



C

Development Standards

**C1. – Transportation,
Access, and Site
Circulation**

C2. – Parking

C3. – Signs

C4. – Lighting

**C5. – Landscape, Buffer,
and Tree Protection**

**C6. – Fencing, Berms,
and Walls**

C7. – Parks & Open Space

C8. – Wetlands

1. TRANSPORTATION, ACCESS, AND SITE CIRCULATION

1.1 INTENT

The purpose of this Section is to support the creation of a highly connected transportation system to protect the public health, safety, and welfare by ensuring adequate access for emergency and service vehicles, connecting neighborhoods to each other and to local destinations such as schools, parks, and shopping centers, reducing vehicle miles traveled and travel times; improving air quality; reducing emergency response times; encouraging connections to developable property; and aligning arterial road capacity to regional long distance travel needs.

1.2 TRANSPORTATION IMPACT STUDY (TIS)

- A. **Purpose.** The purpose of a Transportation Impact Study (TIS) is to assess potential impacts to the transportation system associated with development and redevelopment activities.

- B. **Application of Standards.** All development and redevelopment projects shall be evaluated by the Zoning Administrator on the basis of their relationship to the transportation network. Where a proposed project may create a measurable impact on one or more corridors and/or intersections in the City, modification to the site plan or subdivision plan or mitigation of impacts may be required, as determined by the Zoning Administrator and/or Planning Commission upon review of a submitted Transportation Impact Study.

C. **Analysis Threshold.** A TIS prepared by an engineer licensed in the State of South Carolina shall be submitted at the time of application for development projects that meet at least one of the following thresholds:

<p style="text-align: center;">Minor Transportation Impact Study</p> <p style="text-align: center; font-size: small;">(refer to Development Request Applications (Site Plan/Subdivision) for TIS submission requirements)</p>	<p style="text-align: center;">Project generates between 200-400 ADT <i>or</i> 50-99 peak hour trips for the project's peak hour</p>
<p style="text-align: center;">Major Transportation Impact Study</p> <p style="text-align: center; font-size: small;">(refer Development Request Applications (Site/Subdivision) for TIS submission requirements)</p>	<p style="text-align: center;">Project generates more than 400 ADT; <i>or</i> 100 or more peak hour trips for any peak hour; <i>or</i> Located in vicinity of an intersection known to be operating at or below Level of Service C; <i>or</i> Is of a nature or in a location that causes a concern for traffic safety; <i>or</i> Proposed residential subdivision containing 30 or more lots.</p>

- D. **Expiration.** An approved Traffic Impact Study is considered valid unless:
1. The build year date is exceeded by more than 12 months, or;
 2. Transportation improvements identified in the TIS to achieve the desired LOS and mitigate impacts of the proposed development or change distribution of traffic within the study area are not completed within the timeframe projected in the TIS, or;
 3. The developer proposes to increase the number of residential units by more than 10% or increase the square footage of commercial gross floor area by more than 20%, or;

4. A change in use or scale of the development is proposed that may result in an increase in trip generation, a change in traffic distribution, change in access points, or additional reduction in LOS.
5. If a proposed development is not completed within the timeframe stated in the TIS, or if a change in land use or access is proposed that deviates from that approved in the TIS, an updated TIS analysis is required.

E. **Waiver of Requirement.** The Zoning Administrator may waive a TIS (or elements thereof) if:

1. Justification is provided that a project's impact on adjacent roads and intersections will be minimal and insignificant, or
2. The applicant commits to building roadway improvements that mitigate the proposed development's expected impacts.

1.3 ACCESS, CROSS ACCESS, AND CIRCULATION

A. **Intent.** Any use which requires a driveway connection to the public street network shall be subject to the provisions of this Section. All new driveways must be approved by the City. Driveways shall be reviewed and approved as part of a subdivision or site plan approval, or as an independent Encroachment Permit if connecting to a City-owned street.

B. **Right-of-Way Encroachment for Driveways (Lots less than 0.25 acres).** The following standards shall apply to residential lots less than 0.5 acre:

1. Lots of 60 feet or less in width: One driveway of no more than 16 feet in width may be used to provide access to garages or off-street parking areas.
2. Lots of 60 Feet or More in Width
 - (1) The maximum curb cut for a driveway shall be 16 feet wide.
 - (2) Alley-accessed garages shall be set back 15 feet from the alley centerline.

- (3) Off-street parking areas on lots served by alleys shall be constructed of pervious materials.

C. Off Street Parking Access/Driveways for All Other Lots.

1. Driveways shall be minimized in width and number in order to limit interruption to the public sidewalk, streetscape and perimeter landscaping.
2. Maximum Permitted Number: The maximum number of driveways allowed for any property shall be as follows:

FRONTAGE WIDTH	MAXIMUM PERMITTED DRIVEWAYS
50 ft. or less	1
51 ft. to 200 ft.	2
Greater than 200 ft.	2 (additional driveways permitted only after successful demonstration for necessity of additional driveways as determined by the Zoning Administrator)

- D. Location.** Driveways shall be located at a point along the frontage where it is possible for drivers of vehicles entering the street to see in both directions along the traveled way far enough to allow entering the roadway without creating a hazardous situation.

1. Visibility: A 15-foot by 15-foot sight distance triangle shall be maintained at all intersections between driveways and streets. Within the sight distance triangle no fence, wall, sign (except regulatory and street name signs), embankment, landscaping or structure shall be placed, erected or maintained which will obstruct visibility.
2. Minimum Separation: All driveways shall have a minimum separation from certain features as follows:

FEATURE	MINIMUM SEPARATION*
Adjacent Property Line (does not apply to shared or joint-use driveways)	5 ft

SECTION C.1 TRANSPORTATION, ACCESS, AND SITE CIRCULATION

Another Curb Cut (driveway or street intersection) on a local road	25 ft
Another Curb Cut (driveway or street intersection) on Arterial and Collector Roads	50 ft
< 35 mph	200 ft
40 mph	250 ft
45 mph	300 ft
50 mph	400 ft
55+ mph	500 ft

*As measured from centerline of the driveway or street

E. **Width.** To maintain pedestrian comfort and calm the speed of entering traffic, driveways to parking areas shall not exceed 24 feet in width (2 lanes) or 12 feet in width (1 lane), except those with turn lanes required by the City or other approving agency or when required for adequate turning radius.

F. **Turning Radii.**

USE	MINIMUM/MAXIMUM TURNING RADII
Commercial	15 ft / 20 ft
Industrial	25 ft / 30 ft
Residential	5 ft / 10 ft

G. **Commercial Driveway Spacing.** Lot entrance and exit drive curb cuts shall be no more than 30 feet in width. Curb cuts shall be not less than 25 feet apart, provided, however, that this distance shall be increased should the lot frontage on a street permit such increase. Entrance and exit drives shall be located at least 250 feet from a street intersection's closest edge of travel lane. Where feasible, business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Suitable provisions shall be made to prevent entrances or exits other than those made at designated entrance or exit drives.

H. **Street Network Connection for residential developments.** In order to create a more connected transportation system and accommodate emergency and service vehicles, the following standards shall apply:

SECTION C.1 TRANSPORTATION, ACCESS, AND SITE CIRCULATION

1. Developments where the number of dwelling units exceeds 30 shall be provided with at least 2 separate and approved points of access to the public roadway network.
 2. At no point in the developed subdivision area may more than 30 lots have less than 2 full access points.
 3. Where 2 points of access are required, they shall be placed a distance apart equal to not less than 50% of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- I. **Site Access for Multifamily Residential Developments.** In order to create a more connected transportation system and accommodate emergency and service vehicles, the following standards shall apply to Multifamily Residential developments:
1. Multifamily residential projects having more than 50 dwelling units shall provide at least 2 separate and approved points of access to the public roadway network.
 2. At no point in the developed subdivision area may more than 30 lots have less than 2 full access points.
- J. **Cross Access.** The Zoning Administrator, in coordination with the City Engineer, may require cross access between adjacent developments (residential and/or non-residential) or to designate cross-access corridors on properties adjacent to arterial and major collector roadways. The Zoning Administrator shall review such location(s) as well as the type of development proposed (e.g. multifamily and commercial; commercial and office; however, residential to industrial is not assumed to require such cross access). Such requirement or designation may be made in connection with the approval of any subdivision or site plan within the affected area, or as part of an overall planning program.
1. Each site plan or subdivision plan shall provide for appropriate stub-outs to support cross access between adjacent parcels.

SECTION C.1 TRANSPORTATION, ACCESS, AND SITE CIRCULATION

2. If the adjacent parcel to the proposed development is vacant, an access easement shall be executed and recorded with the Register of Deeds.

2. PARKING

2.1 INTENT

The provisions of this Section apply wherever off-street parking is required by this Ordinance as identified in *Section C.2.5: Alternative Off-Street Parking Standards*.

2.2 GENERAL PROVISIONS

A. **General Provisions.** These regulations are designed to:

1. Ensure an appropriate level of parking; loading; and storage to support a variety of uses, including the avoidance of unnecessarily high amounts of excess parking including appropriate design and development standards
2. Provide appropriate site design standards regarding access (ingress and egress) to mitigate the impacts of parking lots on adjacent land Uses and Zoning Districts
3. Conserve land utilization rates by considering compact cars by a maximum of 10% 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.
4. Allow for alternative parking options in certain defined circumstances.

B. **Review of Parking Requirements.** Parking requirements shall be reviewed whenever a building or use increases in floor area, seating capacity, number of dwelling units, number of employees, or any other capacity-related metric that would generate parking demand.

1. If the change results in an increase of 10% or more over the existing approved capacity or number of parking spaces, the site shall be required to provide additional parking in accordance with the requirements of this Ordinance.

(1) The Zoning Administrator may waive this requirement if an Alternate Parking Plan (APP) demand study demonstrates that the existing parking is sufficient, or if shared parking, transit access, or other factors mitigate the increased demand.

C. **Computation.** Off-street parking spaces shall be calculated using the following information. Area Measurements. The following units of measurement shall be utilized to calculate parking requirements. Other units of measurement may be identified in the table below.

