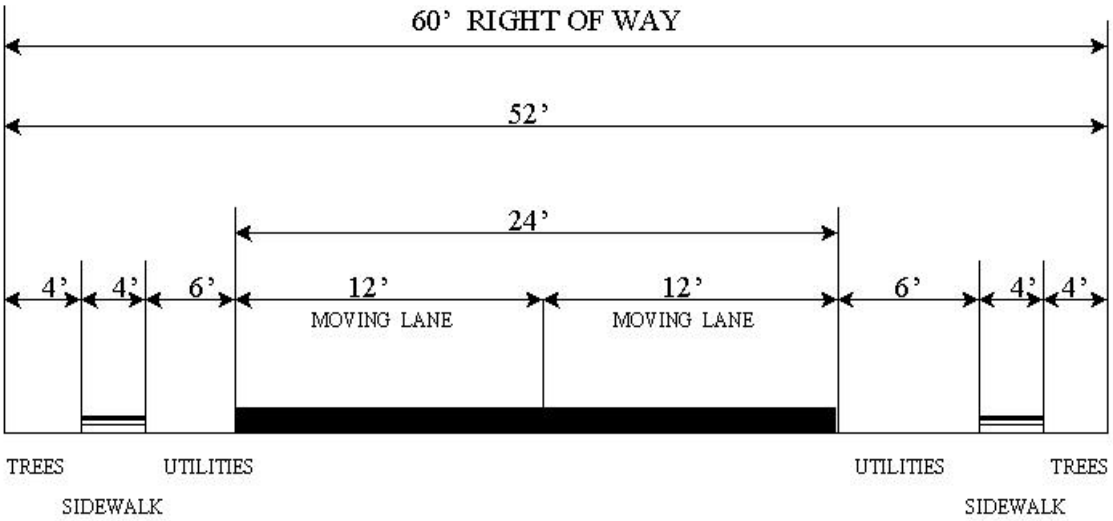
WITH OFF STREET PARKING

EXHIBIT 18b

RESIDENTIAL COLLECTORS



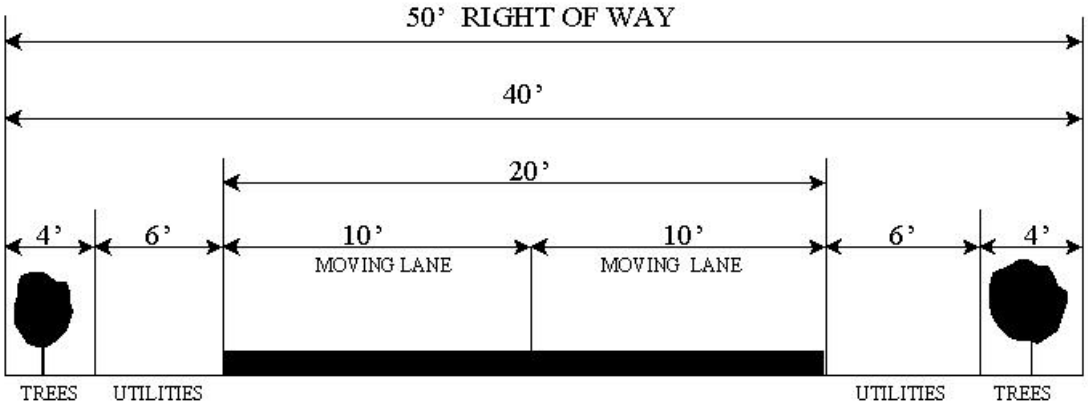
LOW INTENSITY



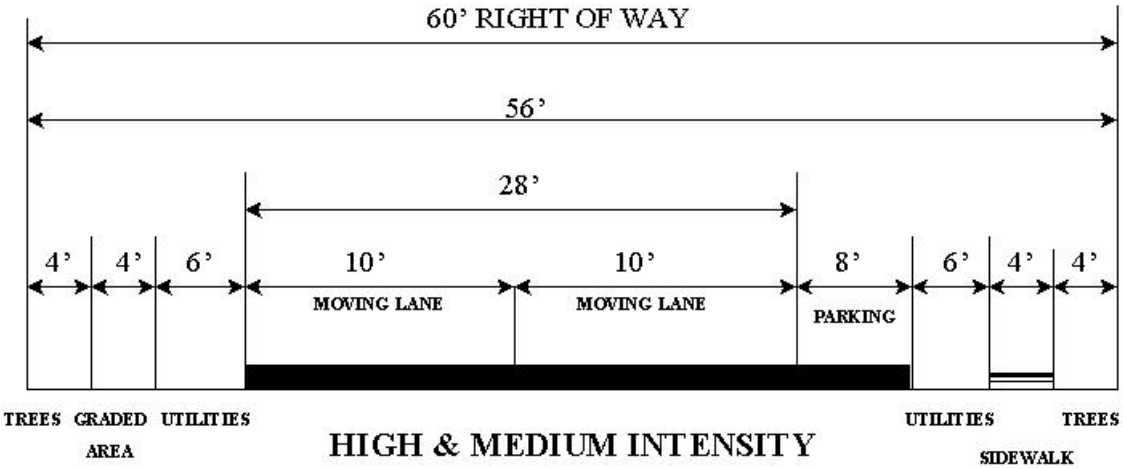
MEDIUM AND HIGH INTENSITY

EXHIBIT 18c

RESIDENTIAL SUBCOLLECTORS



LOW INTENSITY

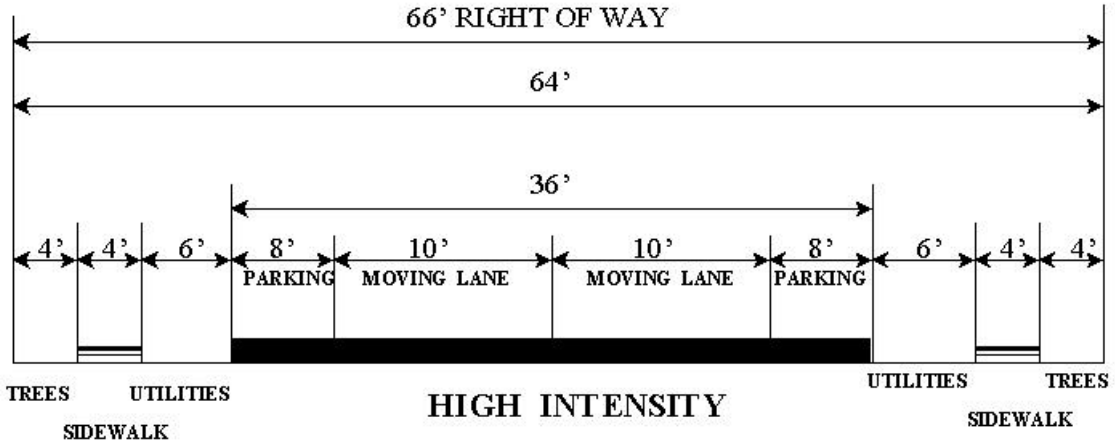


HIGH & MEDIUM INTENSITY

ONE-SIDE PARKING

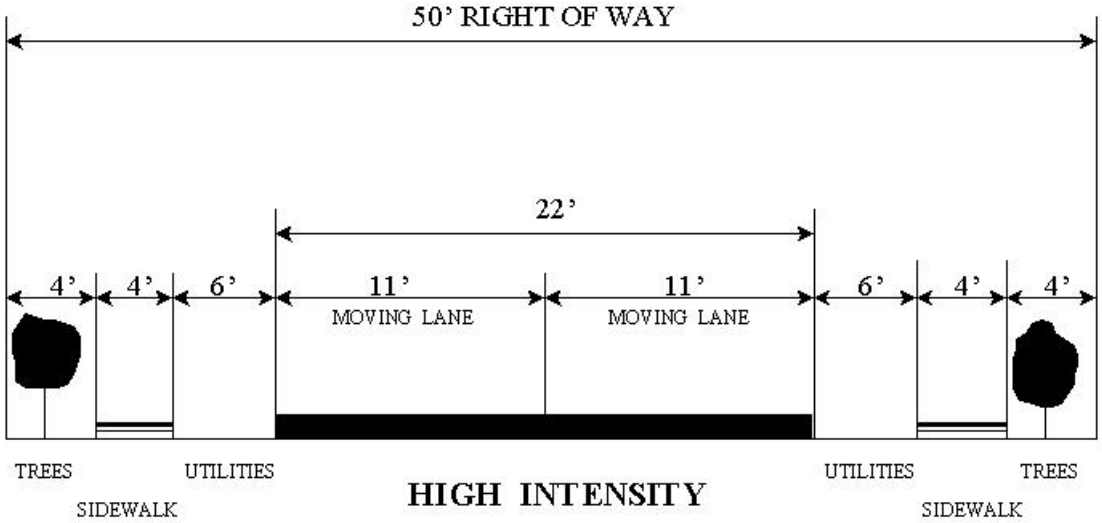
EXHIBIT 18d

RESIDENTIAL SUBCOLLECTORS



HIGH INTENSITY

TWO -SIDE PARKING



HIGH INTENSITY

OFF STREET PARKING WITH CURB

SECTION F: WATER SUPPLY

8.f.1. General:

a. All residential subdivisions 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**;**

d. All proposals for new public community water supplies or extensions to existing public water supplies**,** or uses of wells and other water sources**,** shall be approved by the Sumter City-County Planning Commission and DHEC;

8.f.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. 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);

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

SECTION G: SANITARY SEWERS

8.g.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 Sumter City–County Planning Commission and also must meet all City guidelines if in the City of Sumter;

