

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 ensure a project will be an asset 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 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 2.0 acres may have a maximum of 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 20% 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 *Article 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 Long Range Transportation Plan (LRTP)*. 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 (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 *Article 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:** 25% of the tract proposed for a Planned Development (PD) shall be set aside for developed and/or undeveloped open space, adjusted, as appropriate, for the conditions such as population density, existing municipal or county facilities located nearby, socio-economic characteristics of the prospective population, and other appropriate site and development-specific factors.
- b. **Size of Open Space Parcels:** The area of each parcel of open space designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.
- c. **Location of Open Space Parcels:** Open space parcels in residential PDs shall be convenient to the dwelling units they are intended to serve. However, because of noise generation, they shall be sited with sensitivity to surrounding development.

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

- a. **Developed Open Space:** The Sumter City-County 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 Sumter City-County 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 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. Sumter County, subject to the acceptance by Sumter 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 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 *Article 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 and Intent: Regulations for landscaping and tree protection are necessary in order to preserve and enhance the visual image of Sumter County, and promote the safety and general welfare of its residents. More specifically, the intent of the landscape ordinance is to:

- a. Provide landscape buffering between land uses.
- b. Protect, preserve, and promote aesthetic appeal and scenic beauty, and enhance property values.
- c. Reduce noise impacts and air pollution, absorb carbon dioxide, provide shade and reduce the heat island effect.
- d. Reduce storm water run-off, control soil erosion and reduce the hazard of flooding.
- e. Filter and reduce glare from artificial light sources, and screen noise and dust.
- f. Provide shaded areas along streets and in parking areas.

8.d.2. Applicability and Exemptions:

- a. Applicable Areas:
 1. All land uses requiring major or minor site plan approval, and any additions to commercial projects requiring major or minor site plan review
 2. New major subdivisions in any residential (R-15, R-9, R-16, GR or RMF) or commercial (GC, LC, NC, or PO) zoning district.
- b. Exemptions: Under the following conditions, development shall be exempt from these landscaping, buffering, and tree protection regulations:
 1. Existing single-family detached dwellings and duplex dwellings on individual lots.
 2. Any commercial development project outside of the Highway Corridor Protection District (HCPD) that is in either the Agricultural Conservation (AC) or Conservation Preservation (CP) zoning districts.
 3. Major subdivisions in the AC zoning district shall provide a tree protection/preservation plan in accordance with Article 8.d.16. Landscape plans for such development shall be required only to address necessary mitigation resulting from the removal of any significant or historic tree associated with the subdivision development.

8.d.3. Landscaping and Bufferyard Requirements

- a. Required Planting Areas
 1. Street landscaping
 2. Parking lots
 3. Side and rear yards (Referred to as Type A, B, and C landscaping).
- b. Planting Area Descriptions
 1. **Street Landscaping.** A planting area parallel to a public street designed to provide a continuity of vegetation along the right-of-way and a pleasing view from the road.
 2. **Parking Lot Landscaping.** The landscaping area within and adjacent to parking areas, designed to shade and improve the attractiveness of parking lots and paved areas.
 3. **Type A Landscaping.** A peripheral planting strip intended to separate uses, provide vegetation in densely developed areas and enhance the appearance of individual properties.
 4. **Type B Landscaping.** A low-density screen that is intended to partially block visual contact between uses and create spatial separation.
 5. **Type C Landscaping.** A medium-density screen that is intended to partially block visual contact between uses and create spatial separation.

8.d.4. Landscaping Determination: Requirements for landscaping yards shall be based on the existing land use of the adjacent parcel(s). The type of landscaping yard required for each zoning classification is outlined in *Table D1*.

- a. Landscaping Determination and Calculation.
 1. To determine the landscaping required based on development type, take the following steps:
 - a. Identify the proposed or expanded land use and the existing adjacent land use(s). The use on a property supersedes the actual zoning district. For example, a dwelling on a General Commercial (GC) zoned property is always considered a residential use.
 - b. Use the Landscaping Chart, *Table D1*, to determine the appropriate letter designation for each landscaping area.
 - c. Match the letter designation obtained from the Landscaping Chart with the Landscaping Type Depictions in *Article 8.d.5*. to determine the types and numbers of shrubs and trees required.

Table D1 Landscaping Chart

Proposed Use	Existing Adjacent Use					
	Agricultural/ Vacant	Residential	Office	Commercial	Light Industrial	Heavy Industrial
Residential ^{1, 2, 3}	N/A	N/A	A	A	B	C
Office/Institutional	N/A	A	A	A	C	C
Commercial	N/A	A	A	A	B	C
Light Industrial	A	B	B	B	A	B
Heavy Industrial	B	C	C	C	B	A

NOTES:

1. Multifamily housing projects, apartment complexes, and mobile home parks shall be considered Commercial uses for the purposes of this table.
2. For major subdivision developments, a developer may install a 6 ft. privacy fence in place of a Type A Buffer.
3. For major subdivision developments, a developer may install a 6 ft. privacy fence and a combination of canopy and understory trees in place of a Type B buffer.

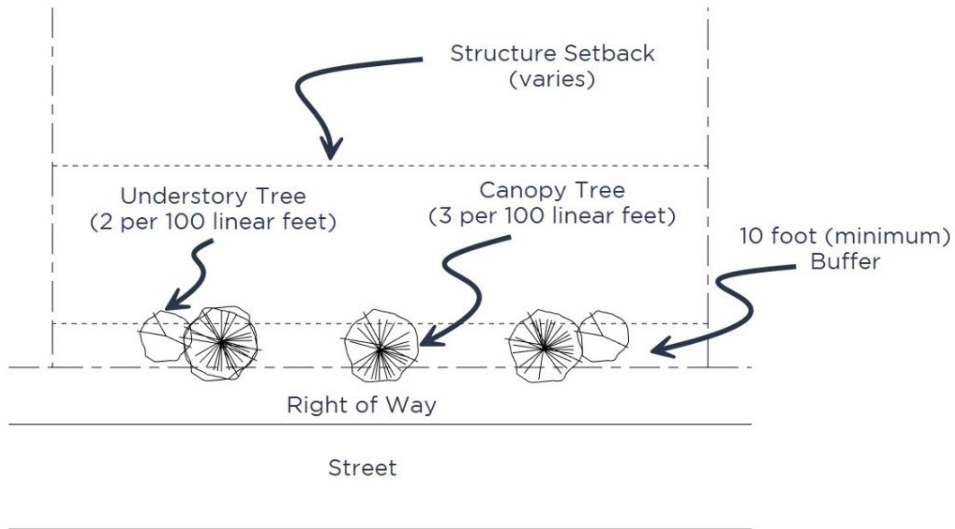
8.d.5. Responsibility for Bufferyard Installation

- a. It shall be the responsibility of the proposed use to provide the bufferyard required by *Table D1*.

8.d.6. Landscaping Type Depictions

a. Street Landscaping

- Buffer width:* 10 foot minimum buffer width
Plantings: 3 Canopy trees per 100 linear feet
 2 understory trees per 100 linear feet
 Ground cover (i.e. sod, grass, mulch, etc.)

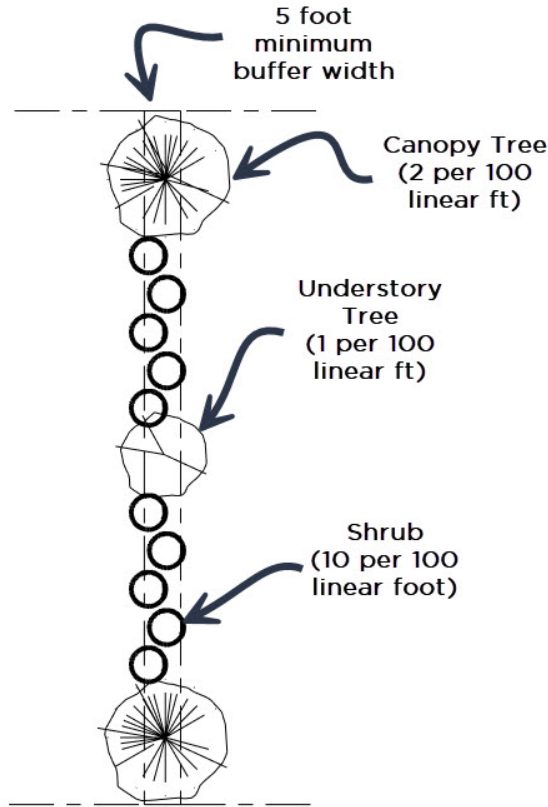


Street Landscaping

a. Type A Landscaping

Buffer width: 5 foot minimum buffer width

Plantings: 2 Canopy trees per 100 linear feet
1 Understory trees per 100 linear feet
10 Shrubs per 100 linear feet



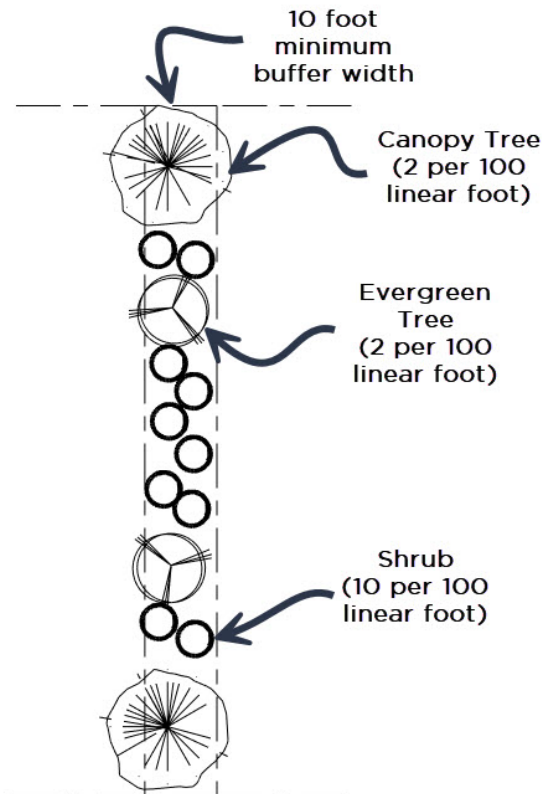
Type A Landscape Buffer

a. **Type B Landscaping** – it is the intent of this buffer to create a partial visual obstruction to uses on the adjacent parcel.

Buffer width: 10 foot minimum buffer width

Plantings: 2 Canopy trees per 100 linear feet on center
2 Evergreen trees per 100 linear feet on center
10 shrubs per 100 linear feet on center

Fencing: Walls and fences, a minimum of 6 feet in height (constructed of masonry, stone, pressure treated lumber, or composite material) may be used to reduce the number of plantings by one half.



Type B Landscape Buffer

a. **Type C Landscaping** – it is the intent of this buffer to create a full visual barrier to uses on the adjacent parcel.