1. **Dwelling Unit.** Parking standards for residential uses and buildings shall be computed using a Dwelling Unit as the unit of measure.
2. **Room.** Parking standards for transient accommodation, or any place in which rooms, lodging, or sleeping accommodations are furnished to transients for a consideration, shall be computed using Room as the unit of measure.
3. **Gross Square Footage (GFR).** Unless otherwise expressly stated, parking standards for nonresidential Uses shall be computed based on the entire square footage of a building (Gross Square Footage) in square feet.
4. **Occupancy- or Capacity-Based Measurements.** Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is the greatest unless otherwise approved as part of the *Alternative Off-Street Parking Standards* provided in *Section C.2.5: Alternative Parking Standards*.
5. **Fractions.** When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
6. **Multiple Uses on a Lot (Separate Buildings).** When there are multiple Uses on a Lot in separate buildings, required spaces shall be calculated as an amount

equal to the total requirements for all Uses or Buildings (pursuant to Section C.2.2.7: Multitenant Buildings) on the Lot, unless the Uses qualify for Alternative Parking Plans (APP) or other credits to reduce parking.

7. **Existing Multitenant Buildings.** If an existing multitenant building has off-street parking spaces in an amount that equal to or exceed 1 space per 300 sf of GFA where such spaces meet the surface material standards in *Section C.2.4.A.1: Surface and Drainage* and have stall dimensions equal to or exceeding 8' in width X 18' length, then the individual use of minimum off-street parking requirements in *Table 2.3: Minimum Parking Requirements* are not applicable to uses locating within the existing multitenant building, except for the following uses:
- (1) Bar/Tavern/Night Club/Private Club
 - (2) Special Event Facilities/Conference Centers
 - (3) Movie Theaters
 - (4) Amusement Facilities/Theme Parks
 - (5) Concert Venues
 - (6) Pool Halls
 - (7) Bingo Parlors
8. **Requirements for Unlisted Uses.** Upon receiving a Site Plan, occupancy permit, or other permit application for a Use not specifically addressed in this Section, the Zoning Administrator is authorized to apply off-street parking standards specified for the Use deemed most like the proposed Use. In instances where an equivalent may not be clearly determined, the Applicant shall submit a parking study and other evidence that will help determine the appropriate requirements. A parking study must include:
- (1) The size, type, and use(s) of the development;
 - (2) anticipated peak parking;
 - (3) anticipated normal parking amounts; and

(4) a narrative and data as to why the parking requirements of the UDO do not accurately reflect the needs of the proposed development.

9. **Maximum Allowable Vehicular Spaces.** No use shall provide greater than 25% more than the minimum parking requirement without incorporating at least 1 of the following mitigating design features, subject to approval by the Zoning Administrator:

(1) Apply Type C side and rear buffer regardless of adjacent uses (refer to *Section C.5 Landscaping, Buffer, and Tree Protection Requirements*).

(2) Increase interior parking lot landscaping by 10% over the minimum requirements.

(3) Utilize pervious surface (e.g. porous asphalt, paver blocks, or large aggregate concrete) for additional parking over the minimum.

(4) An additional mitigation method reviewed and approved by the Zoning Administrator or their designee.

In no case, shall a Use provide over 50% more parking spaces than the requirement unless approved as part of an APP.

10. **Exceptions to Parking Requirements.**

(1) No off-street parking is required for development in the Downtown Core (DTC) District.

2.3 MINIMUM PARKING REQUIREMENTS

TABLE C.2.1 MINIMUM PARKING REQUIREMENTS		
USES	MINIMUM SPACES	ADDITIONAL STANDARDS
AGRICULTURAL		
Farming-Crop Production	None	
Commercial Livestock	None	
Domestic Livestock	None	
Stockyards, Poultry Houses, Pig/Hog Farming, slaughterhouses, and Animal Auction Houses	None	
Forestry and Logging	None	
Nursery, Plant & Landscaping	1 per 500 sq. ft. GFA	GFA of office and indoor customer areas only.
RESIDENTIAL		
Single Family Detached Dwelling	2 per dwelling unit	
Single Family Attached Dwelling	2 per dwelling unit	
Suburban Townhouse	1 per dwelling unit	
Urban Townhouse	1 per dwelling unit	
Duplex Dwelling	2 per dwelling unit	
Triplex and Quadplex Dwelling	1 per dwelling unit	
Suburban Multi-Family Dwelling	1 per dwelling unit	
Urban Multi-Family Dwelling	1 per dwelling unit	
Manufactured Home	2 per dwelling unit	
Manufactured Home Park	2 per dwelling unit	
Group Living (Group Home, Group Dwelling, & Fraternity/Sorority Houses)	0.5 per bedroom	

PUBLIC AND INSTITUTIONAL		
Post Office	2 per 1,000 sq. ft. GFA or 1.5 per 3 employees	
Elementary Schools	1 per classroom/1 per office	
Secondary Schools	2 per classroom/1 per office	
Higher Education (College, Junior College, University, Technical)	5 per classroom/1 per office	
Other Educational Facilities	1 per classroom/1 per office	
Commercial Cemetery	0.5 spaces per seat in chapel	
Religious Cemetery	0.5 spaces per seat in chapel	
Cultural, Library, and Museum Facility	3 per 1,000 sq. ft. GFA	
Government Offices	1 per 500 sq. ft. of office/public space	
Public Safety	1 per 500 sq. ft. of office/public space	
Correctional Facility	1 per 500 sq. ft. of administration space	
Mobile Classrooms	None	
COMMERCIAL		
Animal Kennels	1 per 500 sq. ft. GFA	
Vehicle Sales and Rental Services, General Equipment Rental Services	1 per 500 sq. ft. GFA	
Bar/Tavern/Night Club/Private Club	1.25 per 100 sq. ft. GFA	
Bed & Breakfast	1.25 per bedroom	
Broadcast Facility		
Convenience Store w/ Fuel Sales	1 per 300 sq. ft. GFA	
Convenience Store w/o Fuel Sales	1 per 300 sq. ft. GFA	

Crematorium	0.25 per seat	
Funeral Home w/ Crematorium	0.25 per seat	
Funeral Home w/o Crematorium	0.25 per seat	
Grocery	1 per 300 sq. ft. GFA	
Hotel/Motel, Extended Stays	1.1 per unit	Plus secondary/accessory uses at 50% of the adopted parking rate
Liquor Stores	2 per 500 sq. ft. GFA	
Major Vehicle Service	2 per repair bay	
Minor Vehicle Service and Vehicle Part Sales	1 per 350 sq. ft. GFA	
Motor Vehicle Fuel Dealers	1 per 500 sq. ft. GFA	Filling station/gas pump must not constitute parking
Outdoor Storage	1 per 1,000 sq. ft. GFA	Only office facilities must be included in calculation
Pawn Shops, Flea Markets	1.5 spaces per stall	
Restaurant, Full Service, Fast Casual, & Drive Through	1 per 200 sq. ft. GFA	
Retail, Neighborhood (Maximum 5,000 sq. ft)	1 per 300 sq. ft. GFA	
Sexually Oriented Business	1 per 50 sq. ft. GFA	
Special Event Facilities	1 per 4 persons based on maximum occupancy or by individual review if outdoor space is the primary events area	
Retail, General (Maximum 20,000 sq. ft)	1 per 300 sq. ft. GFA	Shopping center (i.e., multi-tenant buildings) parking is based on an aggregate of square feet to determine required parking

Retail, Big Box (Above 20,000 sq. ft)	1 per 300 sq. ft. GFA	Shopping center parking is based on an aggregate of square feet to determine required parking
Wholesale Trade	1 per 5,000 sq. ft. GFA	
Automatic Merchandising Machine Operators (Vending Machines)	See Additional Standards Column	Minimum 1 regular parking spaces and 1 handicap van accessible parking space per vending unit; 2 regular parking spaces and 1 handicap accessible parking space per 5 machines
INDUSTRIAL, WAREHOUSE, AND MANUFACTURING		
Artisanal Manufacturing	1 per 1,000 sq. ft. GFA	
Brewery, Micro	5 per 1,000 sq. ft. of seating area	Only customer service areas and outdoor seating areas must be included in calculation
Distillery, Micro	5 per 1,000 sq. ft. of seating area	Only customer service areas and outdoor seating areas must be included in calculation
Hazardous Waste, Nuclear Waste Transfer, Storage, and Treatment and/or Disposal Sites	1 per employee on largest shift + 1 per 1,000 sq. ft. administrative area	
Resource Recovery Facilities, Solid Waste Storage and Transfer Facilities, Waste Tire and Treatment Sites, Composting Facilities, Manned Convenience Centers, Incinerators, and Recycling Facilities	1 per employee on largest shift + 2 visitor spaces	
Flex Facility	See Additional Standards Column	1 space per every 2 employees according to the maximum employment number; and, space for each managerial staff member; and,
Industrial – Light		
Industrial - Heavy		
Manufacturing		

Warehouse/Distribution		1 space for each company vehicle that will be operating from the premises.
Salvage yards	1 per 1,000 sq. ft. GFA (office/operations area) + 1 per employee on largest shift	
Self-Storage Facilities	1 per 100 storage units + 1 per employee on largest shift	
Solar Farms	2 spaces per site + 1 per employee on largest shift	
Mining and Extraction Operations	1 per employee on largest shift	
PERSONAL SERVICES		
Bank/Financial Institution	1 per 400 sq. ft. GFA	
Car Wash	2 spaces per site + required stacking spaces	
In-Home Daycare (Adult and Child)	1 per use	
Daycare (Adult and Child)	1 per 350 sq. ft. GFA	
Dry Cleaning/Laundromat	1 per 250 sq. ft. GFA	
Spa, Day	1 per 250 sq. ft. GFA	
Tattoo Parlor	1 per 250 sq. ft. GFA	
Personal Services	1 per 350 sq. ft. GFA	
Bail Bonding	1 per 250 sq. ft. GFA	
MEDICAL AND OFFICE		
Animal Care (includes urgent and vet services)	1 per 350 sq. ft. GFA	
Residential Care	1 per unit/bed + 1 per employee on largest shift	
Nursing Home	1 per 3 beds + 1 per employee on largest shift	