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.f.2.f. shall be required with the sanitary sewer system.

SECTION H: FIRE HYDRANTS

8.h.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 March 1, 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 I: SIGN REGULATIONS

8.i.1. Purpose: The purpose of sign regulations is to encourage the effective use of signs as a means of communication in 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 Sumter County only in conformance with the standards, procedures, and requirements of these regulations. **These regulations are applicable to any sign visible from any point from a street right-of-way.**

8.i.2. Signs Not Requiring a Permit: A permit shall be required for the erection, alteration, or reconstruction of any sign, except for the following**:**

a. Political Signs conforming with Section 8.i.7.1.

b. Signs erected by or on behalf of a governmental entity or public utility

c. Signs or Banners erected by non-profit groups in the public interest advertising specific events. Such signs shall be allowed for a maximum of 14 days and shall be removed within 48 hours after the event has ended.

d. Banners conforming with Section 8.i.7.a.

e. Residential and Commercial Real Estate Signs conforming with Section 8.i.7.c.

f. On-site directional signs conforming to Section 8.i.7.g.

g. Window Signs placed on the interior wall or window of a business.

8.i.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;

8.i.4. Prohibited Signs and Exceptions: The following signs are prohibited in any zoning district:

a. **Off-site signs.** No sign identifying or advertising a business or use shall be permitted other than on the premises of such building or use except for non-residential uses in the AC Zoning District where they may be placed on private property not to exceed one (1) 32-square foot sign or two (2) 16 square foot signs per business. A maximum of one off-premise sign per parcel is permitted in this case. Billboards are treated separately in Section 8.i.9.

b. **Mobile or Portable Signs.** Temporary signs and structures which are not attached to a permanent foundation shall not be permitted except for those banners permitted in Section 8.i.7.a. and sandwich board signs permitted in Section 8.i.7.b

c. **Fluttering Devices.** Floats, inflatable characters or objects, ribbons, pennants, spinners, streamers, or other similar fluttering devices shall not be permitted except during special events defined in Section 8.i.7.m.