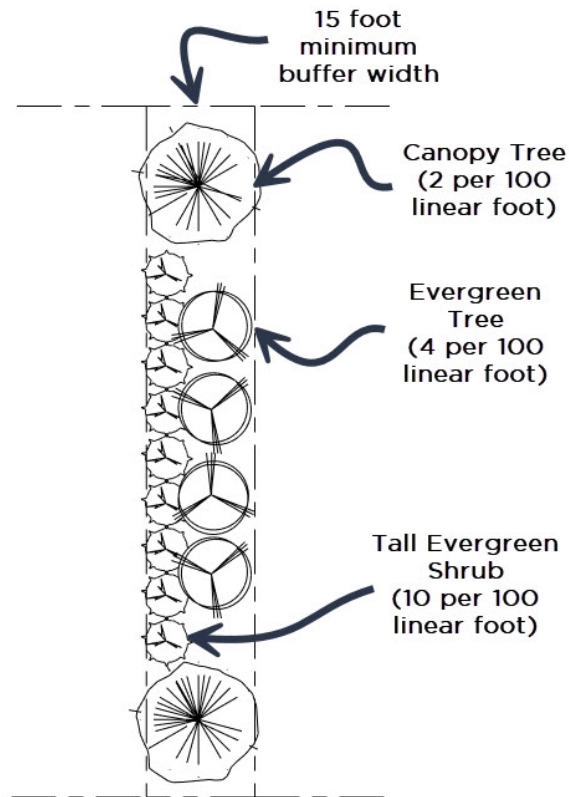
Buffer width: 15 foot minimum buffer width

Plantings: 2 Canopy trees per 100 feet on center

4 Evergreen trees per 100 feet on center

10 Tall evergreen shrubs per 100 feet on center

Fencing: Walls and fences, a minimum of 6 feet in height (constructed of masonry, stone, pressure treated lumber, or composite material) may be used to reduce the number of plantings by one half.



Type C Landscape Buffer

8.d.7. Utility Service: When the configuration of a site is such that the required landscaping set forth herein must be placed in proximity to utility services, consideration shall be given to the estimated mature height of required plant materials, as well as root structure.

- a. Understory trees which have an estimated mature height less than that of the overhead utility service may be substituted on a 2:1 ratio for canopy trees.

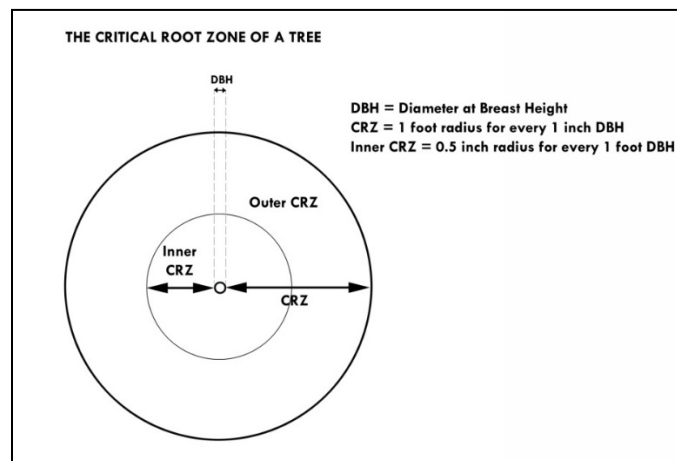
8.d.8. Landscaping Design Standards

- a. Calculation of Street Landscaping: Street landscaping rate and width calculations shall be based on gross linear footage at the street frontage.
- b. All plant materials used to satisfy requirements set forth herein shall be suitable for the climatic characteristics of Sumter (USDA Climate Zone 8).
- c. All plans must cite the most recent recommendations of American Standards for Nursery Stock by the American Association of Nurserymen with regards to size standard, planting specifications and maintenance recommendations.
- d. Equal spacing of plant material shall not be required. Plant materials may be grouped and clustered in order to present a more natural appearance. However, clusters of plant material shall be distributed equally throughout the landscaped areas.
- e. Existing trees may be counted as canopy or understory as set forth herein provided such trees are a minimum of 2” inches in caliper, in good health and located in the approximate area as required herein. Invasive species shall not be counted toward existing trees.
- f. Parcels containing delineated wetlands (as determined by U.S. Army Corps of Engineers) which would normally require landscape buffers as determined in this Article shall be exempt from such required buffer provided the width of the delineated wetlands is a minimum of 30 feet. If the adjacent wetlands should be mitigated and approved for development in the future, the required buffer shall be specified and installed at that time.
- g. No structures or portions of structures (except structures required in conjunction with public utility services and public transit, fences, or walls) shall be permitted in a required landscape buffer. Ingress and egress shall be permitted through required landscape buffers
- h. Adjacent commercial parcels shall provide pedestrian and bicycle connectivity when a buffer separates parcels. A minimum 5 foot width walkway shall be provided to allow pedestrian and bicycle access between parcels. This requirement shall be waived if there is a sidewalk at the street.

8.d.9. Definitions

- a. Berms. Berms constructed to satisfy buffer requirements stated herein shall be physical barriers which screen incompatible land uses. If included in the landscape design, berms more than 2 ft. in height shall be:

1. Constructed with a maximum slope of 1 foot of rise to 3 feet of run (1:3).
 2. Have a minimum crown of 6 feet in width.
 3. Have a maximum slope of 1:4 when greater than 6 feet in height, as measured from the exterior property line.
 4. Designed and constructed with an undulating appearance which mimics as much as is practicable a natural topographical feature of the site.
 5. Substantially planted and covered with live vegetation. No berm shall consist entirely of turf grass, groundcover, mulch or similar material. If a berm is greater than 2 feet in height all trees shall be arranged so that they are planted within 2 vertical feet of the natural grade. The surface of the berm shall be planted according to *Table D1* and *Article 8.d.6.c. Berms* functioning as part of a front bufferyard shall be planted using Type A landscaping.
 6. Fully installed, planted and stabilized prior to issuance of certificate of occupancy.
 7. Designed to prevent standing water or to impede the flow of storm water from adjacent properties.
 8. Free of structures, including fences, unless approved by the Planning Commission as part of the landscaping requirements for site development.
- b. Barricade. Protective fencing consisting of 2x4-inch posts with 1x4-inch rails or orange safety fence, for the purpose of tree preservation and to protect environmentally sensitive areas during construction.
- c. Caliper. Tree caliper, or diameter, is measured 6 inches above the ground for young and recently planted trees. Measurement of mature trees is based on Diameter at Breast Height (DBH).
- d. Critical Root Zone (CRZ). Tree Protection Area. Calculated by 1 foot radius for every 1" DBH, or a 10' radius of the trunk of a tree, whichever is greater.



- e. Deciduous Plant. A plant that loses its leaves in winter.

- f. Diameter at Breast Height (DBH). The diameter of an existing tree, measured 4.5 ft from ground level. For multi-stemmed varieties, add the individual stem widths to calculate DBH.
- g. Evergreen Plant. A plant that does not lose its leaves and remains green in the winter.
- h. Groundcover. Groundcover shall be grass, turf, sod, ivy, bulbs, potted flowers, and bedding plants. Pebbles, wood chips, bark, mulch, straw and similar materials, may be used in conjunction with groundcover to delineate planting beds, but in no instance shall such materials be used for the purpose of sidewalks, parking areas, or driveways. Areas dedicated for lawns shall be cleared of debris, graded level, and covered with sod, turf, or grass seed.
- i. Historic Tree. A tree listed on Table D2 that is 30” DBH or greater
- j. Irrigation System. A water distribution system that ensures that all plant materials and landscaped areas are watered on a regular basis.
- k. Palm trees. Palm species trees shall be used as an ornamental, canopy, or decorative tree. Palm trees shall be permitted to meet the minimum landscaping requirements (i.e. buffers, perimeter, mitigation requirements, etc.), except for internal parking lot landscaping.
- l. Pervious (permeable) Pavement. A paving system that allows water to move through the driving surface into the stone base below.
- m. Significant Tree. A tree listed on *Table D2* that is 12” DBH or greater,
- n. Shrubs.
 - 1. *Foundation/small* – shall be a minimum of 3 gallons in size and 15 inches in height at the time of planting, and shall reach a minimum height of 3 feet at maturity;
 - 2. *Tall* – shall be a minimum height of 3 feet and width of 2 feet at time of planting, and shall reach a minimum height of 6 feet and width of 4 feet at maturity.
- o. Trees:
 - 1. *Canopy* – Any tree that reaches a mature height in excess of 40 feet. Examples include oaks, hickories, maples, poplars, and others.
 - 2. *Understory* –When mature, an understory tree should be between 15 and 40 feet high. Examples include dogwoods, sourwoods, fruit trees, and others.
 - 3. *Evergreen* – A canopy tree that does not lose its leaves and remains green in winter, and typically reaches a minimum mature height of 8 feet.
- p. Verge. A narrow strip of grass, plants, and sometimes also trees, located between the roadway curb, or road surface edge, and the boundary of a road or parking lot.
- q. Walls and Fences. Walls and fences constructed to satisfy buffer requirements stated herein shall be placed in a linear, serpentine, or stepped alignment and shall be a minimum of 6 feet in height, and shall not exceed 8 feet in height. Such walls and

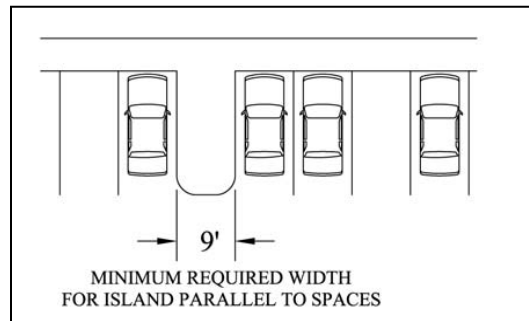
fences shall be solid, continuous structures made of brick, stone, stucco, concrete, wood or synthetic wood, or composite material. Other materials and colors may be approved by the Planning Department. The finished side of the fence shall be installed on the outside of the property. Hurricane or chain-link fencing is permitted for use around retention ponds, or where not seen by the general public.

8.d.10. Landscape Requirements for the Interior of Parking Areas

- a. Parking areas shall contain landscape islands and peninsulas located in such a manner as to:
 1. Divide and break up large expanses of paving.
 2. Guide traffic flow and direction.
 3. Promote pedestrian and vehicular safety.
 4. Preserve existing trees and vegetation.
 5. Provide shade and reduce heat island effect.

- b. Parking lot perimeter landscaping shall be determined by Type A – C landscape buffers where the parking lot perimeter is the property perimeter.

- c. The minimum width for a landscape island or peninsula that is parallel to a parking space shall be 9 feet, and the minimum length for the same shall be 17 feet. Each landscape island or peninsula shall contain a minimum of 1 canopy tree. There shall be no more than 20 parking spaces between landscape islands.



- d. Each end of each row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape screen or border as required in Section 8.d.3.
- e. The Zoning Administrator may consider reducing the width of a landscape island and the amount of plant materials by up to 50% if impervious surface reduction design methods, as described in *Article 8.d.11*, are used in a parking area. Traditional curb and gutter may be replaced by wheel stops, or curb cuts may be implemented as part of a Low Impact Development (LID) grading system.

8.d.11. Parking Lot Design for Impervious Surface Reduction.

- a. Use minimum parking stall and ADA compliant dimensions.
- b. Use the most space-efficient stall configuration for the site.
- c. Selection of pervious surface material shall be based on amount of automobile traffic and use.
- d. If soils are suitable, drain parking lot runoff into infiltration islands using curb cuts or flat curbs with ribbon edging and wheel stops. If existing soils are unsuitable for infiltration, excavate the infiltration area to a depth of 3 ft and fill with a planting soil

- mix.
- e. Plant native perennials or grasses, or shrubs rather than turfgrass over as much of non-paved surfaces as possible.
- f. Use of other accepted best engineering practices for LID.