Hospital	0.5 per room plus 50% of the required parking for accessory uses	Accessory uses include but are not limited to restaurants, medical/physician offices, and physical therapy
Medical/Dental Facility	1 per 200 sq. ft. GFA	
Professional Office	1 per 400 sq. ft. GFA	
Rehabilitative and Mental In-Patient Health Facility	1 per 3 beds + 1 per employee on largest shift	
Urgent Care	1 per 200 sq. ft. GFA	
RECREATION/OPEN SPACE +ENTERTAINMENT		
Sports Fields, Public Parks, and Botanical Gardens	3 per 1,000 sq. ft. of building and 3 per 1,000 sq. ft. of land	
Amusement/Theme Parks/Zoo	1 per 100 sq. ft. GFA	
Golf Courses	4 Spaces per hole	
Driving Range	1 per tee station	
Motor Vehicle Racetrack	1.5 per 1,000 sq. ft. GFA	
Outdoor Concert Venues	1 per 3 seats	
RV Parks/Recreation Camping Facilities	1 per RV site + 1 per employee on largest shift	
Shooting Ranges (Indoor)	1.2 per bay	
Bingo Parlor	1 per 3 seats or 1 per 50 sq. ft. of assembly area	
Pool Hall	1 per 200 sq. ft. GFA	
Fairgrounds	1 per 4 persons capacity or as determined by site-specific parking study	
UTILITIES AND OTHER USES		
Airport	1 per 3 seats in waiting areas + 1 per employee on largest shift	
Wireless Communication Towers	1 per site	

Transportation Terminals	1 per 3 seats in waiting areas + 1 per employee on largest shift	
Utility Facilities, Government	1 per 500 sq. ft. GFA	
Sewer Treatment Plants	1 per employee on largest shift	
Electric Substations	1 per employee on largest shift	
Parking Lots and Structures	No minimum required	

2.4 DESIGN REQUIREMENTS

A. **Definition.** For the purpose of these regulations a parking space is an all-weather dust free surface area, either connected to a public or private roadway or located within the right-of-way of a roadway.

1. **Surfacing and Drainage.** Off-street parking facilities shall be properly graded for drainage to prevent damage to abutting property and/or public streets and alleys. Parking lots shall be surfaced with asphalt or concrete. Parking facilities shall include concrete curb and gutter or curb stops. Where otherwise noted or permitted, the required parking spaces may be constructed using an alternative surface material. The Planning Commission may approve alternate materials by individual project.
2. **Use.** Parking lots may not be used for the sale, repair or the dismantling or servicing of any vehicles or equipment unless specifically authorized.
3. **Maintenance.** Parking lots shall be maintained in a clean, orderly and dust-free condition.
4. **Ingress and Egress.** All off-street parking and loading facilities shall open directly onto an alley, or driveway designed to provide safe access to such facilities. Dimensional standards are found in *Section C.1.3: Access, Cross Access, and Circulation* of this Ordinance.
5. **Shared Access.** Standards are found in *Section C.1.3: Access, Cross Access, and Circulation* of this Ordinance.
6. **Curb Cuts.** Standards are found in *Section C.1.3: Access, Cross Access, and Circulation* of this Ordinance.

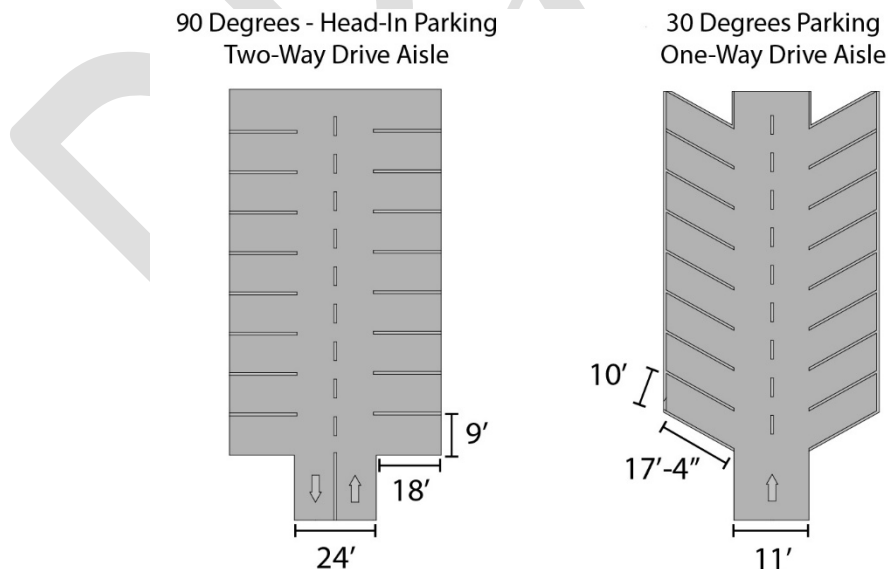
Dimensional Standards: Parking facilities including drive aisles shall meet the standards found in *Table C.2.3. Dimensional Standards* below.

Table C.2.3 Dimensional Standards				
Angle of Parking (Degrees)	Minimum Width of Stall	Length Depth of Width	Driveway Car	Curb Per
30	10'	17'-4"	11'	18'-0"
45	10'	19'-10"	13'	12'-9"
60	10'	21'-0"	18'	10'-5"
90	9'	18'-0"	24'	9'-0"

Additional Standards:

- Minimum driveway widths must be maintained to the point of intersection with the adjoining public or private right-of-way.
- In 90 degree parking stalls, the depth of the stall may be reduced to 18 ft where a grassed or landscaped median, with a minimum 2 ft width per row of parking stalls, has been provided for automobile overhang. Wheel-stops or curbing must be provided to protect and delineate the median from the parking stalls.
- Compact spaces may be designed with widths of 8 ft and lengths of 16 ft.

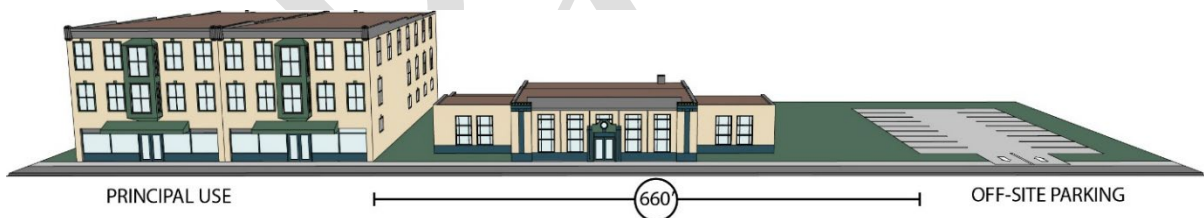
Figure C.2.1 Parking Area Dimensional Standards Graphic



2.5 ALTERNATIVE OFF-STREET PARKING STANDARDS

- A. **Location on Other Property (Off-Site).** If the number of off-street parking spaces required in *Section C.2.3: Minimum Parking Requirements* cannot be provided on the same lot as the principal use, such spaces may be provided on other property under the same ownership, or on other property rented or leased, provided such property lies within 660 ft. walking distance of the main entrance to the principal use. No more than 25% of parking space requirements may be provided off-site and shall not consist of any required parking of another use unless a shared parking arrangement exists. A written agreement specifying the joint use arrangement of parking spaces shall be filed with the application for a building permit or business license. Off-site parking must be under the same ownership as the principal use or leased by a term no less than the term of lease for the principal use.

Figure C.2.2 Off Site Parking



- B. **Public Parking Credit.** Public parking within 660 feet of any Property Line may be credited against the parking requirement at a rate of 1 credit for every 3 public parking spaces within 660 feet.
- C. **Shared Parking.** Use of shared parking arrangements are permitted in accordance with the standards below. Shared parking arrangements may qualify for a 10% reduction in required minimum off-street parking pursuant to the requirements of *Section C.2.5:D: Shared Parking Analysis*.

1. **Establishment of Peak Demand by Use.** Proposed uses served by the shared parking arrangement shall have different peak parking demands or operate in a manner that the uses sharing parking have access to the required minimum number of off-street parking spaces when in operation.
 2. **Location of Shared Parking.** Shared parking shall be within 660 feet, measured from the entrance of the Use to the closest parking space within the shared parking lot along measured along a dedicated pedestrian path.
 3. **Reserved Parking Spaces.** A significant amount of reserved parking is not permissible when utilizing shared parking.
 4. **ADA Compliance.** ADA compliant spaces shall be provided for each separate use and shall not be part of a shared parking arrangement.
 5. **Dedicated Pedestrian Path Design.** The sites involved in the shared parking agreement shall be connected by a dedicated pedestrian pathway.
 6. **Legal Instruments Required.**
 - (1) Cross access agreements, if required, for the subject property and adjacent properties to ensure shared parking can function shall be provided to the Zoning Administrator or their Designee.
 - (2) Shared parking arrangements shall be a formal legal instrument and be provided to the Zoning Administrator or their Designee.
 7. **Signage.** Signage shall be provided in appropriate locations, directing the driver to the appropriate parking lot. Signage proposed in public rights-of-way must be approved by the unit of government that owns the right-of-way.
- D. **Shared Parking Analysis.** Applicants wishing to use shared parking as a means of reducing the total number of required spaces must submit a shared parking analysis. The shared parking analysis, at minimum, shall include and comply with the following:
1. Identification of proposed uses within the development.
 2. Calculation of the 10% shared parking reduction that will be applied, per proposed use.

3. Proposed uses served by the shared parking arrangement shall have different peak parking demands or operate in a manner that the uses sharing parking have access to the required minimum number of off-street parking spaces when in operation.
4. Narrative and calculations shall be provided as part of the shared parking analysis explaining the merit of the shared parking arrangement.
5. Cross access agreements (i.e. legal instruments), if required, for the subject property and adjacent properties to ensure shared parking can function shall be provided to the Zoning Administrator or their Designee.
6. Shared parking arrangements shall be a formal legal instrument and be provided to the Zoning Administrator or their Designee.