d. **Attached Signs.** Signs painted on or attached to trees or other natural objects, utility or telephone poles, fences or fence posts, or roofs, shall not be permitted.

e. **Roof Signs.** Signs erected, placed, or painted on the roof of any establishment are not permitted.

f. **Signs within street or highway right-of-way.** No sign shall be permitted within any public street right-of-way except:

1. Highway and Street signs;
2. Historical markers, memorials, or monuments as approved by County Council;
3. Temporary banners for public events and projects as set forth in Section 8.i.2.c;
4. Subdivision entrance signs, subject to review and approval by the County and SCDOT.

g. **Poster Advertising Signs.** Signs made of plastic, vinyl, or other similar material and designed to be temporary and attached to a building, wall, ground, or other object are not permitted except for political signs as defined in 8.i.2.a. and 8.i.7.l.

h. **Vehicle Signs.** Signs placed on a motor vehicle, trailer or other object parked with the primary purpose of providing a sign not otherwise allowed by the Ordinance, shall not be permitted.

i. **Flashing Signs.** Any sign displaying intermittent, flashing or changing lights shall not be permitted. Digital or electronic message boards may be permitted provided that the message not change more than every two (2) seconds and conforms to other sections of this ordinance.

j. **Abandoned/Blighted Signs.** Signs which have been abandoned, not properly maintained, are structurally unsound, or no longer advertise or identify a bona fide business, use, owner, lessor, product or activity shall not be permitted.

8.i.5. Wall Signs. Signs on the walls of a building (including signs attached flat against the wall, painted wall signs, and /or projecting signs), shall meet the following requirements and are subject to Exhibits 19 and 20:

a. **Total Area.** The total area of signs on the exterior wall of a building shall not exceed 20% of the front wall area surface. There is no limit on the total number of signs or where they may be placed on the wall surface. Buildings with two frontages shall not exceed 20% of each wall area. However, they may not be combined or accumulated.

b. **Depth.** Wall signs may not extend more than 18 inches from the wall.

8.i.6. Free Standing Signs. A freestanding sign is a sign not attached to a building. They are subject to Exhibits 19 and 20 and the following:

a. **Number of Signs**. One freestanding sign is permitted per lot/parcel, except where the lot fronts on two (2) streets and maintains 200 linear feet of frontage on each street, in which case one (1) additional freestanding sign is permitted with no more than one (1) such sign located along each street.

b. **Monument Signs.** The structure supporting a ground level, freestanding monument sign shall not be included in calculating the sign area. The area of the supporting structure however may not exceed 50% of the total combined area of the sign and supporting structure.

c. **Reader Boards.** Up to 40% of the area of a free-standing sign may be reader board, with permitted changeable copy.

d. **Shopping Center Signs.** One free-standing sign is permitted for a shopping center. Individual stores or tenants (including where more than one business occupies one

parcel) shall be consolidated on one freestanding or monument sign. Where the shopping center fronts on two (2) streets and maintains 200 linear feet of frontage on each street, one (1) additional freestanding sign is permitted with no more than one (1) such sign located along each street.

8.i.7. Miscellaneous and Temporary Signs.

a. **Commercial Banners.** Each non-residential use may have one on-premise banner on a permanent basis subject to the following conditions:

1. **Location.** The banner may be installed only on the building or canopy of the primary business and must advertise the business, its relevant promotion or products. The banner cannot extend above the roofline or be freestanding. For multi-tenant or multi-store locations, the banner must be placed on the building or canopy in front of the tenant space it is designed to serve.

2. **Size.** The banner may not exceed 32 sq. ft.

3. **Duration**. The banner may remain indefinitely as long as it is in good condition and is securely fastened, as determined by the Zoning Administrator. Banners may be interchanged at will as long as only one banner per business is maintained.

b. **Sandwich Board Signs.** Signs are permitted for non-residential property in accordance with the following conditions:

1. **Location.** One sandwich board per parcel, per street front.