8.d.12. Stormwater Facility Landscape Requirements

- a. Native plants and selected non-native plants shall be required in and around on-site stormwater facilities. The plant species selected shall be those which are commonly known to flourish in wetland or stormwater areas. Non-native species shall be approved on a case-by-case basis and shall be proven non-invasive species.
 - 1. 70% of the disturbed area and slopes of a Stormwater area, excluding any area intended to be wet at all times, shall be planted with perennial cover (grasses, shrubs, perennials) of either native or approved non-native plants. A combination of coir fabric and seed mix is acceptable as long as all slopes greater than 8% are completely covered.
- b. No trees shall be planted on dams, pond slopes or fill dirt areas, or anywhere that may compromise the integrity of the storm water engineering system.
- c. Native plants are not required in swales located in turfgrass areas or lawns.
- d. Chain link fencing is permitted around stormwater facilities. If said fencing is visible to the road right of way the fence shall be black or green so as to blend into the landscaping.

8.d.13. Residential Subdivision Development – Major subdivision developments in zoning districts subject to landscaping requirements shall comply with the following:

- a. Subdivision Front Bufferyard (Exterior Street Landscaping) Requirements. A subdivision must choose from the following street landscaping types:
 - 1. Berms. Shall meet the standards as described in *Article 8.d.9.a.* Minimum bufferyard width is 20 feet.
 - 2. Walls. Shall be constructed of brick, stucco or stone, pressure treated lumber or composite material with a minimum height of 6 feet. All walls along the street frontage shall be constructed of the same material and provide a uniform appearance.
 - 3. Type A buffer.
- b. Subdivision Perimeter Bufferyard Requirements: perimeter plantings for a subdivision shall be in accordance with *Table D1.*
- c. Bufferyards shall be located on commonly owned open space controlled by an approved Homeowners Association (HOA). Said organization shall be responsible for maintenance and upkeep of all required buffers.

8.d.14. Landscape Plan Submittal Requirements

- a. 1 physical copy and 1 digital copy (PDF) of the proposed landscape plans shall be submitted for zoning compliance.
- b. The landscape plan shall be drawn to scale and shall illustrate the following information:
 1. Scale, date and north arrow;
 2. Location and labels for all proposed vegetation, including a legend;
 3. Planting and installation details for proposed plant materials.
 4. Location labels of existing vegetation and trees to be saved;
 5. Methods and details for the protection of existing vegetation;
 6. Location and specifications for proposed fences, walls, and berms – plans shall include a scaled cross section of any proposed berms;
 7. Plant list or schedule with the botanical and common name, quantity, spacing and size of all proposed materials at the time of installation;
 8. Provide a tree legend with existing trees, and all significant and historic trees.
 9. Location of all existing and proposed structures, paved areas, landscape islands, and sidewalks;
 10. Location and specification of proposed irrigated areas;
 11. Location and specifications for dumpster pads;
 12. List adjacent land uses and zoning districts of adjacent properties.
 13. Location of environmental conditions such as creeks, wetlands, floodplain areas, Carolina bays or any other environmental features of note.

8.d.15. Plant Material and Irrigation Requirements:

- a. All plant materials used in a landscape plan must meet the following minimum standards at time of planting:
 1. Canopy Trees must be a minimum of 1.5-inch caliper with a minimum height of 6 feet.
 2. Understory Trees must be a minimum of 1.5-inch caliper with a minimum height of 5 feet.
 3. Multi-stemmed specimens shall be calculated by adding the calipers of individual stems. The cumulative caliper for any multi-stemmed specimen must be a minimum of 1.5 inches.
 4. Evergreen Trees must be a minimum height of 5 feet.
 5. “Tall Shrubs” as specified for bufferyards shall be a minimum height of 3 feet and width of 2 feet at time of installation and shall reach a minimum mature height of 6 feet and width of 4 feet. The tall shrubs used in a buffer shall be predominantly evergreen, no more than one in ten of the shrubs used in a bufferyard may be deciduous.
 6. Foundation/small shrubs shall be 15 inches tall when planted; 36 inches in height at maturity.
 7. Any deviations from these minimum standards must reference the most updated version of the *American Nursery and Landscaping Association’s publication American Standards for Nursery Stock*

(ANSI) for plant material standards.

8. Rootbound, damaged, diseased or otherwise inferior plant material shall be replaced before final zoning approval is given.

8.d.16. Tree Preservation

- a. Existing trees and vegetation may be used to satisfy requirements stated herein. Site plans shall be designed to preserve existing vegetation.

Trenching, placing backfill, driving or parking equipment in the CRZ area, and dumping of oil, trash, paint or other materials detrimental to plant health in close proximity to protected trees is prohibited;

- b. Tree Survey/Tree Protection Plan: A tree survey and tree protection plan is required in all areas to be developed, excluding any development activity in residentially zoned districts in the County. The survey shall include the species and location of all significant and historic trees. A tree protection plan shall be drawn to scale and submitted as part of a landscape plan, site plan, preliminary subdivision plan, when seeking a land disturbance permit, or filed separately. Components shall include:
 1. Footprint or proposed footprint of any building(s) or structure(s);
 2. Areas of clearing, grading, trenching, and other earth moving activities;
 3. Significant and/or historic trees in area(s) to be developed, with barricades around CRZ of trees shown on plan;
 4. Areas to be protected during development are not required to show individual significant or historic trees, as long as the entire area is contained by a barricade and is indicated on the tree protection plan;
 5. Ponds, creeks, wetlands, floodplain areas, Carolina bays and other natural features shall be protected by silt fencing or other methods that ensure their protection from erosion and disturbance during development activities. The developer is responsible for coordinating with the U.S. Army Corps of Engineers to obtain necessary permits for areas determined to be jurisdictional and under their purview.
 6. Areas of planned remediation for significant and/or historic trees to be removed shall be indicated on the submitted landscape plan;
 7. Existing trees may be counted in meeting the number of required trees for Street Landscaping and buffers. To be counted, a tree must have a tree diameter at breast height (DBH) of 2 inches.
 8. In parking lots, curb and gutter systems shall be installed around the CRZ of existing trees to maintain a protective area after construction. Soil amendments and mulch shall be applied to refill areas where soil removal and root pruning have taken place;
 9. Permeable paving, asphalt or concrete as well as tree grates, structural soils, and other engineered products which allow water to penetrate the soil underneath the tree are permitted within the outer CRZ area. Sidewalks and other hardscape elements with permeable qualities are permitted in outer CRZ areas. When installing such elements, tree roots shall be pruned with clean cuts at the edge of the disturbed area and shall not compromise more than 25% of the outer CRZ area. No fill shall be placed above grade, and no disturbance, parking of heavy machinery

or planting is permitted within the Inner CRZ area of a tree. (See graphic entitled “Critical Root Zone of a Tree” in definitions *Article 8.d.9.d.*)

10. No planting other than groundcover is to occur within the outer CRZ of an existing significant or historic tree being retained on-site;
11. Trees and undergrowth in designated open space in an approved plan shall remain undisturbed, except as indicated on an approved plan. Removal of any dead and dying plant, or any plant currently listed on the *USDA Invasive and Noxious Weed List* is permitted;
12. The following trees are considered significant or historic, depending on size as indicated. It is the intent of this ordinance to encourage the preservation of any mature tree, even if it is not on this list, when located within a development site in a manner that may contribute to any required landscaping.

Table D2 Significant and Historic Trees

Latin Name:	Common Name:	DBH for Significant:	DBH for Historic:
<i>Acer rubrum</i>	Red Maple	12”	30”
<i>Carya illinoensis</i>	Pecan	12”	30”
<i>Cedrus deodora</i>	Deodar Cedar	12”	30”
<i>Celtis occidentalis</i>	Hackberry	12”	30”
<i>Fagus grandifolia</i>	Beech	12”	30”
<i>Ginkgo biloba</i>	Ginkgo	12”	30”
<i>Juglans nigra</i>	Black Walnut	12”	30”
<i>Liriodendron tulipifera</i>	Tulip Poplar	12”	30”
<i>Magnolia grandiflora</i>	Southern Magnolia	12”	30”
<i>Nyssa sylvatica</i>	Tupelo	12”	30”
<i>Quercus virginiana</i>	Live Oak	12”	30”
<i>Quercus spp.</i>	All other large oaks, except water oaks	12”	30”
<i>Pinus palustris</i>	Longleaf Pine	12”	30”
<i>Ulmus Americana</i>	American Elm	12”	30”
<i>Ulmus parviflora</i>	Chinese Elm	12”	30”
<i>Taxodium distichum</i>	Bald Cypress	12”	30”

- c. A Land Disturbance Permit shall be required for all major subdivisions, commercial and industrial projects occupying undeveloped and/or developed property, or portions thereof.
 1. Owner occupied individual residential properties and on-going farm operations are expressly excluded from the provisions requiring a land disturbance permit;
 2. An application for a Land Disturbance Permit shall be available from the Planning Department. The issuance of a Land Disturbance Permit is contingent upon the approval of a Tree Protection Plan except in single-family or duplex residential parcels.
- d. Tree Removal: A permit shall be required for the removal or destruction of a significant or historic tree or trees. A permit may be issued by the Zoning Administrator if it meets the following criteria:

1. The significant and/or historic tree(s) to be removed is dead, diseased, irreparably damaged, hazardous or creating or potentially creating damage to the property or injury to person;
2. A landscape plan and tree protection plan have been approved pursuant to this ordinance;
3. No person, firm, organization, society, association or corporation, or any agent or representative thereof shall directly or indirectly destroy or remove any significant or historic tree situated on property under the jurisdiction of this Section without a Land Disturbance Permit. A permit for tree removal is not required for trees on established single family or duplex residential parcels;
4. It is Council's intent that this Ordinance not render any site impractical for its permitted or conditionally allowed uses. In instances where a Significant or Historic Tree must be removed because such tree is located within a proposed building footprint, street, road, driveway, drainage way, or parking area and no other reasonable design or economically reasonable alternative exists to save the tree, removal shall be mitigated by either if the following options:
 - a. The planting of 2 trees of an equivalent species to the tree(s) being removed (i.e. canopy tree for canopy tree). Such replacement trees will grow to an equal size at maturity of the tree being removed. Replacement trees must meet the minimum planting specifications of this ordinance at time of planting. Replacement trees shall not count towards buffering, street tree or other landscape planting requirements.
 - b. Zoning Administrator approved alternate mitigation plan which meets the public purpose to at least an equivalent degree.

8.d.17. Replacement of Dead, Dying, and Damaged Vegetation.

- a. The damage, failure to thrive, and/or intentional removal of any landscaped area or vegetation required by this section shall constitute a violation of the Zoning Ordinance. All disturbed landscaped areas and vegetation shall be replanted in accordance with the approved landscape plan or in accordance with an agreed upon mitigation plan approved by the Zoning Administrator.
- b. Upon notification by the Zoning Administrator, dead or dying plant materials required by an approved landscape/buffering plan shall be replaced by the current property owner(s) or legally responsible party. Failure to act within 30 days of notice by the Zoning Administrator will constitute a zoning violation.
- c. **Emergencies:** In the case of emergencies such as windstorms, ice storms, fire, or other disasters, the Zoning Administrator may waive the requirements of this ordinance during the emergency period so that the requirements of this ordinance will in no way hamper work to restore order. This shall not be interpreted as a general waiver of the intent of

this ordinance. A period of one year shall be granted following such an emergency, for the requirements of the ordinance to be met.