E. **Alternative Parking Plan (APP).** The parking requirements set forth in *Table C.2.1 Parking Requirements* may be modified through an Alternative Parking Plan (APP). The Zoning Administrator may accept an APP in place of the parking requirement for a use if the below requirements are met:

1. A parking study must be submitted that is prepared by a Professional Engineer or Land Use Planner.
2. The study must include the size, type, and use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the Ordinance do not accurately reflect the needs of the proposed development.
3. An APP may be requested concurrently with Site Plan Review.
4. Applicants wishing to request an APP as a means of reducing the total number of required spaces must submit an APP. The APP, at minimum, shall include and comply with the following:
 - (1) Identification of proposed uses within the development.
 - (2) Calculation of the 10% shared parking reduction that will be applied, per proposed use.

- F. **Valet Parking.** Required off-street parking may be located on a separate lot or parcel from which the principal use is located and operated by a valet service only if the valet operations and parking comply with the following standards:
1. The valet service provider must have the same ownership as the principal use, the lessee of the principal use, or a third-party valet service provider that has been contracted by the principal use owner or principal use lessee.
 2. If valet operations are discontinued at any time, the owner must submit an Off-Street Parking Plan to the Zoning Administrator, if the proposed parking configuration does not meet the standards of subsection regarding Private Off-Premises Parking, the owner must submit an Alternative Parking Plan to the Director or their designee.
 3. Valet stands are not permitted within the public right-of-way.
 4. Valet operators may utilize facilities that adhere to the standards of *Section C.2.5: Alternative Off-Street Parking* for Shared Vehicular Parking if proposed uses are served by the shared parking arrangement have different peak parking demands.

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

- G. **Accessible Parking Spaces:** When off-street parking is required for any non-residential use, accessible parking shall be included when calculating the overall parking requirements for a building or use, based on the following formula:
1. All ADA parking and accessibility will be designed in accordance with the adopted Building Code and ANSI A117.1. The surface shall be paved with concrete or asphalt.
- H. **Bicycle Parking.** *Table C.2.5: Required Bicycle Parking* indicates the minimum bicycle parking required for a given Use.
1. Bicycle parking is required only for uses listed in *Table C.2.5: Required Bicycle Parking*.
 2. Bicycle parking shall be located no further than 50 feet from the primary pedestrian entrance.
 3. The maximum number of bicycle parking spaces required for any use is 10.
 4. **Dimensions.** Required bicycle parking spaces shall have minimum dimensions of 2 feet in width and 6 feet in length.
 5. **Secure Spaces.** All bicycle parking spaces shall allow for secure storage for the bicycle.
 - (1) Indoor spaces shall be lockable or provide a permanently affixed rack for securing each bicycle.
 - (2) Outdoor spaces shall provide a permanently affixed rack for securing each bicycle.
 6. **Signage.** If required bicycle parking is not visible from the street, signs shall be posted indicating its location.
 7. **Maintenance and Lighting.** Areas used for required bicycle parking shall be lighted and have sufficient stormwater drainage.

Table C.2.5 Required Bicycle Parking	
Use	Bicycle Space Required
Multifamily Apartment	1 per 2 Vehicular Spaces for buildings with more than 8 units
Civic/Institutional	1 per 5 Vehicular Spaces, min of 4
Retail & Restaurant	1 per 5 Vehicular Spaces
Service	1 per 5 Vehicular Spaces
Office	1 per 5 Vehicular Spaces
Neighborhood Open Space / Civic Open Space	By Individual Review
General Open Space	By Individual Review
Large Scale Open Space	1 per 5 Vehicular Spaces

2.6 DRIVE-THROUGH STACKING REQUIREMENTS

- A. **General Requirements.** Stacking space for vehicles shall be provided according to the requirements in *Table C.2.6: Required Stacking Distances*.

Table C.2.6 Required Stacking Distances	
Use	Stacking Spaces Required
Bank – Drive Through Teller	4 per Window or Kiosk
Bank – Drive Through ATM	2 per Window or Kiosk
Car Wash	4 per Window or Kiosk
Gas Station	2 per Pump
Restaurant – Drive Through	4 behind Menu Board & 4 behind First Window

- B. **Location.** Stacking spaces for drive-through and other similar Uses shall be located in accordance with the *Section B.9: Use Standards* and shall not block the travel lane, emergency access, or parking spaces.

Figure C.2.3 Required Stacking Distances



Figure C.2.4 Drive Through



- C. **Deviation from Standard.** Minimum standards shall be adhered to unless a traffic impact study (refer to the appendix for details) provides verifiable evidence to allow a reduction. Reductions may be approved through Site Plan review (refer to *Chapter A: Administration*) to allow for an Escape Lane or Pedestrian Crossing.

2.7 OFF STREET LOADING FACILITIES

- A. **General Requirements.** Off-street loading facilities are required to prevent vehicles engaged in unloading from encroaching on or interfering with public use of streets and pedestrian areas. Adequate space shall be provided for unloading and loading of goods, materials, or other items for delivery and shipping.
- B. **Off-Street Loading Facilities and Parking.** Off-street parking facilities may not be used or counted as meeting off-street loading requirements.
- C. **Uninterrupted Flow.** If loading/unloading is proposed within a street travel lane, at least one travel lane shall be preserved to ensure uninterrupted flow of traffic.
- D. **Change of Use.** When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of required off-street loading space shall be provided.
- E. **Change in Size of Structure.** When any structure is enlarged or any use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be provided for the structure or use in its enlarged or extended size.

Accessibility and Location. Loading/unloading areas shall be convenient to the use it services. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

- F. **Required Loading/Unloading Information.** Loading and unloading locations and sizes shall be included on any required parking plan. If no parking plan is required, but a building permit for any use or structure is required, then the development is required to provide off-street loading facilities. The applicant shall provide proof

of loading and unloading locations and sizes and conformity with this Section.

- G. **Design.** Service areas including loading/unloading spaces, or similar areas that serve commercial delivery trucks, semi-trailers, and similar vehicles that are not located within the interior of the building shall be designed to include screen walls, landscaping, and other treatments to limit the visibility of the service area to the adjacent boundary or public street.
- H. **Right-of-way.** Service areas shall be located outside public right-of-way and indicated by signage.
- I. **Size.** Loading and unloading space for vehicles which can fit in parking space sizes outlined in *Section C.2.4: Design Requirements* shall be the same size as the minimum parking space. For uses that require commercial delivery trucks or semi-trailers and similar vehicles which cannot fit into the minimum parking space size, loading/unloading spaces shall be made to accommodate the typical commercial delivery vehicle. The expected typical size of vehicles shall be included with any loading/unloading plan. Provisions shall be made to accommodate the range of anticipated vehicles.
- J. **Combined Off-street Loading.** Collective, joint, or combined provisions for off-street loading facilities for two or more buildings or uses may be made, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.
- K. **Number of Spaces.** Minimum off-street loading/unloading spaces are outlined in *Table C.2.7: Required Loading/Unloading Spaces*.

Table C.2.7 Required Loading/Unloading Spaces	
Gross Floor Area (Square Feet)	Number of Spaces
Multi-family buildings (per building basis)	Less than 20 units per building = 0 21+dwelling units per building = 1
5,000 to 25,000	1
Over 25,000 to 60,000	2
Over 60,000 to 120,000	3
Over 120,000 to 200,000	4
Over 200,000 to 290,000	5
Notes: One additional off-street loading space for each 90,000 sq. ft. over 290,000 sq. ft. or major fraction thereof is required. Provisions shall be made to ensure anticipated size of vehicles for loading/unloading can be accommodated in the required number of spaces.	

3. SIGNS

3.1 INTENT

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

3.2 GENERAL PROVISIONS

A. **General Provisions.** These regulations are designed to:

1. Establish a permit system that allows a variety of types of signs in the City's districts.
2. Provide for temporary signs in limited circumstances;
3. Prohibit all signs not expressly permitted in these regulations;
4. Require a sign plan to be submitted along with each site plan as part of the initial steps in the planning process as provided in subsection 3 below;
5. Require all on-premise non-conforming signs on a zoned lot to come into compliance with the Sign Ordinance when abandoned (See *Section C.3.8.A: Nonconforming Signs*) regardless of any other provisions established elsewhere for amortization. No sign shall be altered, replaced, converted, changed, or modified except in accordance with the requirements of this Code, unless exempted in accordance with this Section. Specific standards for overlays may also be required. See *Section B.11: Overlays Districts*.
6. This Section includes specific regulations regarding

- (1) Permanent Sign Locations - (*Section C.3.3: Permanent Sign Locations*)
- (2) Permanent Sign General Standards - (*Section C.3.3: Permanent Sign Locations*)
- (3) Prohibited Signs - (*Section C.3.4: Prohibited Signs*)
- (4) Calculation of Sign Area - (*Section C.3.5: Calculation of Sign Area*)
- (5) Special Purpose Signs - (*Section C.3.6: Special Purpose Signs*)
- (6) Permitted Sign Types (Permanent) - (*Section C.3.7: Permitted Sign Types*)
- (7) Special Circumstances - (*Section C.3.8: Special Circumstances*)
- (8) Permitted Sign Area and Number of Signs - (*Section C.3.9: Permitted Sign Area and Number of Signs*)
- (9) Permitted Signs by Zoning District - (*Section C.3.9: Permitted Sign Area and Number of Signs*)
- (10) Temporary Signs - (*Section C.3.10: Temporary Signs*)

3.3 PERMANENT SIGN LOCATIONS

A. Permanent Signs Allowed on Private Property.

1. **Sign types:** Sign types allowed on private property in the City of Sumter are set forth in *Section C.3.10: Permitted Signs By Zoning Districts*.
2. **Public Signage:** Permanent signs erected by or on behalf of the City of Sumter, Sumter County, the State of South Carolina, the Federal Government or public educational institutions (including universities, colleges, and school districts) are allowed under the following conditions:
 - (1) **Public Purpose.** Signage must serve a public purpose, such as identifying government facilities, providing public information, or supporting civic engagement.
 - (2) **Exemption from Size and Quantity Limits.** Signage erected by or on behalf of a public entity shall not be counted against the total number or square footage of signs otherwise allowed for a parcel.
 - (3) **Safety Placement.** Signage must be placed outside of sight triangles to ensure visibility and traffic safety.