2. **Size.** The sign may not exceed 6 sq. ft. per side, except where the principal structure exceeds 30, 000 sq. ft. a sandwich board sign may be permitted no greater than 20 sq. ft. and be permitted at one sign per frontage. For shopping centers and commercial multi-tenant property, one sandwich board sign is permitted per street frontage and shall be no greater than 20 sq. ft. Individual stores or tenants are not permitted separate or individual sandwich board signs.

3. **Duration.** The sandwich board may remain indefinitely as long as it is in good condition, as determined by the Zoning Administrator.

c. **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, NC, LC, PO, LI-W, HI) signs shall not exceed 16 sq. ft.

3. **Maximum Height.** All real estate signs are limited to a maximum height of 10 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 Homes 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 (i-vi).

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.

d. **Contractor Signs/New Project Construction Signs.** One (1) non-illuminated sign not exceeding 16 sq. ft. in non-residential areas and 6 sq. ft. in residential areas announcing a new construction project and all contractors, vendors, developers, architects, etc., is permitted on premises for any project under construction, alteration or renovation. Individual contractor signs are permitted at a rate of one per contractor. Such sign shall be removed within 30 days after a certificate of occupancy is issued for the project.

e. **Projecting Signs.** A projecting sign perpendicular to the wall may be substituted for a wall sign. A projecting sign shall be placed a minimum of eight (8) feet above any sidewalk and may project a maximum of six (6) feet away from the wall. Total area of the projecting sign shall not exceed 5% of the front surface area of building.

f. **Canopy or Awning Signs.** Canopy or awning signs may be permitted *in addition* to wall or projecting signs. One business identification sign is permitted not to exceed 20% of the surface area covered by the canopy or awning,

g. **Directional Signs.** Directional signs are permitted for non-residential uses at a rate of two signs per entrance, not to exceed 2 sq. ft. per sign.

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

i. **Oil Racks.** 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.

j. **Automobile Dealer Franchise Signs.** Automobile dealers shall be permitted separate free-standing signs for each brand or franchise of new cars sold by the dealership in addition to all other signs normally earned on the zoned lot. Separate franchise signs *shall not* include an attached reader board.

k. **Subdivision Identification Signs.** For each residential or non-residential subdivision, multi-family complex, attached housing complex, or mobile home park, two free-standing monument signs are permitted per entrance to said subdivision. The signs shall not exceed 40 square feet in size, nor exceed 8 feet in height. Such signs shall be lit only through indirect lighting.

l. **Political Signs.** Signs in this category are specifically designed to allow non-commercial speech that promotes the purposes of a democratic society. Signs in this category may be erected that support candidates for elected office at the local, state, or federal levels of government. Also, signs in this may promote non-commercial speech covering uses or causes that the First Amendment of the U.S. Constitution may protect. Some examples of signs that promote non-commercial speech are signs announcing ballot initiative, voter registration campaign signs, or signs that seek to advance special interest causes. (Note: this list is not intended to be all-inclusive). In no case should these regulations be used to sanction slander or language that deprives the community of its standards of moral decency. The following items are designed to implement the stated purpose herein; while insuring that the City and County of Sumter are protected against inordinate sign clutter, and deteriorated or abandoned signs that detract from the appearance of the community.

1. No sign allowed in this section may be erected or allowed within the public rights-of-way or on other public properties.

2. Political signs must not exceed 32 sq. ft in size.

3. Political signs erected for a specific election or referendum may be erected no more than 90 days prior to that polling date and must be removed not later than 15 days after that date by the candidates.