8.d.18. Revisions to Approved Plans: Due to seasonal planting problems and/or lack of plant availability, approved landscape plans may require minor revisions. In instances where planting is delayed by weather or other factors, a written request for planting extensions shall be provided to the Zoning Administrator indicating a finite date for final installation. Minor revisions to landscaping plans may be approved by the Zoning Administrator so long as the plan does not violate any part of this ordinance.

8.d.19. Waivers: A waiver of the landscaping requirements may be requested of the Zoning Administrator. The waiver request shall be in writing and include a detailed justification in support of the request. Waiver requests shall be judged on their ability to provide an alternative design which meets the public purpose to at least an equivalent degree.

8.d.20. Recommended Planting: The following list contains those plant materials which are native to the Sumter area or have been determined to be suitable for the climate of the Sumter area. Applicants seeking landscape plan approval are encouraged but not required to select plant materials from the following plant list. The Zoning Administrator may consult an arborist, the *South Carolina Urban Tree Species Guide*, *SCDOT Tree Guide*, or any other industry recognized source for more information.

Table D3 Canopy Trees:

Common/Scientific Name	Height and Width	Sun / Shade
Ash, green/ <i>Fraxinus pennsylvanica</i>	60-70' h/45' w	FS
Beech, American/ <i>Fagus grandifolia</i>	50-75' h/40-80' w	PS/FS
Birch, River/ <i>Betula nigra</i>	40-70' h/25-45' w	PS/FS
Blackgum/ <i>Nyssa sylvatica</i>	65-75' h/25-35' w	PS/FS
Deodar Cedar/ <i>Cedrus deodara</i>	40-60' h/25-30' w	PS/FS
Cryptomeria, Japanese/ <i>Cryptomeria japonica</i>	50-60' h/15-20' w	FS
Cypress, bald/ <i>Taxodium distichum</i>	60-80' h/25-35' w	FS/PS
Cypress, pond/ <i>Taxodium ascendens</i>	50-60' h/50-60' w	PS/FS
Dawn redwood/ <i>Metasequoia glyptostroboides</i>	70-90' h/25-35' w	FS/PS
Ginkgo/ <i>Ginkgo biloba</i>	50-75' h/50-60' w	PS/FS
Hackberry/ <i>Celtis occidentalis</i>	40-60' h/30-50' w	FS
Hickory, pignut/ <i>Carya glabra</i>	50-65' h/30-40' w	PS/FS
Hickory, shagbark/ <i>Carya ovata</i>	60-80' h/25-35' w	PS/FS
Holly, American/ <i>Ilex opaca</i>	40-80' h/25-50' w	PS/FS
Hophornbeam, American/ <i>Ostrya virginiana</i>	40-50' h/25-35' w	PS/FS
Hornbeam, European/ <i>Carpinus betulus</i>	40-50' h/15-20' w	PS
Katsura tree/ <i>Cercidiphyllum japonicum</i>	40-60' h/35-60' w	PS/FS
Loblolly bay/ <i>Gordonia lasianthus</i>	50-60' h/10-15' w	PS/FS
Magnolia, Southern/ <i>Magnolia grandiflora</i> 'Claudia Wannamaker'	60-80' h/30-40' w	PS/FS

Magnolia, Southern/ <i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	40-50' h/15-30' w	FS
Maple, red/ <i>Acer rubrum</i>	60-75' h/25-35' w	PS/FS
Maple, sugar/ <i>Acer saccharum</i>	50-80' h/35-50' w	S/FS
Oak, Chinese evergreen/ <i>Quercus myrsinifolia</i>	30-50' h/20-30' w	FS
Oak, laurel/darlington/ <i>Quercus laurifolia</i>	60-70' h/50' w	PS/FS
Oak, live/ <i>Quercus virginiana</i>	60-80' h/60-120' w	PS/FS
Oak, nuttall/ <i>Quercus nuttallii</i>	40-60' h/25-40' w	FS
Oak, overcup/ <i>Quercus lyrata</i>	40-50' h/35-50' w	FS
Oak, shumard/ <i>Quercus shumardii</i>	60-80' h/40-50' w	FS
Oak, southern red/ <i>Quercus falcata</i>	60-80' h/60-70' w	FS
Oak, willow/ <i>Quercus phellos</i>	70-80' h/35-50' w	FS
Oak, swamp chestnut/ <i>Quercus michauxii</i>	60-70' h/30-50' w	PS/FS
Oak, white/ <i>Quercus alba</i>	60-100' h/60-80' w	PS/FS
Pine, loblolly/ <i>Pinus taeda</i>	50-80' h/30' w	FS
Pine, longleaf/ <i>Pinus palustris</i>	60-80' h/30-40' w	FS
Redcedar, eastern/ <i>Juniperus virginiana</i>	40-50' h/8-25' w	FS
Sassafras/ <i>Sassafras albidum</i>	40-60' h/25-40' w	PS/FS
Sweetgum/ <i>Liquidambar styraciflua</i>	75' h/50' w	PS/FS
Sycamore, American/ <i>Platanus occidentalis</i>	75-90' h/60-70' w	FS
Tulip poplar/ <i>Liriodendron tulipifera</i>	80-120' h/25-40' w	FS
Yellowwood, American/ <i>Cladrastis kentukea</i>	40-50' h/40-50' w	PS/FS
Zelkova, Japanese/ <i>Zelkova serrata</i>	50-90' h/50-75' w	FS

FS=Full Sun PS= Part Sun S= Shade

Table D4 Understory Trees:

Common/Scientific Name	Height and Width	Sun and Shade
Buckeye, red/ <i>Aesculus pavia</i>	15-20' h/15-25' w	S/FS
Chastetree/ <i>Vitex agnus-castus</i>	10-15' h/15-20' w	PS/FS
Chastetree, cutleaf/ <i>Vitex negundo</i> - 'Heterophylla'	10-15' h/10-15' w	PS/FS
Crapemyrtle/ <i>Lagerstroemia indica</i>	15-30' h/15-25' w	FS
Crapemyrtle, Japanese/ <i>Lagerstroemia fauriei</i>	35-50' h/25-35' w	FS
Cherry, Okame/ <i>Prunus x incamp</i> 'Okame'	15-25' h/20' w	PS/FS
Dogwood, flowering/ <i>Cornus florida</i>	20-30' h/20' w	PS
Dogwood, Japanese/ <i>Cornus officinalis</i>	20' h/25' w	PS/FS
Dogwood, kousa/ <i>Cornus kousa</i>	15-20' h/15-20' w	PS/FS
Dogwood, pagoda/ <i>Cornus alternifolia</i>	15-20' h/15-20' w	PS/FS
Fringetree/ <i>Chionanthus virginicus</i>	12-15' h/10-15' w	PS/FS
Fringetree, Chinese/ <i>Chionanthus retusus</i>	20' h/10-15' w	PS/FS
Hornbeam, American/ <i>Carpinus caroliniana</i>	20-40' h/20-30' w	PS
Loquat/ <i>Eriobotrya japonica</i>	20-30' h/30-35' w	PS/FS
Maple, amur/ <i>Acer ginnala</i>	15-20' h/15-20' w	PS/FS
Magnolia, star/ <i>Magnolia stellata</i>	15-20' h/10-15' w	PS/FS

Magnolia, Southern/ <i>Magnolia grandiflora</i> 'Little Gem'	20-25' h/10-15' w	PS/FS
Magnolia, sweetbay/ <i>Magnolia virginiana</i>	30-40' h/15-25' w	PS
Maple, hedge/ <i>Acer campestre</i>	30-35' h/30-35' w/	PS/FS
Maple, trident/ <i>Acer buergerianum</i>	30-40' h/25' w	PS/FS
Palm, pindo/ <i>Butia capitata</i>	15-25' h/10-15' w	PS/FS
Persian parrotia/ <i>Parrotia persica</i>	20-40' h/20-40' w	PS/FS
Pistache, Chinese/ <i>Pistacia chinensis</i>	25-35' h/25-35' w	FS/PS
Redbud, Chinese/ <i>Cercis chinensis</i>	10-15' h/6-10' w	PS/FS
Redbud, eastern/ <i>Cercis canadensis</i>	20-30' h/15-30' w	PS
Silverbell, Carolina/ <i>Halesia Carolina</i>	20-40' h/15-30' w	PS/FS
Snowbell, Japanese/ <i>Styrax japonicus</i>	20-30' h/15-25' w	PS/FS
Stewartia, tall/ <i>Stewartia monadelphica</i>	25-35' h/15-25' w	PS/FS
Waxmyrtle/ <i>Myrica cerifera</i>	15-20' h/20-25' w	PS/FS

FS=Full Sun PS= Part Sun S= Shade

Table D5 Evergreen Trees: The following list consists of trees that are evergreen and perform well as screens in this climate. This is not an exhaustive list, there may be species acceptable for this use that are not listed here, this is just meant as a general guideline for the type of plants recommended for this purpose.

Common/Scientific Name	Height and Width
Japanese Cryptomeria/ <i>Cryptomeria japonica</i>	50-60' h/20-30' w
'Emily Bruner'/ <i>Ilex cassine</i>	20-30' h/8-15' w
'Nellie R. Stevens' Holly/ <i>Ilex cornuta</i>	20-30' h/10-12' w
'Mary Nell' Holly/ <i>Ilex latifolia</i>	20-25' h/8-14' w
American Holly/ <i>Ilex opaca</i>	40-50' h/20-40' w
Foster's & Savannah Holly/ <i>Ilex x. attenuata</i>	20-30' h/10-12' w
Weeping Yaupon Holly/ <i>Ilex vomitoria</i>	20-30' h/6-12' w
'Emily Bruner' Holly/ <i>Ilex x. Maserveae</i>	18-30' h/8-15' w
Eastern Red Cedar/ <i>Juniperus virginiana</i>	40-50' h/8-20' w
Southern Magnolia/ <i>Magnolia grandiflora</i>	60-80' h/30-50' w
'Little Gem' Magnolia/ <i>Magnolia grandiflora</i>	18-30' h/8-15' w
Sweetbay Magnolia/ <i>Magnolia virginiana</i>	18-30' h/15-25' w
Longleaf Pine/ <i>Pinus palustris</i> *	60-80' h/20-40' w
Live Oak/ <i>Quercus virginiana</i>	40-80' h/60-100' w
Leyland Cypress/ <i>x. Cupressocyparis Leylandii</i>	60-70' h/15-25' w
Redcedar, eastern/ <i>Juniperus virginiana</i>	40-50' h/8-25' w

* Very tall and spindly at maturity, needs other plantings underneath to form a screen

Table D6 Tall Shrubs: The following list consists of tall shrubs (greater than 6 feet in height at maturity) that are evergreen and perform well as screens in this climate. This is not an exhaustive list, there may be species acceptable for this use that are not listed here, this is just meant as a general guideline for the type of plants recommended for this purpose.