3. **Transit Signage:** Transit signage may be mounted on poles or attached to shelters, benches, or other structures/amenities to indicate transit stop locations, hours of operation, routes, contact information, and off-premises marketing panels. 1 off-premises marketing panel is permitted per transit stop location and shall not exceed 14 sq. ft. for a standalone bench or 88 sq. ft. for a transit shelter.

B. Permanent Signs Allowed on Public Property or Public Street Right-of-Way.

1. **Government.** Permanent signs erected by or on behalf of the City of Sumter, Sumter County, the State of South Carolina, or the Federal Government identifying public property, public information, and directing or regulating pedestrian or vehicular traffic;
2. **Public Utilities.** Informational signs of a public utility regarding its poles, lines, pipes, or facilities;
3. **Public Educational Institutions.** For the purposes of this ordinance, public educational institutions shall be considered public entities. Signage erected by or on behalf of such institutions must comply with the above standards and may include wayfinding, campus identification, and event promotion signage, provided it meets applicable zoning and safety requirements.
4. **Transit Signage.** Transit agency 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 the exclusive use of the Authority. 1 off-premises marketing panel is permitted per transit stop location which contains a bench or shelter and shall not exceed 14 sq. ft. in area for a stand-alone bench or 88 sq. ft. in area for a transit shelter.

3.3 PERMANENT SIGN GENERAL STANDARDS

A. **Design.** Signs shall be constructed from weather resistant long-lasting materials specifically engineered for signage to ensure longevity and performance. All signs shall be constructed in a professional manner. Fluorescent, metal flake or iridescent colors are prohibited. Ground signs shall include base, cap and column in their design. Signs within overlays shall be subject to additional standards including architectural styles, treatments/finishes, color(s), location, and size. Refer to *Section B.11: Overlay Districts* for additional standards.

- (1) Fluorescent colors except where part of a logo, trademark or similar, are prohibited.
- (2) All signs shall be erected in compliance with building, electrical, and fire codes, and shall comply with the standards below:
 - (1) Supports and braces shall be designed as an integral part of the sign structure and be hidden from public view to the extent technically feasible.
 - (2) Supports and braces shall be designed as an integral part of the sign structure and be hidden from public view to the extent technically feasible.
 - (3) Audio components are prohibited as part of any sign with the exception of drive-through menu signs.
 - (4) Signs shall be securely fastened per building code requirements so that the sign cannot be moved by wind or other forces of nature.
 - (5) Signs cannot have intentional moving components, i.e. spinning restaurant signs.

B. **Signage Plan.** Signage plans, as may be required, intend to allow an orderly process to provide for signs which are integrated and contextually designed to enhance the buildings and site which they occupy.

C. **Location.** Types of signs authorized by this Section are permitted in zoning districts as provided in *Table C.3.1: Permanent Sign Area and Number by Zoning District (Non-Residential Uses)*, *Table C.3.2: Permanent Sign Area and Number by Zoning District (Residential Uses)*, and *Table C.3.2: Permitted Sign Types By Zoning District*.

1. No sign structure shall obstruct any cross-visibility (see *Section A.5: Definitions*) area or traffic control device.
2. In the visibility sight triangle, no ground sign may exceed 30 inches in height above the established grade of the street property line, unless the sign is setback a minimum of five feet from the street right-of-way. No sign shall impede pedestrians or motorists on or off the premises.

D. **Illumination.** Outline or strip lighting, neon tube, animated, flashing or changeable illumination shall not be permitted. Illumination in signs may not impair the vision of motor vehicle drivers. All permanent signs may be non-illuminated or illuminated by internal or external illumination.

1. **External Illumination.**

- (1) Supports and braces shall be designed as an integral part of the sign structure and be hidden from public view to the extent technically feasible.
- (2) Only stationary and shielded light sources directed solely onto the sign are permitted.
- (3) External illumination shall not shine or provide glare directly on rights-of-way or adjacent residential uses.
- (4) Flashing and intermittent lights are prohibited. Window signs, interior tube lighting, and/or illumination along windows or signs located within an establishment are exempt from this requirement only if the illuminated area of the sign or lighting feature is less than 4 square feet in total surface area. Square footage shall be measured as the cumulative illuminated surface visible from the exterior, including any portion of the sign or lighting that emits light through a window or transparent surface.

(5) Outline, strip lighting, and neon tube lighting on the exterior of sign structures, corners, eaves, ridges, fascia or other portions of buildings or structures is prohibited. Temporary decorative signs associated with federally recognized holidays shall be exempt from this standard.

2. **Internal Illumination.**

(1) Only illumination with a designation of “white” or “daylight” shall be emitted.

(2) Poles and other supporting structures shall not be internally illuminated.

(3) Illumination in signs shall not impair the vision of motor vehicle drivers.

(4) Signs shall not exceed 0.2 footcandles at the property line.

E. **Landscaping.** Ground signs shall be placed in a landscaped setting appropriate to the size and scale of the sign, and character of the site. Landscaping shall comply with *Section C.5: Landscape, Buffer, and Tree Protection Requirements*.

F. **Design Alternatives.** The Planning Commission may grant design alternatives to a sign design standard set forth in this Ordinance if:

1. The request is included as part of a signage plan for a development. A signage plan shall be submitted concurrently with a site and development plan and shall, at minimum, include the number of signs, types of signs, sizes of signs, heights of signs, setbacks for signs, location of signs, sign designs, and illumination of signs.
2. The design alternative is consistent with the stated intent of the design standard at issue;
3. The design alternative achieves or implements the stated intent to the same degree or better than strict compliance with the standard would achieve; and
4. The design alternative will not result in adverse impacts on properties abutting the site.
5. The design alternative utilizes a sign type and/or feature that is historic.

3.4 PROHIBITED SIGNS

A. Prohibited Signs:

1. Any sign displaying intermittent or flashing illumination or lights of changing degrees of intensity. However, reader boards may communicate an electronic message provided that the message does not change more than every 2 seconds.
2. Signs placed or painted/wrapped on a motor vehicle, trailer, or other object and parked with the primary purpose of providing a sign not otherwise allowed by this Ordinance;
3. Inflatable signs;
4. Pennants and fluttering devices, except feather flags as regulated in *Section C.3.11 Temporary Signs*;
5. Any sign erected in such a manner as to obstruct the vision of or constitute a hazard to motorists and or pedestrians.
6. Signs which contain or are an imitation of signs used in a public safety warning or traffic signs as regulated by the current edition of the *Manual on Uniform Traffic Control Devices (MUTCD)*.
7. Portable signs other than sandwich board signs which are permitted as a temporary sign in this Section.
8. Signs displaying an obscene or pornographic message.
9. Signs erected in the right-of-way of any street, road or public way, or signs overhanging or infringing upon the right-of-way of any street, road, or public way, except as specifically provided by this Section.
10. Signs erected on public property unless otherwise authorized by this Section.
11. Signs that prevent free ingress or egress into or from any door, passable window or fire escape. No sign shall be attached to a standpipe or fire escape.
12. Roof signs that are constructed upon a roof or roof-mounted structure, except where specifically permitted by terms of this Section. Those signs that

are placed or mounted on a mansard roof are not considered prohibited roof signs but may be permitted as a building sign.

3.5 CALCULATION OF SIGN AREA

- A. **Calculating Sign Area.** The area of a sign shall include all lettering, wording, designs and symbols, together with the background, whether open or enclosed, on which they are displayed. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Calculating sign area shall comply with the following standards below:
1. Where a sign consists of individual letters, words or symbols attached to a building, canopy, awning or wall and all such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the wall. Where such sign includes multiple words, each word located in the same plane shall be computed separately.
 2. Channel letter signs, mounted logos, and similar devices are treated differently than signs in cabinets. The wall area between multiple elements does not count as sign area.
 3. The area for a sign with more than one face shall be computed by adding together the area of all sign faces, except where the angle at which the two sign faces are placed does not exceed 60 degrees.
 4. It is presumed that where sign faces are placed less than 60 degrees apart, both faces are not readable from any one point.
 5. The entire surface area of a multitenant sign that depicts the names of the individual tenants shall count toward the total aggregate area of the sign.
 6. 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.