4. No sign(s) allowed in this section shall become deteriorated or fall into disrepair. If a sign(s) becomes deteriorated or otherwise falls into disrepair, the sign(s) shall be subject to removal; provided that adequate documentation shall be placed on file. The affected property owner shall be notified of the offense by certified mail, or by hand,

and shall be given 15 days to repair the said sign(s), after which time the property owner shall be subject to fine and the removal of the sign(s).

m. **Special Event Signs.** Automobile dealerships shall be permitted to hold special sales events a maximum of 3 times per year. Each special event requires a temporary use permit and may not exceed 30 days in length. Each special event must be separated by a period of 30 days. At this time, fluttering devices as described in Section 8.i.4.c. shall be permitted on a temporary basis. Two additional banners are also permitted in excess of all other regulations for the special event.

n. **Fire Cracker Stands.** Each fire cracker stand may have one on-premise banner for the period of the temporary stand. The banner may not exceed 32 sq. ft. Ribbons, pennants, spinners, streamers and other similar devices are permitted without a permit.

8.i.8. 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 HCP overlay zone, the Zoning Administrator shall review and approve such requests in the manner specified in Article Three, Section R, and Article 5, Section B of this Ordinance and the Sumter City-County Comprehensive Plan. The County of Sumter shall permit billboards in the same districts as the City of Sumter, and the General Commercial (GC) districts in the County. The County of Sumter has elected to implement HCP review in the manner of the City of Sumter.

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. This provision does not supercede Exhibit 12, Discontinuance Schedule for Certain Non-Conforming Uses found elsewhere in Article Six of this Ordinance.

4. Signs along the I-95 corridor, specifically not within 600 ft. of commercial uses, are exempt from the requirements to upgrade to the steel monopole structure.

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.i.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 set forth 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.

c. The Sumter Board of Appeals may grant a Special Exception to the sizes given in subparagraph a. above when the sign will be adjacent to a U.S. Highway. (Reference Sections 5.b.2.1 and 5.b.3.k)

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 ft.) 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:**

1. Digital and Electronic Changing Message Signs are permitted as off-site signs, including preexisting 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 (1) second.

   c. There shall be no appearance of 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/night 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 sign 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 feet 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:

Change # 2

a. 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.

b. 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’

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

d. No scrolling text messages.

8.i.9. **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 19
MAXIMUM TOTAL SIGN AREA BY USE, NUMBER, DIMENSIONS, AND LOCATION OF INDIVIDUAL SIGNS

Note: The maximum total square footage of sign area shall be as follows:

	Maximum Area of Free-Standing Sign (sq. ft.) 1, 2, 3	**Height (feet)**	**Setbacks From All Property Lines (feet)**	**Percentage of Wall Area Maximum**
All Residential Districts	Project or Subdivision ID sign only (2 per entrance) 40	5	5	N/A
Professional Office	50 (1sq. ft. per linear front foot Maximum of 50 sq. ft.)	15	5	10%
Neighborhood Commercial	100 (1sq. ft. per linear front foot Maximum of 100 sq. ft.)	15	5	10%
Limited Commercial	150 (1sq. ft. per linear front foot Maximum of 150 sq. ft.)	20	5	15%
General Commercial	200 (1sq.ft.per linear front foot Maximum of 200 sq. ft.)	30	5	20%
CBD	50 (1sq. ft. per linear front foot Maximum of 50 sq. ft.)	15	5	25%
Light Industrial	150 (1sq. ft. per linear front foot Maximum of 150 sq. ft.)	15	5	20%

	Maximum Area of Free-Standing Sign (sq. ft.) 1, 2, 3	Height (feet)	Setbacks From All Property Lines (feet)	Percentage of Wall Area Maximum
Heavy Industrial	150 (1sq. ft. per linear front foot Maximum of 150 sq. ft.)	15	10/20	20%
Agricultural Conservation	100 (1sq.ft.per linear front foot Maximum of 100 sq. ft.)	10	10/20	32 sq. ft. maximum
Conservation/ Preservation	36	10	10/20	N/A