Common/Scientific Name	Height and Width
Camellia/ <i>Camellia japonica</i>	10-15' h/6-10' w
Sasanqua/ <i>Camellia sasanqua</i>	6-10' h/6-8' w
Loquat/ <i>Eriobotrya japonica</i>	15-25' h/15-25' w
Inkberry Holly/ <i>Ilex glabra</i>	6-8' h/8-10' w
Foster's Holly/ <i>Ilex x attenuate 'Fosteri'</i>	15-25' h/8-12' w
Yaupon Holly/ <i>Ilex vomitoria</i>	15-20' h/8-15' w
Florida Anise/ <i>Illicium floridanum</i>	6-10' h/6-8' w
Hollywood Juniper/ <i>Juniperus chinensis 'Torulosa';</i>	10-15' h/10-15' w
Japanese Ligustrum/ <i>Ligustrum japonicum*</i>	6-12' h/6-10' w
Loropetalum/ <i>Loropetalum chinense</i>	6-10' h/6-10' w
Banana Shrub/ <i>Michelia figo</i>	6-15' h/6-15' w
Wax Myrtle/ <i>Myrica cerifera</i>	10-15' h/10-15' w
Tea Olive/ <i>Osmanthus heterophyllus</i> (also <i>O. fragrans, O. x. serrulata</i>)	8-20' h/8-12' w
Pittosporum/ <i>Pittosporum tobira**</i>	10-15' h/15-20' w
Podocarpus Yew/ <i>Podocarpus macrophyllus</i>	15-35' h/10-18' w
Cleyera/ <i>Ternstroemia gymnanthera**</i>	6-10' h/6-8' w
Waxmyrtle/ <i>Myrica cerifera</i>	15-20' h/20-25' w
Awabuki 'Chindo' Viburnum/ <i>Viburnum awabuki</i>	15-20' h/10-15' w

* Chinese Privet/*L. sinense* is a noxious, invasive weed and is not permitted.

** Prefer shade

Table D7 Poor Performers: The following trees are considered poor performers and are not permitted for use in landscaping applications:

Common Name	Scientific Name
Maple, Norway	<i>Acer platanoides</i>
Maple, Silver	<i>Acer saccharinum</i>
Catalpa	<i>Catalpa speciosa</i>
Honeylocust	<i>Gleditsia triacanthos</i>
Eastern White Pine	<i>Pinus strobes</i>
Scarlet Oak	<i>Quercus coccinea</i>
Siberian Elm	<i>Ulmus pumila</i>

Table D8 Invasive Species: No invasive species (shown below) will be allowed in Sumter County. Any plant not listed below but included on the *USDA Noxious and Invasive Plant List* is also considered an invasive plant.

Common Name	Scientific Name
Tree-of-Heaven	<i>Ailanthus altissima</i>
Garlic Mustard	<i>Alliaria petiolata</i>
Mimosa	<i>Albizia julibrissin</i>
Downy Brome	<i>Bromus tectorum</i>
Musk Thistle	<i>Carduus nutans</i>
Oriental Bittersweet	<i>Celastrus orbiculatus</i>
Purple Star Thistle	<i>Centaurea calcitrapa</i>
Diffuse Knapweed	<i>Centaurea diffusa</i>
Yellow Star Thistle	<i>Centaurea solstitialis</i>
Spotted Knapweed	<i>Centaurea stoebe</i>
Canada Thistle	<i>Cirsium arvense</i>
Houndstongue	<i>Cynoglossum officinale</i>
Scotch Broom	<i>Cytisus scoparius</i>
Air Potato	<i>Dioscorea bulbifera</i>
Common Teasel	<i>Dipsacus fullonum</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Thorny Olive	<i>Elaeagnus pungens</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
Quackgrass	<i>Elymus repens</i>
Leafy Spurge	<i>Euphorbia esula</i>
Japanese Knotweed	<i>Fallopia japonica</i>
Giant Hogweed	<i>Heracleum mantegazzianum</i>
St. Johnswort	<i>Hypericum perforatum</i>
Cogongrass	<i>Imperata cylindrica</i>
Hairy Whitetop	<i>Lepidium appelianum</i>
Whitetop	<i>Lepidium draba</i>
Dalmatian Toadflax	<i>Linaria dalmatica</i>
Chinese Privet	<i>Ligustrum sinense</i>
Yellow Toadflax	<i>Linaria vulgaris</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Japanese Climbing Fern	<i>Lygodium japonicum</i>
Old World Climbing Fern	<i>Lygodium microphyllum</i>
Japanese Stilt Grass	<i>Microstegium vimineum</i>
Melaleuca	<i>Melaleuca quinquenervia</i>
Chinaberry	<i>Melia azedarach</i>
Mulberry	<i>Morus alba</i>
Scotch Thistle	<i>Onopordum acanthium</i>
Princess Tree	<i>Paulownia tomentosa</i>
Mile-A-Minute Weed	<i>Persicaria perfoliata</i>

Kudzu	<i>Pueraria montana var. lobata</i>
Fig Buttercup	<i>Ranunculus ficaria</i>
Russian Knapweed	<i>Rhaponticum repens</i>
Multiflora Rose	<i>Rosa multiflora</i>
Brazilian Peppertree	<i>Schinus terebinthifolius</i>
Tropical Soda Apple	<i>Solanum viarum</i>
Johnsongrass	<i>Sorghum halepense</i>
Japanese Spiraea	<i>Spiraea japonica</i>
Witchweed	<i>Striga asiatica</i>
Medusahead	<i>Taeniatherum caput-medusae</i>
Saltcedar	<i>Tamarix spp.</i>
Chinese Thallow	<i>Triadica sebifera</i>
Beach Vitex	<i>Vitex rotundifolia</i>
Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>

8.d.21. Native Plants for Stormwater Areas

- a. Native vegetation is recommended for all stormwater areas other than swales, such as rain gardens. Native vegetation includes plants indigenous to South Carolina (Zone 8), which intercept rainwater and are highly drought tolerant (see list below).

The following small to medium plants are all native and are tolerant of the fluctuating wet/dry conditions present in stormwater areas:

Table D9 Native Plants:

<i>Scientific Name</i>	Common Name	Height
<i>Amsonia hubrechtii</i>	Texas Bluestar	36"
<i>Asclepias incarnata</i>	Milkweed	30"
<i>Aster novae angliae</i>	New England Aster	24"
<i>Callicarpa Americana</i>	Beautyberry	42"
<i>Carex stricta</i>	Tussock Sedge	12-36"
<i>Echinacea purpurea</i>	Purple Coneflower	24"
<i>Chasmanthium latifolium</i>	Fish on a Pole	36"
<i>Coreopsis verticillata</i>	Coreopsis	24"
<i>Eupatorium purpureum</i>	Joe-Pye Weed	24-60"
<i>Itea virginica</i>	Virginia Sweetspire	36"
<i>Muehlenbergia</i>	Muhly Grass	36-42"
<i>Panicum virgatum</i>	Switch Grass	36"
<i>Rudbeckia hirta</i>	Black-Eyed Susan	24"
<i>Solidago rugosa</i>	Goldenrod	24-42"

SECTION E: STREETS

8.e.1. General:

- a. The arrangement of streets shall conform to the SUATS Long Range Transportation Plan (LRTP) and the Comprehensive 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.e.*, except as provided below:
 1. Private streets shall be allowed pursuant to *Article 3.o.6.* of this Ordinance for approved PDs;
 2. Rural Community Driveways (RCD) shall be allowed only in the unincorporated areas of Sumter County when serving no more than 5 lots. (The 5 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 Sumter City-County 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 *Article 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 1.0 acre in size and be no less than 125 ft. 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 1 acre, and where no additional lot is created. Additionally, variances will not be allowed for less than 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 50 ft. wide and shall not have less than 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 15 ft. in width and a 50 ft. 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:

	Low	Medium	High
Lot Frontage	> 125 ft.	70 – 125 ft.	> 70 ft. (at building line)

- 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. 10 ft. 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 SCDOT;
 2. Soil or topography make the use of shoulders and/or drainage swales preferable;
 3. It is in the best interests of Sumter County 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 40 ft. 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 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 4.5 ft. 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 Sumter County 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 0.5% and the maximum street grade shall not be more than 4%.
- b. Minimum centerline offsets at adjacent intersections shall be as follows:
 - 1. Local street to local street spacing shall be 125 ft.;
 - 2. Local street to collector street spacing shall be 150 ft.;
 - 3. Collector street to collector street spacing shall be 200 ft..

8.e.9. Horizontal Curves:

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

	<u>Design Speed</u>	<u>Minimum Curve Radii</u>	<u>Minimum Slope Sight Distance</u>
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 2 different street grades shall be equivalent in feet to the following factor times the algebraic difference in the rates of grade on the 2 slopes involved:

	<u>Crest</u>	<u>Sag</u>
Arterial	30	35
Collector	20	25
Local Access	10	15

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 Sumter City-County Planning Commission using the following standards. The lighting plan shall be submitted for approval at the preliminary plat stage.

	New Residential Areas	
	Lux	Footcandles
Arterial	6	0.6
Collector	4	0.4
Local 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 25 ft., 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 most recent edition of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), published by the U.S. Department of Transportation. Responsibility for installation shall rest with the developer.
- b. At least 1 street sign shall be placed at each “T” intersection and 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 Sumter City-County Planning Commission.
- d. Subdivision names shall be subject to the approval of the Sumter City-County Planning Commission and the Sumter County 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 *Article 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. "Accessible" shall be construed as meeting the minimum frontage requirements for the zoning district on a public street.
- 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 60 ft. of street frontage unless a lesser standard is allowed elsewhere in the ordinance. These standards may vary in a cul-de-sac only upon approval of the Sumter City-County 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 10* of this Ordinance shall fully comply with *S.C. Code 6-29-1110*.
- f. Except in the Agricultural Conservation (AC) District, the depth of residential lots shall not be less than one nor more than 2.5 times their width; provided however, that the Sumter City-County Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.
- g. In the Agricultural Conservation (AC) District, all lots shall have no less than 60 ft. of lot width throughout the parcel.

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 rooms
Motel	12.81 per employee	5.63 per rooms
Institutional	Trips per Indicated Measure	
Elementary School	15.71 per employee	1.29 per student
High School	19.74 per employee	1.71 per student
Technical School/Community College	15.55 per employee	1.20 per student
Library	52.52 per employee	56.24 (per 1,000 gross sq. ft)

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

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

EXHIBIT 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 TV, 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 40 ft. and a minimum right-of-way radius of 48 ft.
- d. Pavement and right-of-way widths of marginal access streets and right-of-way requirements should conform to the standards of either residential access or subcollector streets as dictated by anticipated average daily travel. If the classification is a subcollector requiring a 36 ft. pavement width, the pavement width may be reduced to 28 ft. 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 *Article 7.d.8.c.*
- i. Sidewalks will not be required for subdivision developments in the unincorporated sections of Sumter County.