Figure C.3.1 Sign Area

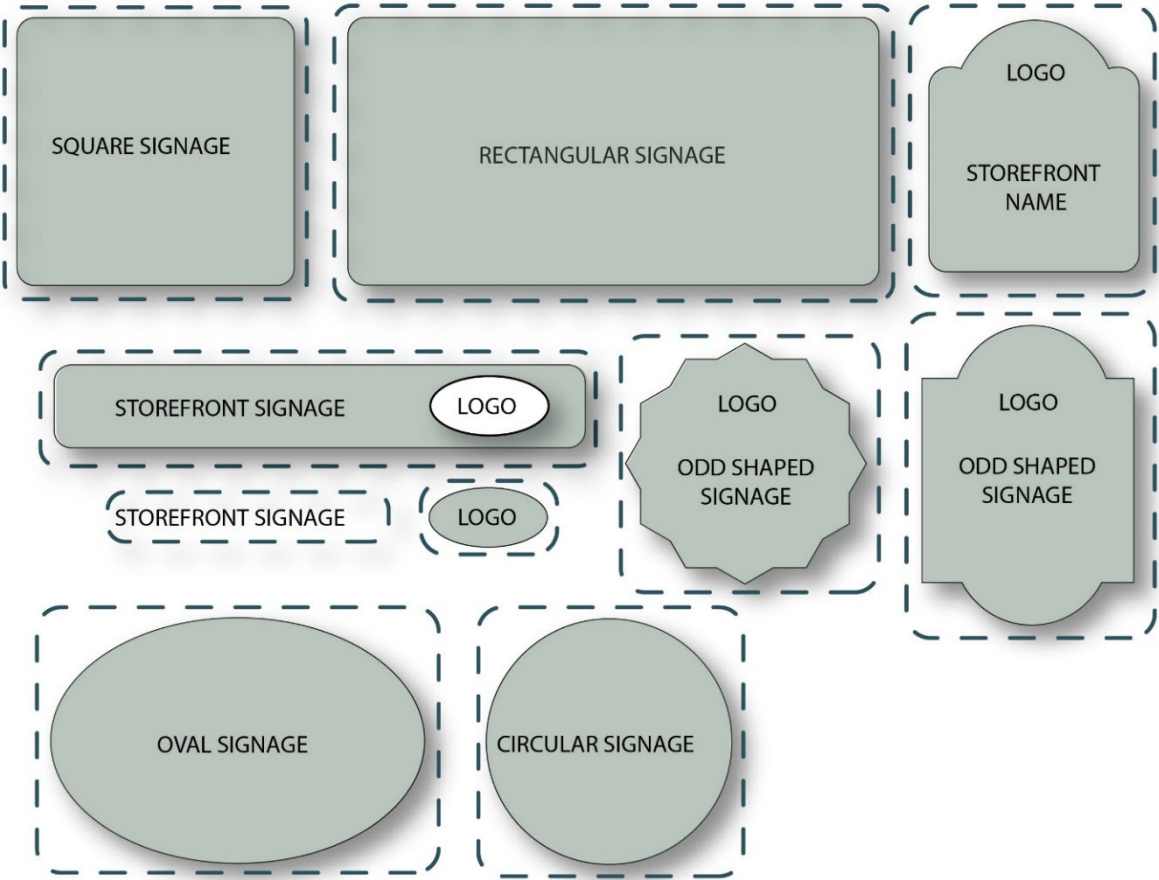


Figure C.3.2 Multiple Faces on a Sign Illustration

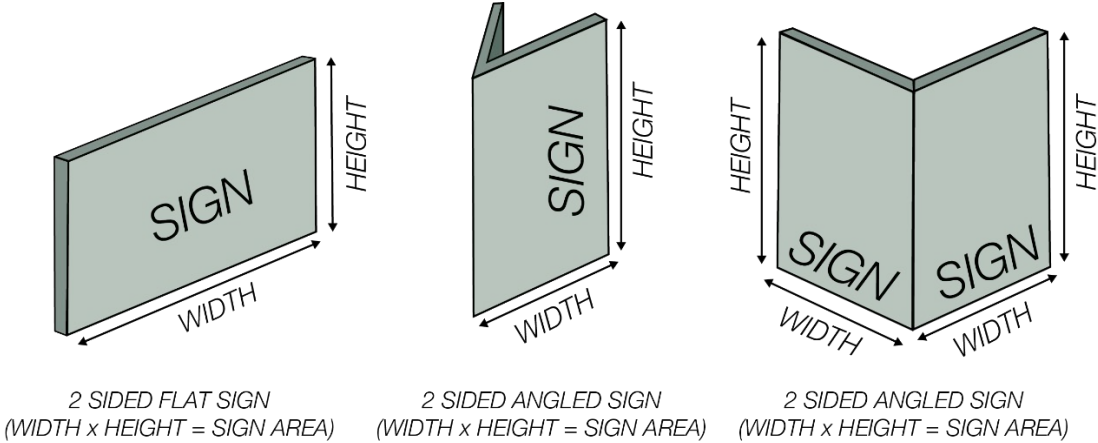


Figure C.3.3 Sign Area Calculation for Multiple Signs on Single Pole Illustration

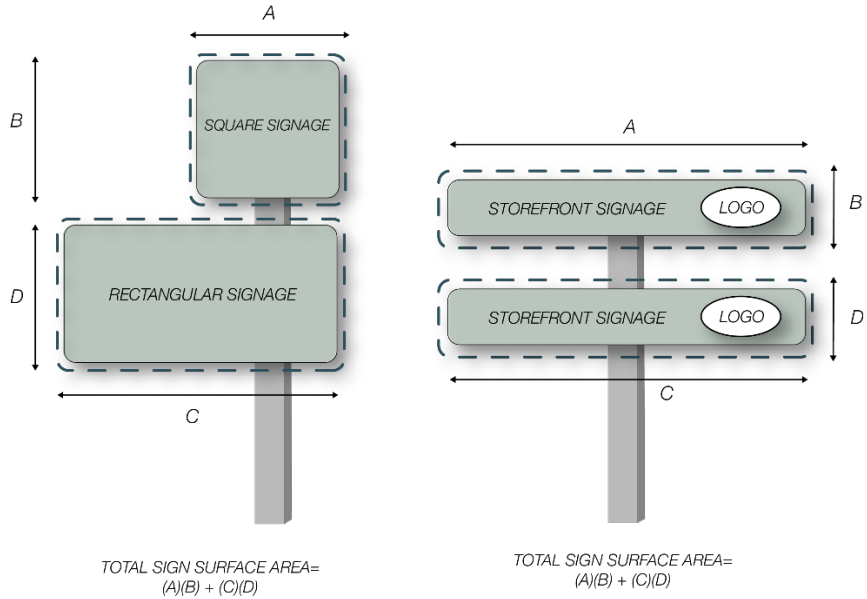
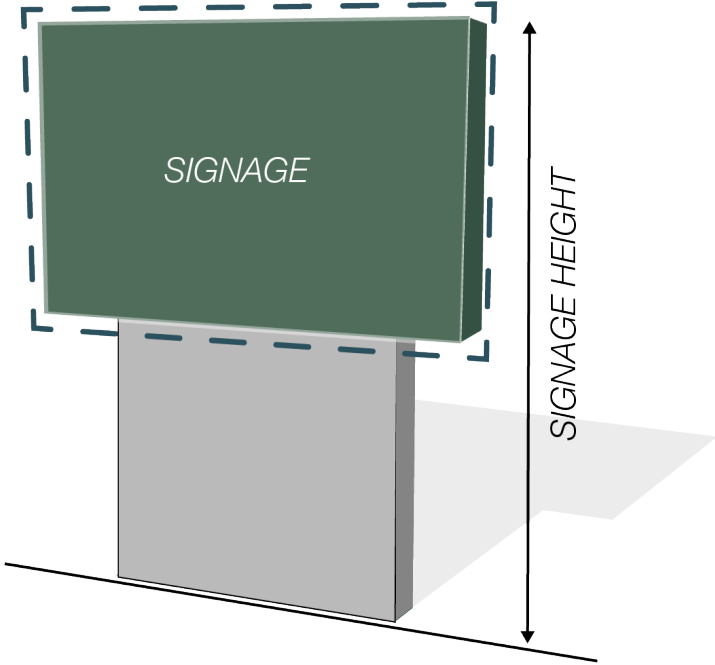


Figure C.3.4 Sign Height Illustration



3.6 SPECIAL PURPOSE SIGNS

Special Purpose Signs. Special purpose signs are permitted in accordance with the following guidelines:

- A. **Fueling Canopy Signs:** Permanently attached Fueling Canopy Signs, provided the sign:
1. Covers no more than 20% of the canopy's surface area, or
 2. Covers no more than 10% of the ground floor area beneath the canopy, whichever is less.
- B. **Commercial/Industrial Site Directional Signs.** Directional signs for commercial/ industrial sites are allowed and shall not count against the total signage allowed on a lot. The total sign area shall not exceed 8 sq. ft per sign and the maximum height shall not exceed 6 feet above grade.
- C. **Automobile Franchise Signs:** In addition to the number of freestanding signs otherwise permitted on a lot, automobile dealerships shall be allowed 1 additional freestanding sign per new vehicle franchise or brand sold on the premises, subject to the following conditions:
1. Each franchise sign shall be limited to a maximum area of 200 sq ft.
 2. All franchise signs shall comply with the height, setback, and design standards established in this Ordinance for freestanding signs.
 3. Reader boards, digital displays, or changeable copy panels shall not be permitted on automobile franchise signs.
 4. Each automobile franchise sign shall clearly identify only the brand or franchise it is intended to represent.
- D. **Canopy Signs.** Canopy Signs may include permanently attached signage that exceeds the standard signage limits for the lot, as long as the sign:
1. Covers no more than 20% of the canopy's surface area, or
 2. Covers no more than 10% of the ground floor area beneath the canopy, whichever is less.

3. In all cases, the total signage on the canopy must not exceed 130 square feet.

E. **Drive-Through Menu Signs.** For each establishment that utilizes a drive-through lane, a maximum 2 drive-through menu signs shall be allowed for each drive-through lane.

1. Each drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed 40 square feet in sign area and 10 feet in height.
2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this Section.
3. Drive-through signs shall require a permit.

F. **Off-Premise Outdoor Advertising Structures (Billboards).** 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.

1. **Permitted Locations.** Off-premise advertising signs (a.k.a. billboards) are permitted only in LI-W and HI districts. The Planning Commission may also allow off-premise advertising signs within the Corridor Protection District (CPD) regardless of zoning district.
2. **Design.** Structures 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. **Digital and Electronic Changing Messages.** Digital and Electronic Changing message signs are permitted subject to the provisions in *Section C.3.c.a. Digital and Electronic Changing Message Signs.*
4. **Spacing between Billboards.** Billboards must be separated by at least 1,000 ft. on the same side of the street or 700 ft. on the opposite side of the street. 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.
5. **Size.** Maximum square footage of billboard signs shall be 300 ft. regardless of zoning district. An additional 60 sq. ft. of sign face area will be allowed for embellishments.
 6. **Setback.** Leading edge of sign must be a minimum of 10 ft. from all property lines.
 7. **Height.** Maximum height shall not exceed 35 ft. above the average roadway grade level. Sign embellishments may extend up to 4 ft. above the highest point of any existing sign and up to 2 ft. from the sides of any existing sign but may not project into the setback.
 8. **Lighting.** Lighting for outdoor advertising signs shall be indirect, non-flashing.
 9. **Separation Criteria.** All new billboards in the City shall not be closer than 1,000 ft. measured in a direct line to any entrance to a residential subdivision, locally designated design overlay district, historic building, Downtown Transition (DTT) district or the Downtown Core (DTC) district.