EXHIBIT 20
PERMITTED SIGN BY TYPE AND ZONING CLASSIFICATION

	Free Standing	Building Canopy	Building Marquee	Building Wall	Banner/ Pennant	Flag	V-Shaped Sandwich Board
All Residential Zones	N	N	N	A	N	A	N
Multi-Family	N	N	N	A	N	A	P
Mobile Home Parks	N	N	N	A	N	A	N
Professional Office	P	P	P	P	A	A	P
Neighborhood Commercial	P	P	P	P	A	A	P
Limited Commercial	P	P	P	P	A	A	P
General Commercial	P	P	P	P	A	A	P
CBD	P	P	P	P	A	A	P
Light Industrial	P	P	N	P	A	A	P
Heavy Industrial	P	P	N	P	A	A	N
Agricultural Conservation	P	N	N	P	A	A	***P***
Conservation Preservation	N	N	N	N	N	A	N

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

SECTION J: PARKING REGULATIONS

8.j.1. Purpose: The provisions of this section apply wherever off-street parking is required by this Ordinance as identified in 8.j.3.n. for residential parking and Exhibit 23 for non-residential parking. The exception to the requirement for off-street parking is only found within the CBD District.

8.j.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.j.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. Off street parking spaces shall be maintained in an orderly condition and shall not be used for the sale, repair or dismantling or servicing of any vehicles, equipment, materials or supplies regardless of zoning district.

1. **Commercial Zoning districts (GC, LC, NC, PO):** 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.

2. **Industrial Zoning Districts: (HI, LI-W, MUI):** 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.

3. **Agricultural and Conservation Zoning Districts (AC, AC-10, CP):** Parking lots within the agricultural and conservation districts are not required to be paved with asphalt or concrete. However, handicap parking shall be provided in all parking lots in accordance with Section 8.j.3.j. Regardless of parking lot surface materials required handicap spaces shall be paved with concrete or asphalt and have an accessible route to the main entrance of the establishment in accordance with adopted building codes. Parking lots shall meet the following minimum standards:

    a. Areas shall be coated in a durable, dustless all weather surface such as gravel, crusher run, or recycled asphalt;

    b. The extent and limits of all parking lots shall be defined through the use of some suitable edging material capable of confining any loose parking surface materials within the designated parking area;

    c. Regardless of parking surface, a site plan must be submitted for review showing sufficient space to accommodate the required number of parking spaces in accordance with Exhibit 23.

4. **Places of Worship (SIC 866)**: The required parking spaces for a church do not have to be paved and concrete curb and gutter is not required unless doing activities that require a Business License and are beyond religious activities. However, handicap parking shall be provided in all parking lots in accordance with Section 8.j.3.j. Regardless of parking lot surface materials, required handicap spaces shall be paved with concrete or asphalt and have an accessible route to the main entrance of the establishment in accordance with adopted building codes. Regardless of parking surface a site plan must be submitted for review showing sufficient space to accommodate the required number of parking spaces in accordance with Exhibit 23. Churches outside of the AC, AC-10, and CP zoning districts must provide paved parking if undertaking any of the uses listed below:

    a. Daycare facilities

    b. Book Store/gift shop

    c. Schools and /or 5-day a week after school tutoring programs

NOTE: Paved parking must only be provided based on the space being used for the above specified activities in accordance with Exhibit 23.

5. **Eleemosynary Veterans Organizations:** The required parking spots do not have to be paved and curb and gutter is not required unless doing activities that require a Business License, except in the AC and CP zoning districts. Handicap parking shall be provided in all parking lots in accordance with Section 8.j.3.j. Regardless of parking lot surface materials required handicap

spaces shall be paved with concrete or asphalt and have an accessible route to the main entrance of the establishment in accordance with adopted building codes. Regardless of parking surface a site plan must be submitted for review showing sufficient space to accommodate the required number of parking spaces in accordance with Exhibit 23.

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 21
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 23 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 22
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 parking 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 8.d.7. and 8.d.8. of this Ordinance. However, where parking lots on commercial or industrial zoned lots are located in the front of buildings the width of the buffer facing the street

right-of-way shall be ten (10 ft.) feet wide. All landscaping within the buffer shall be designed in compliance with the standards in 8.d.7.

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

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 23
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 23 (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 23 (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	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 Uses	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 23 (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 23 (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: 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.