Note: ROW 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)

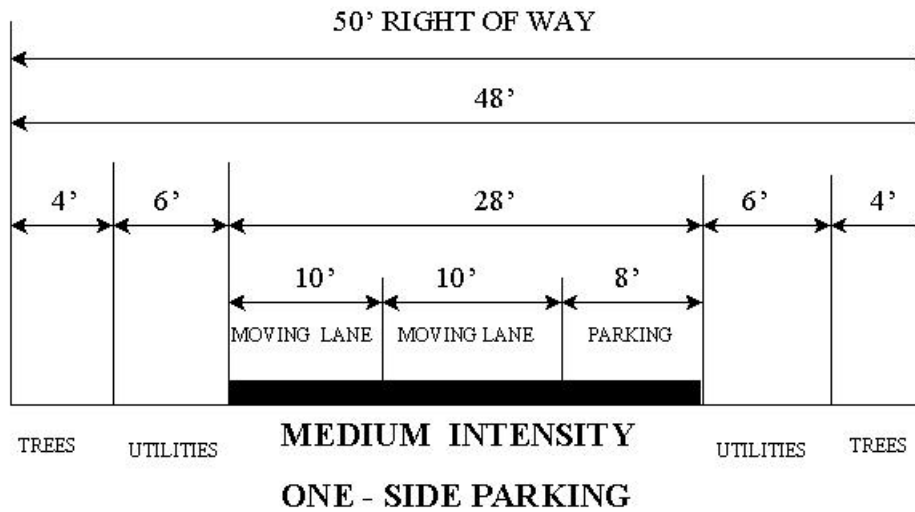
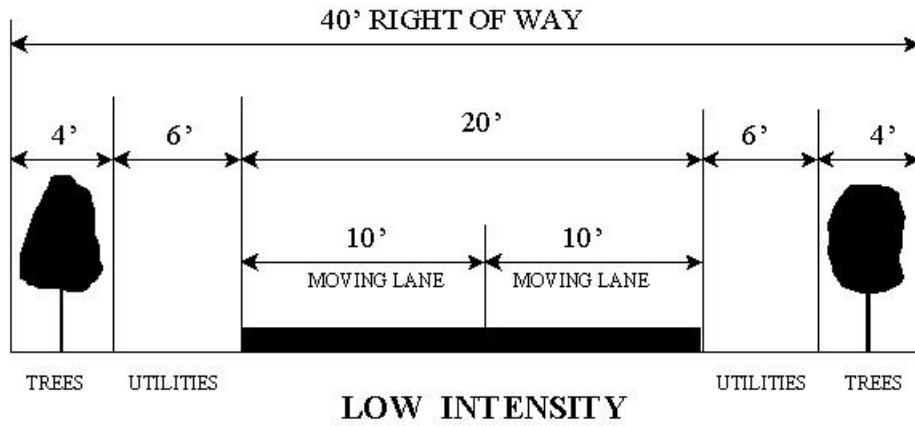
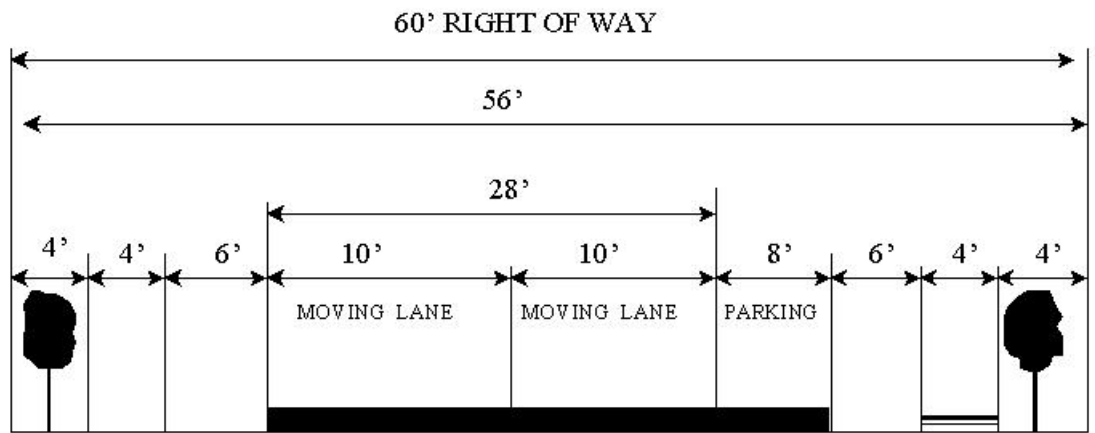
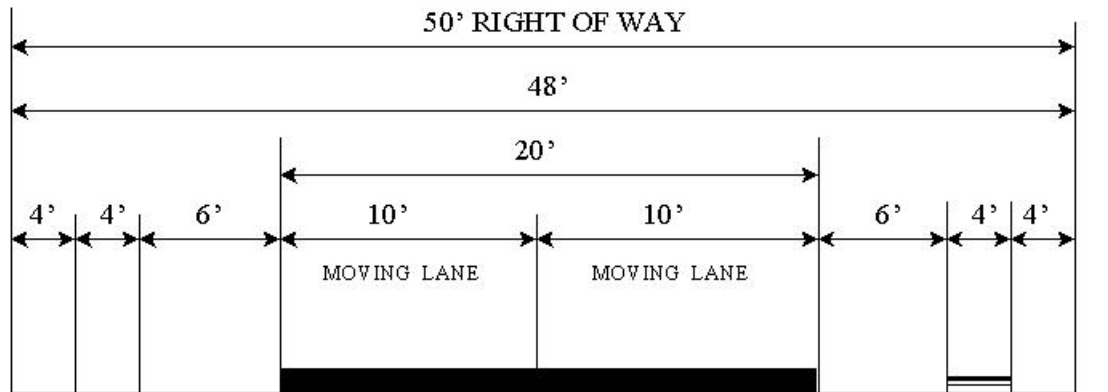


EXHIBIT 18a RIGHT-OF-WAY

RESIDENTIAL ACCESS STREET(S)



**HIGH INTENSITY
WITH ONE-SIDE ON STREET PARKING**



**HIGH INTENSITY
WITH OFF STREET PARKING**

EXHIBIT 18b

RESIDENTIAL COLLECTORS

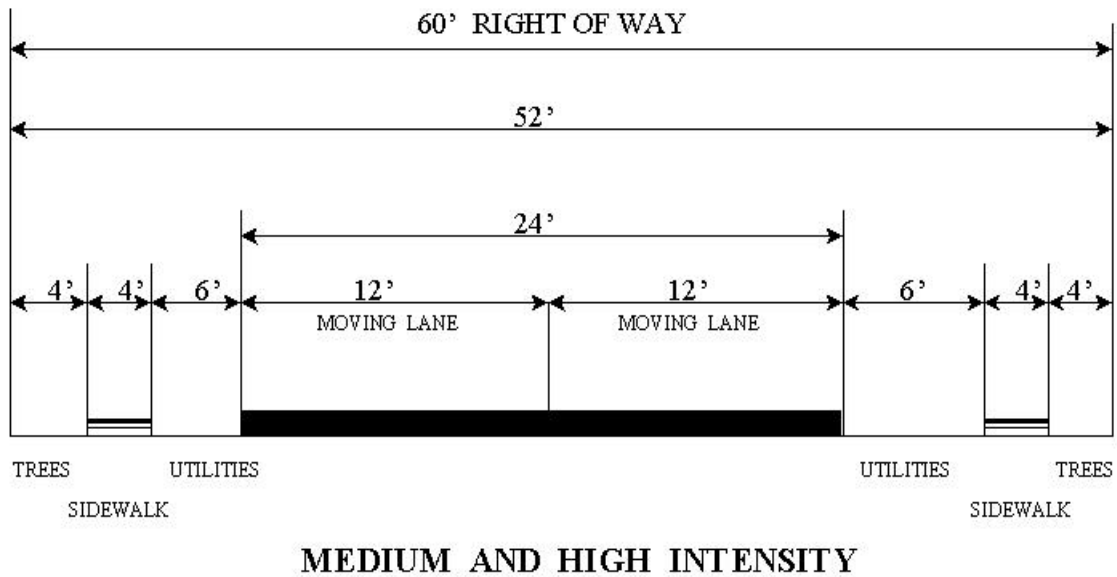
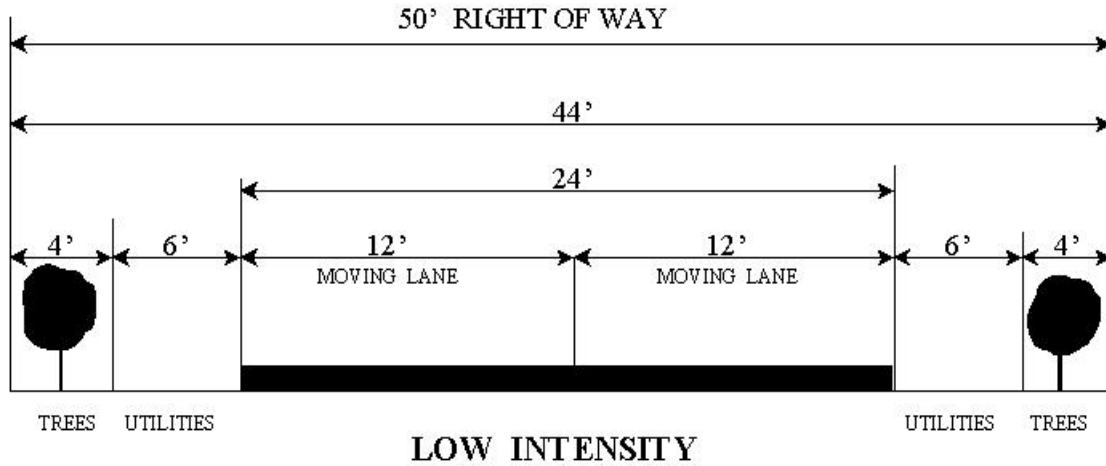
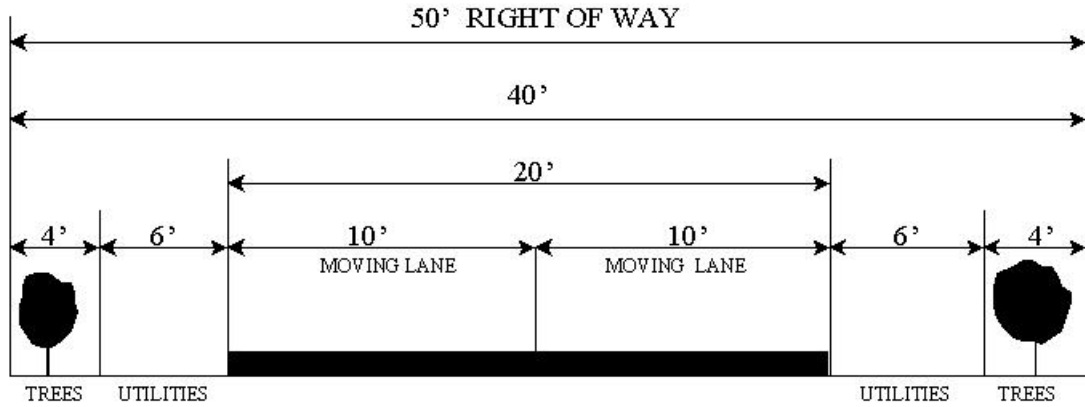
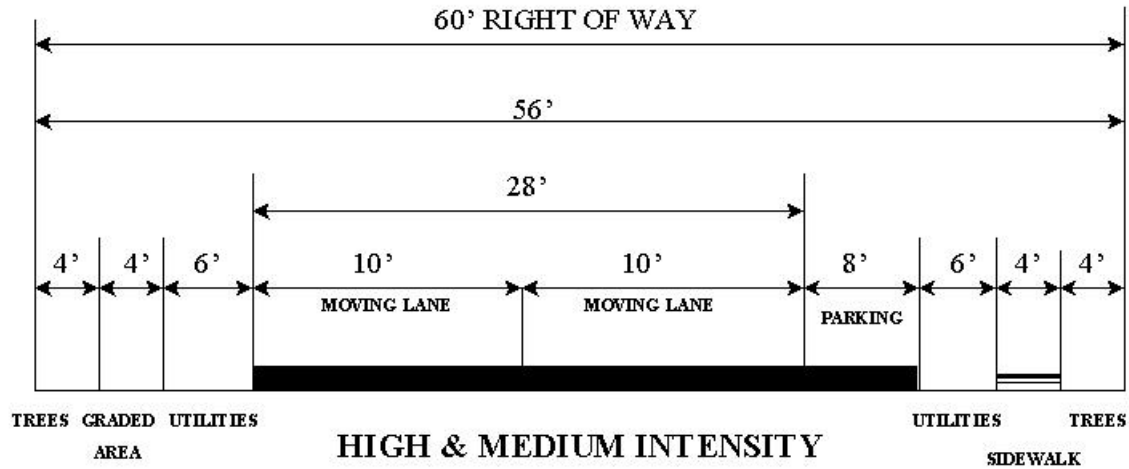