G. Digital and Electronic Changing Message Signs.

1. Digital and Electronic Changing message signs are permitted subject to the following provisions:
 - (1) **Change Interval.** All messages, images or displays on a digital sign or electronically changing message sign shall remain unchanged for a minimum of 6 seconds.
 - a. 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.
 - (2) **Fading.** There shall be no appearance of a visual dissolve or fading, in which any part of 1 message, image or display appears simultaneously with a part of a 2nd message, image or display.

- (3) **Motion.** 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.
- (4) **Intensity and Contrast.** The intensity and contrast of light levels shall remain constant throughout the sign face.
- (5) **Day/Night Dimming.** 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.
- (6) **Lighting Levels.** The following are the criteria for lighting levels for digital display signs and electronically changing message signs:
 - a. Lighting Levels may not increase by more than 0.3 foot candles over ambient levels as measured using a foot candle meter at a distance of 150 ft. from the sign face.
 - b. Each digital display or electronically changing message sign shall include a light-sensing device that will adjust the brightness as ambient light conditions change.

H. **Flagpoles and Flags.**

1. The term “flag” in this subsection shall mean a piece of fabric or other flexible material solely containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions, such as the United States. References to flagpole height in this subsection refer to vertical flagpoles and shall be measured from ground level. References to the number of flags and flagpoles and flag dimensions refer to both vertical flagpoles and mast arm flagpoles (for example, staffs extending at an angle from a building).
2. Except as otherwise provided herein, flags shall be displayed on flagpoles. Such poles in all zoning districts shall not exceed the allowed building height of the zoning district. 3 flags per lot may be displayed by hanging or painting

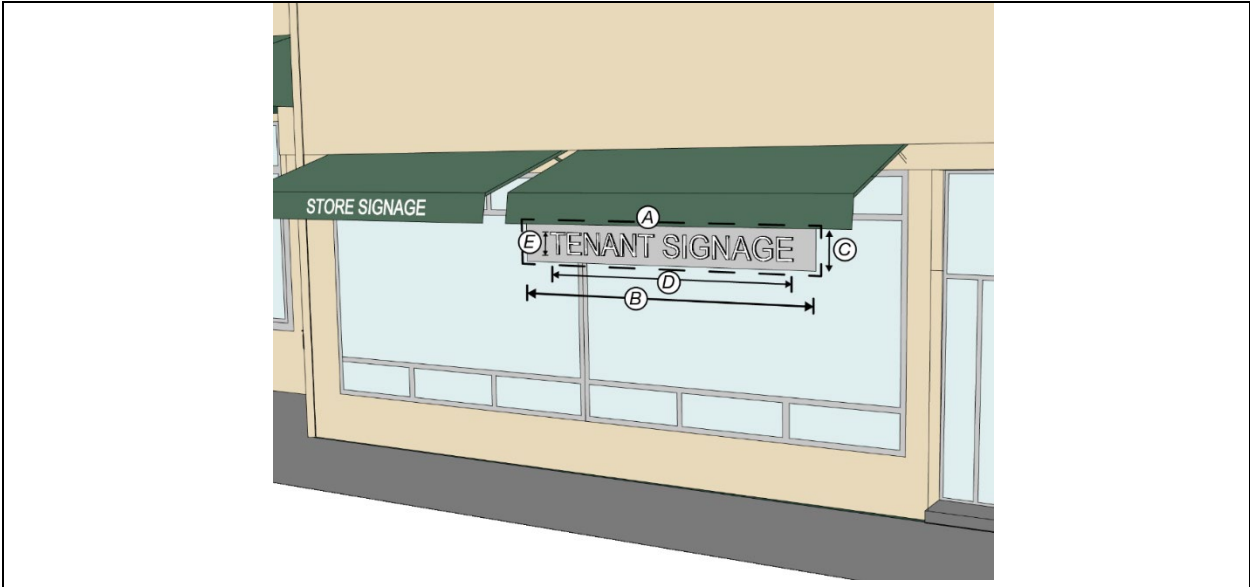
- on the exterior of a structure in addition to flags permitted on flagpoles. No permits or fees are required for flags.
3. The maximum dimensions of any flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 20% of the vertical height of the pole.
 4. Mast arm flagpoles shall not exceed 10 ft. in length and the hoist side of the flag shall not exceed 40% of the length of the pole. Mast Arm poles are from 10 degrees from vertical to horizontal.
 5. A maximum of 9 flagpole flags may be displayed on one lot. Not more than 3 flags may be displayed per pole, not more than 3 flagpoles on one lot.
 6. Noncommercial flags permitted by this Section are allowed in addition to the maximum sign area permitted by applicable district regulations.
 7. Flag displaying a logo, message, statement, or expression relating to commercial interests is subject to all applicable sign regulations.
 8. A vertical flagpole must be setback from all property boundaries a distance which is at least equal to the height of the pole.
 9. Flags and flagpoles shall be maintained in good repair. Flagpoles with broken halyards shall not be used and flags which are torn or frayed shall not be displayed. The flagpoles shall be made of durable, structurally sound materials.
 10. No permit or fee is required for flags meeting the requirements of this section.
 11. There shall be no maximum flag size, or number, or other limitations on manner of display on Federal and/or State-designated holidays other than public safety restrictions set forth elsewhere for visual clearance and at intersections.
 12. Federal, State, and Local Government buildings and uses are exempt from all standards outlined in *Section C.3.6.h*.

3.7 PERMITTED SIGN TYPES (PERMANENT)

Permitted Sign Types. This subsection provides description, locational standards, size standards, and any other required information for each sign type. Graphic illustrations for permitted signs are provided below for reference and context; illustrations are for example purposes only. Text shall take precedent over any conflict with illustrations. All permitted sign types require a permit.

- A. Awning Signs
- B. Monument Signs
- C. Neighborhood or Subdivision Signs
- D. Projecting Signs
- E. Wall Signs
- F. Directory Signs
- G. Window Signs
- H. Pole Signs

Figure C.3.5 Awning Signs



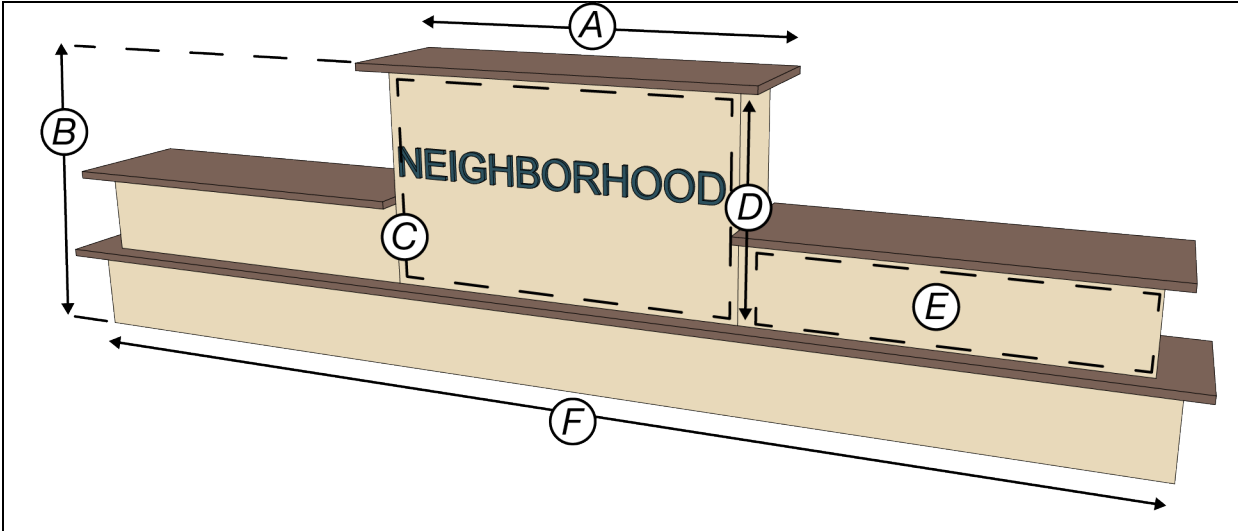
<p>1. Description</p>	<p>An on-premise attached awning extending from the building with attached signage.</p>
<p>2. Location</p>	<p>Awning signs shall have a minimum clearance of eight feet from the surface below and a maximum height of 4 feet above the clearance.</p>
<p>3. Size</p>	<p>Sign Area and Height:</p> <ul style="list-style-type: none"> A. Sign Area: Maximum 20% of awning. B. Clearance: Minimum 8'. C. Length: Maximum 12'. Subject to encroachment standards in <i>Section B.12(l) Encroachments</i>
<p>4. Miscellaneous</p>	<p>Signs shall not extend outside the overall length or width of an awning, or extend above the height of the building wall that the awning is attached. Shall not be illuminated or back-lit.</p>