EXHIBIT 18c

RESIDENTIAL SUBCOLLECTORS



LOW INTENSITY

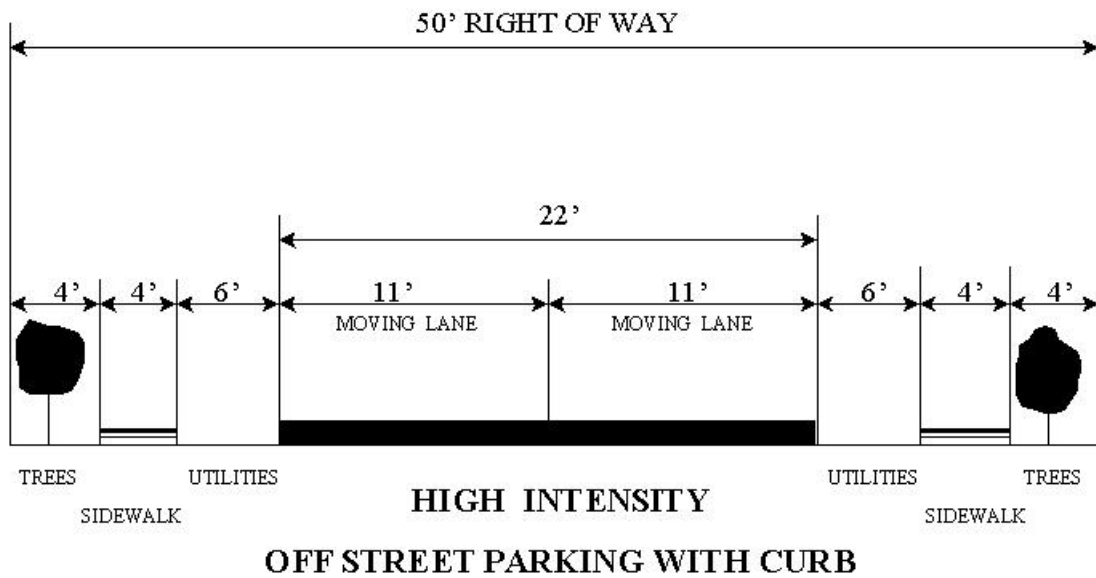
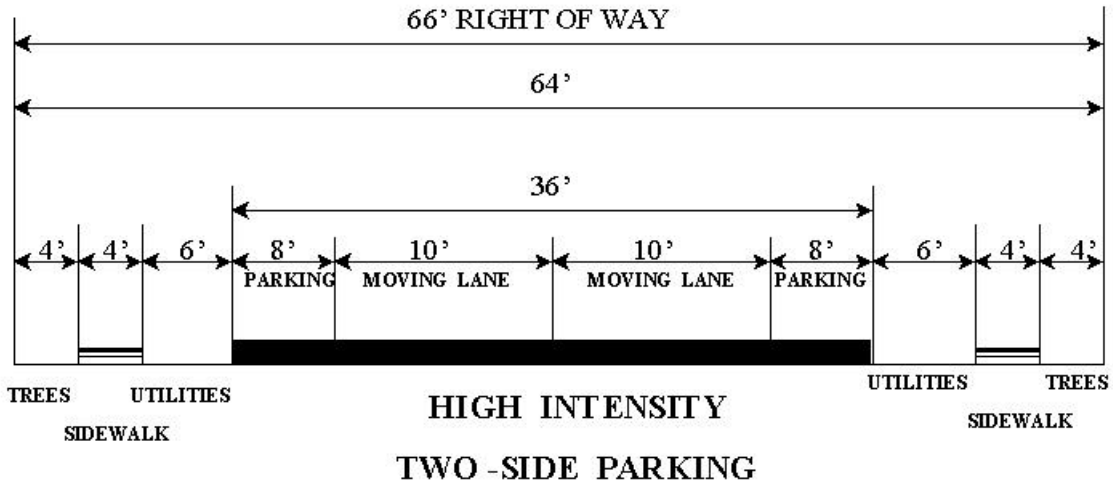


HIGH & MEDIUM INTENSITY

ONE-SIDE PARKING

EXHIBIT 18d

RESIDENTIAL SUBCOLLECTORS



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 South Carolina Department of Environmental Services (SCDES) 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 ft.
2 units	400 ft.
3 units	600 ft.
4 units	800 ft.
5-15 units	1,000 ft.

For developments with more than 15 units and located within 1 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 15 units and located more than 1 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 6-year period as indicated in the Community Facilities Element of the Comprehensive Plan, or other official policy of 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 SCDES;

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 (*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 *Article 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 the South Carolina Department of Environmental Services (SCDES) and the Sumter City-County Planning Commission;
- 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 ft.
2 units	400 ft.
3 units	600 ft.
4 units	800 ft.
5-15 units	1,000 ft.

For development with more than 15 units and located within 1 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 15 units and located more than 1 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 SCDES 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 *Article 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 *Article 8.i.7.n.*
- 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 *Article 8.i.7.a.*
- e. Feather flags conforming with *Article 8.i.7.b*
- f. Residential and Commercial Real Estate Signs conforming with *Article 8.i.7.d.*
- g. On-site directional signs conforming to *Article 8.i.7.h.*
- h. Window Signs placed on the interior wall or window of a business.
- i. Reginal Transit Authority signage mounted on a pole and/or attached to shelters, benches, or other structures/amenities that indicate transit stop locations, hours of operation, routes, contact information, and off-premises marketing panels for exclusive use of the Authority. 1 off-premises marketing panels is permitted per transit stop location and shall not exceed 14 sq. ft. in area for a stand-alone bench or 88 sq. ft. in area for a transit shelter.

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 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 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. **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 *Article 8.i.7.b*
- b. **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 *Article 8.i.7.o*. Feather flags are excluded from this prohibition when erected in accordance with *Article 8.i.7.b* and *8.i.7.d.7*.
- c. **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.
- d. **Roof Signs.** Signs erected, placed, or painted on the roof of any establishment are not permitted, except under *ALL* of the following conditions:
 - 1. Development Projects with buildings totaling greater than 100,000 sq. ft.;
 - 2. Building Roof is flat;
 - 3. Building is set back more than 100 ft. from any public rights of way
 - 4. Roof Sign shall be permitted in lieu of a permissible wall sign;
 - 5. Sign area limited to 20% of the building wall it overlooks.
- e. **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 *Article 8.i.2.c*;
 - 4. Subdivision entrance signs, subject to review and approval by the County and SCDOT.
 - 5. Reginal Transit Authority signage mounted on a pole and/or attached to shelters, benches, or other structures/amenities that indicate transit stop locations, hours of operation, routes, contact information, and off-premises

marketing panels for exclusive use of the Authority. 1 off-premises marketing panel is permitted per transit stop location and shall not exceed 14 sq. ft. in area for a stand-alone bench or 88 sq. ft. in area for a transit shelter.

- f. **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 *Article 8.i.2.a. and 8.i.7.l.*
- g. **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.
- h. **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 2 seconds and conforms to other sections of this ordinance.
- i. **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 2 streets and maintains 200 linear feet of frontage on each street, in which case 1 additional freestanding sign is permitted with no more than 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 2 streets and maintains 200 linear feet of frontage on each street, 1 additional freestanding sign is permitted with no more than 1 such sign located along each street.

8.i.7. Miscellaneous and Temporary Signs.

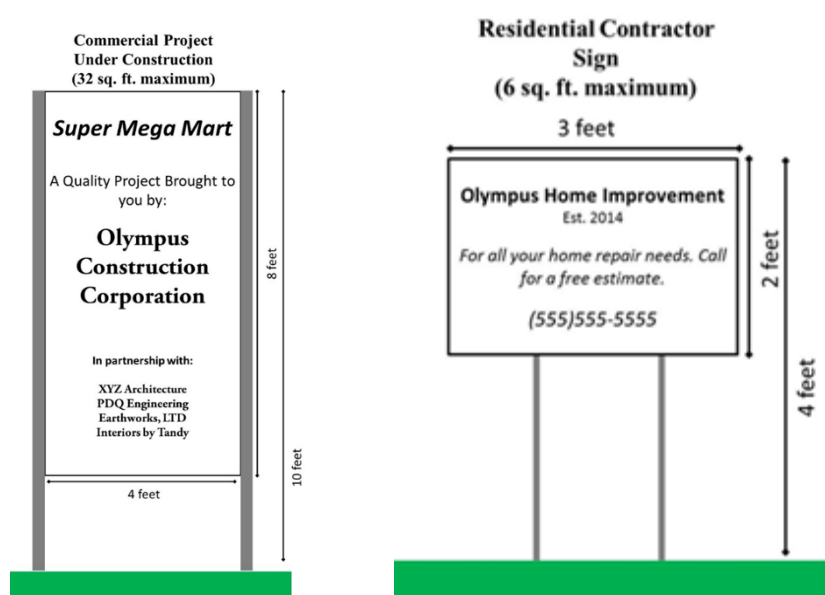
- a. **Commercial Banners.** Each non-residential use may have one on-premises banner on a permanent basis subject to the following conditions:
 - 1. **Location.** The banner may be installed only on the building or canopy of the primary business and must advertise the business, its relevant promotion 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. **Feather Flags.** A feather flag sign is a lightweight, portable, freestanding, on-premises sign typically constructed of a single plastic or metal shaft that is affixed to the ground or a base with a pendant vertically attached to the shaft. The feather flag must advertise the business, its relevant promotion or products. Non-residential uses and subdivision model homes (see *Article 8.i.7.d.*) may have on-premises feather flags on a permanent bases subject to the following conditions:
 - 1. Feather flag signs shall be permitted on all properties with a commercial or industrial designation (PO, NC LC, GC, LI-W, HI) and on any parcel in the AC zoning district.
 - 2. **Size.** Maximum height of 12 ft.; maximum width of 3 ft.; maximum sign area of 36 sq. ft.
 - 3. **Number.** The number of feather flags permitted per parcel is based upon the sliding scale outlined below:
 - a. Parcels with less than 50 linear feet of frontage measured at the primary street – 2 flags;

- b. Parcels with 50 to 100 linear feet of frontage – 3 flags;
 - c. Parcels with 100 linear feet or more – 4 flags.
- 4. **Setbacks.** Feather flags shall meet all zoning district sign setbacks.
- 5. **Duration.** The feather flag may remain indefinitely as long as it is in good condition and is securely fastened, as determined by the Zoning Administrator. Feather flags may be interchanged at will as long as the number permitted in item #3 above is not exceeded.
- c. **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.
- d. **Real Estate Signs.** Real Estate signs are permitted in accordance with the following guidelines:
 - 1. **Location.** One sign per parcel, per street frontage.
 - 2. **Size.** In residential districts (R-15, R-9, R-6, & GR) and agricultural and conservation districts (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 ft.
 - 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 (1-6). In addition to the model home sign model homes are also permitted the use of feather flags when erected in conformance with Section 8.i.7.b. regardless of the zoning district in which the model home is located.
8. All real estate signs shall be wood or metal with permanent, professional copy placed on the signs. The sign structure shall be painted one color. Stabilizing legs may be used but may not project outside (beyond) the plane of the sign face.

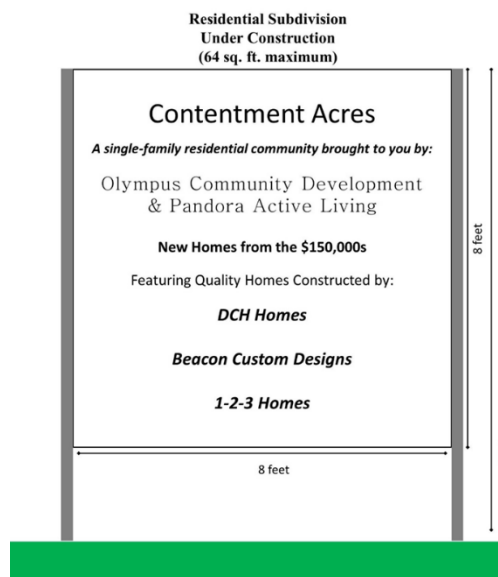
e. **Project and Contractor’s Signs.**

1. **Commercial Projects:** 1 non-illuminated sign per street frontage not exceeding 32 sq. ft. with a maximum height of 10 ft. in non-residential areas announcing a new construction project. The sign may display all project contractors, vendors, developers, architect, etc., and is permitted on premises for any project under construction, alteration, or renovation.
2. **Individual Residential Lots:** For any project under construction, alteration, or renovation, individual contractor signs permitted on – premise at a rate of one 6 sq. ft. sign per contractor. Such sign(s) shall be removed within 30 days after a certificate of occupancy is issued for the project.



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

1. **Location.** 1 sign at the primary subdivision entrance. For subdivisions with multiple entrances, one sign permitted at each fully constructed subdivision access entrance meant for use by the residents and general traveling public. This sign shall include all of the information the developer believes to be pertinent to advertise the subdivision to include:
 - a. Name of Subdivision
 - b. Pricing Information
 - c. Active Builders
 - d. Lot Availability
2. **Size.** Not to exceed 64 sq. ft.
3. **Maximum Height.** All signs are limited to a maximum height of 10 ft.



4. **Illumination.** Signs shall not be illuminated.
 5. **Duration.** Must be removed once 90% of the houses within the subdivision have been constructed.
- g. **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 8 ft. above any sidewalk and may project a maximum of 6 ft. away from the wall. Total area of the projecting sign shall not exceed 5% of the front surface area of building.

- h. **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,
- i. **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.
- j. **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.
- k. **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.
- l. **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.
- m. **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 sq. ft. in size, nor exceed 8 ft. in height. Such signs shall be lit only through indirect lighting.
- n. **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 Sumter County is 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).
- o. **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 *Article 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.
- p. **Fire Cracker Stands.** Each firecracker 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.
- q. **Off-Premise Directional Sign** – A maximum of one additional sign is permitted per parcel identifying or advertising a use located off-premises. In all residential zoning districts maximum sign size is 16 sq. ft. with a maximum height of 5 ft.; in all non-residential districts (including Agricultural Conservation (AC)) maximum sign size is 32 sq. ft. with a maximum height of 10 ft. Destinations advertised on the off-premises sign (such as subdivision, business, or other entity) are permitted a maximum of two (2) total off-premises signs within the county. No off-premises signs shall be closer than 250 ft. (measured in a direct line) from an existing off-premises sign. Billboards/Outdoor Advertising are treated separately in *Article 8.i.9.*

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 permitted as uses in accordance with *Article 3 Exhibit 5*. Sumter County may also allow off-premise advertising signs as a conditional use within the Highway Corridor Protection District (HCPD) irrespective of zoning district. When a conditional use request for an off-premise advertising sign materializes in the HCPD overlay, the Zoning Administrator shall review and approve such requests in the manner specified in *Article 3.r.*, and *Article 5.b.* of this Ordinance and the Comprehensive Plan.

b. Outdoor advertising structure design:

1. No stacked (double deck) sign faces or side by side sign faces shall be allowed;
2. Structures permitted after the effective date of this ordinance shall be designed and constructed with single steel pole structural support designed to meet the wind load requirements of the latest adopted building codes;
3. Within 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 Sumter City-County Zoning Board of Appeals. This provision does not supersede *Exhibit 12*, Discontinuance Schedule for Certain Non-Conforming Uses found elsewhere in *Article 6* 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. 1,000 ft. on the same side of the street, and 700 ft. 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 *Article 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) – 300 ft.;
 2. Light Industrial-Warehouse (LI-W) – 300 ft.;
 3. Heavy Industry (HI) – 300 ft.;
 4. Highway Corridor Protection District (HCPD) – 300 ft.;

NOTE: An additional 20% of sign face area will be allowed for embellishments in the following districts: GC, LI-W, HI and HCPD.

- b. The maximum square footage permitted for signs designed to advertise to motorists on Interstate Highway 95 shall not be greater

than 672 ft. An additional 20% of sign face area will be allowed for embellishments. All signs must be located no more than 600 ft. from the Interstate Highway 95 right-of-way.

- c. The Sumter City-County Zoning 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 *Article 5.b.2.l and 5.b.3.k*).

d. Setback Requirements:

- 1. Front property line: 10 ft.
- 2. Side property line: 10 ft.

e. Height Requirements:

- 1. Maximum height shall not exceed 35 ft. above the average roadway grade level with the following exceptions;
 - a. The maximum height shall not exceed 100 ft. above the average roadway grade if within 600 ft. of Interstate Highway 95;
 - b. No sign embellishments shall extend more than 4 ft. above the highest point of any existing sign face nor extend more than 4 ft. from the sides of any existing sign face.

- 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 (HCPD);
- 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 2 ft. in height, attaining within 4 years after planting a minimum height of 6 ft.;
- 4. Single-faced billboard with rear viewable from the public right-of-way or other public property shall have 3 equally spaced 8 ft. 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 6 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 ft. 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:

- a. Lighting Levels will not increase by more than 0.3 footcandles (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 sq. ft. or less: 150 ft.
 - ii. Displays of 378 sq. ft. or less: 200 ft.
 - iii. Displays of 672 sq. ft. or less: 250 ft.
- 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 set forth in *Article 4.h.1.*;
- b. The vehicle area clearance of a sign where vehicles travel or are parked, shall have the bottom of a sign at least 14 ft. 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 9 ft. 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 Building 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	40 Project or Subdivision ID sign only (2 per entrance)	5	5	N/A
Professional Office	50 (1 sq. ft. per linear front foot) (Maximum of 50 sq. ft.)	15	5	10%
Neighborhood Commercial	100 (1 sq. ft. per linear front foot) (Maximum of 100 sq. ft.)	15	5	10%
Limited Commercial	150 (1 sq. 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 (1 sq. ft. per linear front foot) (Maximum of 50 sq. ft.)	15	5	25%
Light Industrial	150 (1 sq. ft. per linear front foot) (Maximum of 150 sq. ft.)	15	5	20%
Heavy Industrial	150 (1 sq. ft. per linear front foot Maximum of 150 sq. ft.)	15	10/20	20%
Agricultural Conservation	100 (1 sq.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	Feather Flags	Flag	V-Shaped Sandwich Board
All Residential Zones	N	N	N	A	N	N	A	N
Multi-Family	N	N	N	A	N	N	A	P
Mobile Home Parks	N	N	N	A	N	N	A	N
Professional Office	P	P	P	P	A	A	A	P
Neighborhood Commercial	P	P	P	P	A	A	A	P
Limited Commercial	P	P	P	P	A	A	A	P
General Commercial	P	P	P	P	A	A	A	P
CBD	P	P	P	P	A	N	A	P
Light Industrial	P	P	N	P	A	A	A	P
Heavy Industrial	P	P	N	P	A	A	A	N
Agricultural Conservation	P	N	N	P	A	A	A	<u>P</u>
Conservation Preservation	N	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 *Article 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 10% over the number of existing spaces;
- c. Conserve land utilization rates by taking into account compact cars through a 20% 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,):** 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, 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 *Article 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:** 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 *Article 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 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. ADA parking shall be provided in all parking lots in accordance with *Article 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 25 ft., measured along the curb line, from the intersection.
- d. **Parking spaces:** A standard car off-street parking space shall be not less than 9x19 ft., and a compact car off-street parking space shall be not less than 8x16 ft. 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 400 ft. 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 10 ft. from residential uses or more than 30 ft. in width. Only 1 curb cut shall be permitted on lots less than 150 ft. of frontage. No more than 2 curb cuts per lot shall be permitted except in commercial or industrial districts where 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 200 ft. 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

AMERICANS WITH DISABILITIES ACT (ADA) PARKING REQUIREMENTS	
Number of Required Spaces	Number of Spaces Reserved for ADA Persons
Up to 25	1
26 to 50	2
51 to 76	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 ADA 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 and individual residential zoned lots, shall be required to comply with *Article 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 10 ft. wide. All landscaping within the buffer shall be designed in compliance with the standards in *Article 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
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
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
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

EXHIBIT 23
OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL
LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
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	5 spaces or 1 per 100 storage units, whichever is greater
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
Water Supply/Utilities	1 per 500 sq. ft. GFA
WHOLESALE TRADE	
Wholesale Trade-Durable Goods	1 per 5,000 sq. ft. GFA
Wholesale Trade-Nondurable goods	1 per 5,000 sq. ft. GFA
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 Places, Drinking Places, Bottle Clubs, Night Clubs	1.2 per 100 sq. ft. GFA
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
Automatic Merchandising Machine Operators (Vending Machines)	Minimum 2 regular parking spaces and 1 handicap van accessible parking space per vending unit
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

EXHIBIT 23

OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
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 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
RECREATION AND AMUSEMENT	
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
Racetracks	1.5 per 1,000 sq. ft. GFA
Special Event Facilities	1.2 per 100 sq. ft. of rentable building area (excluding area for storage, bathrooms, administrative office space, and kitchen space) or by individual review if outdoor space is the primary events area
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
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
HEALTH SERVICES	
Doctors Offices & Clinics	2 per bed or 1 per 150 sq. ft. GFA, whichever is greater

EXHIBIT 23

OFF STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
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
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
Political Organizations	1 per 350 sq. ft. GFA
Religious Organizations (*See Note in <i>Article 8.j.3.b.</i>)	0.3 per seat/main assembly area
PROFESSIONAL SERVICES	
Engineering, Accounting, Research, Management & Related Services	1 per 350 sq. ft. GFA
Attorney Offices	1 per 350 sq. ft. GFA
GOVERNMENT SERVICES	
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. 1 space per every 2 employees according to the maximum employment number; and,
 - b. 1 space for each managerial staff member; and,
 - c. 1 space for each company vehicle that will be operating from the premises; and,
 - d. Must include 1 ADA 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. 1 space for each 200 sq. ft. of sales/office space; or,
 - b. 1 space per every 2 employees; or,
 - c. 1 space for each 500 sq. ft. of GFA
 - d. Must include one ADA space per 25 spaces.

3. For *Personal Use* (non-commercial/non-manufacturing use); as a minimum:
 - a. 1 space for each owner or planned user; and
 - b. Must include 1 ADA space per 25 spaces.