Figure C.3.6 Monument Signs



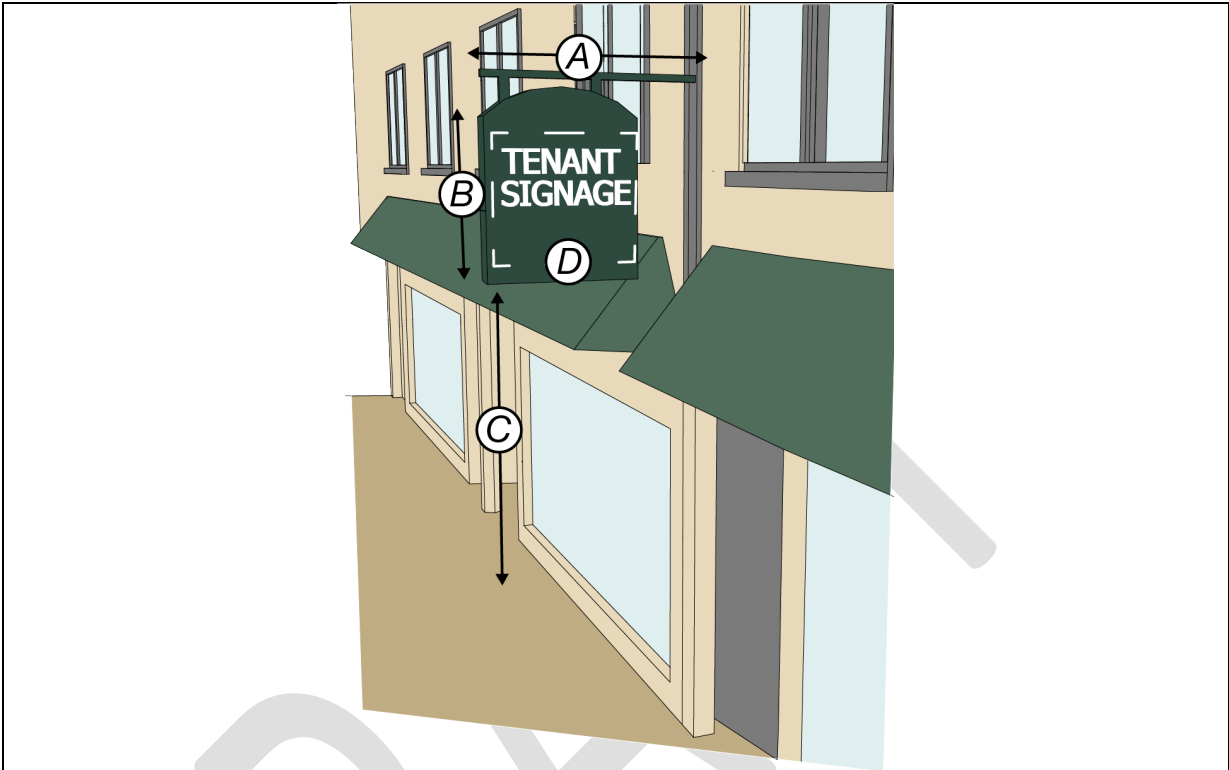
<p>1. Description</p>	<p>A freestanding ground sign with a supporting structure with two columns on the end of the sign. A monument sign is not attached, supported or suspended to or from any building or structure. All monument signs shall include base, cap, and columns. All ground signs shall be in the form of monument signs and include the physical address on the sign.</p>
<p>2. Location</p>	<p>1 sign per frontage maximum.</p>
<p>3. Size</p>	<p>Sign Area and Height: A. Sign Width: Maximum 10'. B. Column Height: Maximum 15'. C. Sign Area: Maximum 75 square feet. D. Column Width: Maximum 16". E. Column Length: Maximum 18".</p>

Figure C.3.7 Neighborhood or Subdivision Signs



<p>1. Description</p>	<p>A freestanding ground sign identifying entry to a mixed use district, neighborhood, or a residential subdivision. All neighborhood or subdivisionsigns shall be in the form of monument signs.</p>
<p>2. Location</p>	<p>1 sign per entrance (e.g. median sign) or 2 wall signs either side of entrance. Additional signs may be permitted as a design alternative. ROW Encroachment allowed with administrative approval.</p>
<p>3. Size</p>	<p>Sign Area and Height: A. Sign Area Width: Maximum 8'. B. Total Sign Height: Maximum 7'. C. Sign Area: Maximum 40 square feet. D. Sign Height: Maximum 5'. E. Sign Exposed Material: Maximum 80 square feet per side. F. Sign Structure Overall Width: Maximum 25'.</p>
<p>4. Wall/Fence Signs</p>	<p>Neighborhood or subdivision signs may be placed on a subdivision wall or fence. The sign area is not to exceed 40 square feet per face.</p>

Figure C.3.8 Projecting Signs



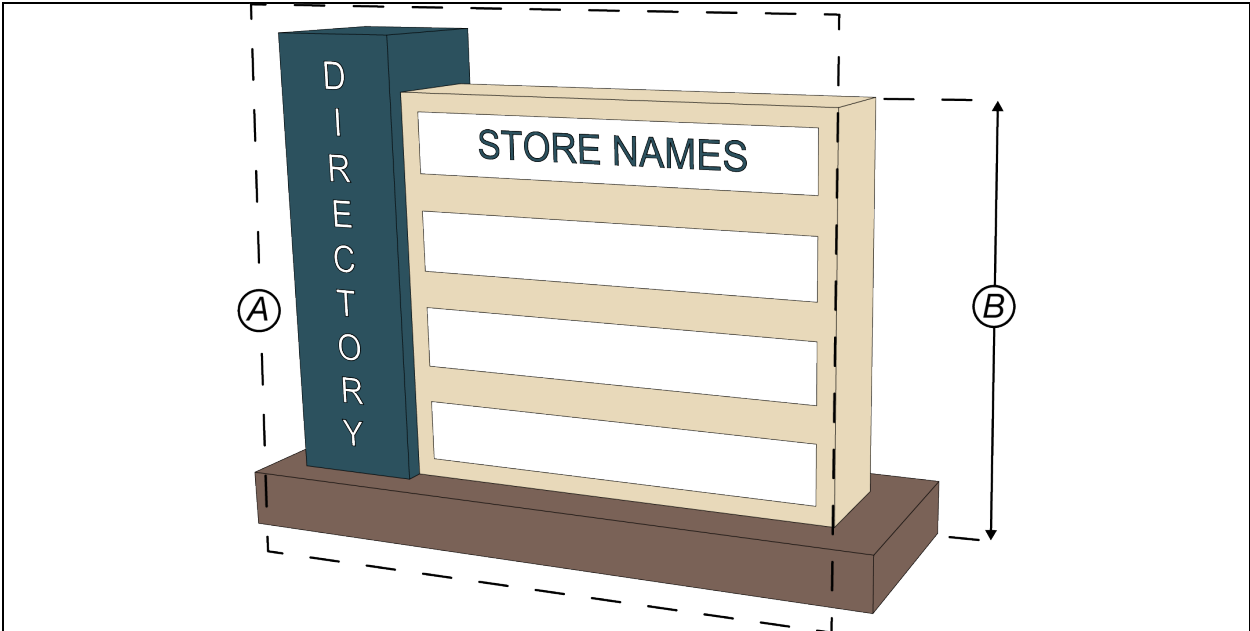
<p>1. Description</p>	<p>A sign attached directly to a supporting building wall and intersecting the building wall at a right angle. A projecting sign may be 2 or 3-dimensional.</p>
<p>2. Location</p>	<p>1 projecting sign per business.</p>
<p>3. Size</p>	<p>Sign Area and Height: A. Sign Length: Maximum 3'. B. Sign Height: Maximum 3'. C. Clearance: Minimum 8'. D. Sign Area: Maximum 9 square feet.</p>
<p>2. Miscellaneous</p>	<p>Projecting signs erected at building corners may intersect at a 45 degree angle to the corner of the building, in which case only 1 projecting sign is allowed. No projecting sign is allowed to extend above the roof line or the parapet wall. Buildings with 2 or more stories may not have a projecting sign located higher than the second story.</p>

Figure C.3.9 Wall Signs




<p>1. Description</p>	<p>An on-premise sign attached directly to a building wall above the given store front place. A wall sign shall include murals conveying the name of a business or a commercial message. A wall sign shall not extend more than 18 inches from the building.</p>
<p>2. Location</p>	<p>Directly above store located on the supporting building wall. Wall signs are not allowed to extend above the roof line or the parapet wall.</p>
<p>3. Size</p>	<p>Sign Area and Height: A. Sign Area: 1.5 square feet for each linear foot of building frontage, maximum 400 square feet. B. Length: 1.0 Foot Per Linear Foot Of Building Frontage, up to a maximum of 100'. C. Height: Maximum 4'.</p>

Figure C.3.10 Directory Sign




<p>1. Description</p>	<p>A directory sign is a freestanding ground sign, located at the beginning or end of a commercial area, listing the store names and/or a directional sign. A directory sign is not attached, supported or suspended to or from any building or structure. A directory sign is intended primarily for pedestrian orientation, dissimilar to a monument sign which is intended primarily for vehicular orientation.</p>
<p>2. Location</p>	<p>Developments less than 10 acres in size may have up to 2 directory signs; developments greater than 10 acres in size may have one additional Directory Sign for each 10 acres.</p>
<p>3. Size</p>	<p>Sign Area and Height: A. Area: Maximum 20 square feet for directory signs. A directional sign maybe a maximum 4 square feet. B. Height: Maximum 4'.</p>

Figure C.3.11 Window Signs



1. Description	A window sign is an on-premise sign attached flat but parallel to the inside of a window or is within 12" of the inside of the window.
2. Location	Window signs may only be placed on windows with primary street frontage.
3. Size	<p>Sign Area and Height:</p> <p>A. Area per business (max combination of all windows covered by sign): 25%.</p> <p>B. 2' in height</p> <p>C. 10' in width</p>
4. Miscellaneous	<p>No more than 2 total are permitted for any building/tenant.</p> <p>Window signs located along the same building frontage shall be limited to the maximum size provided in Sign Area (A) total.</p> <p>Window signs located in the upper story(s) may increase A and B by 10 percent</p>

Figure C.3.12 Pole Sign

	
<p>1. Description</p>	<p>A pole sign is a detached sign supported by 1 centered pole structure or 2 supporting poles structure on the ends of the sign.</p>
<p>2. Location</p>	<p>No portion of a pole sign may extend into the public right-of-way</p>
<p>3. Size</p>	<p>Sign Area and Height:</p> <ul style="list-style-type: none"> A. Maximum sign area: 40 square feet per pole sign B. Maximum height: 15 feet, measured from grade and including: <ul style="list-style-type: none"> 1. Pole 2. Base or apron 3. Supporting structures 4. Trim or architectural features
<p>4. Miscellaneous</p>	<p>1 freestanding sign per lot. With an approved sign plan:</p> <ul style="list-style-type: none"> A. 2 freestanding signs may be permitted B. Only 1 may be a pole sign

3.8 SPECIAL CIRCUMSTANCES

- A. **Nonconforming Signs.** Standards for Nonconforming Signs. Nonconforming signs in any district shall not be altered or moved except as otherwise permitted by this Section. Normal maintenance of signs, including repainting or repair of the existing sign face and/or sign structure, shall not be considered an alteration. Any other changes to the sign face or sign structure shall constitute an alteration of the sign. Any nonconforming sign structure which is moved, removed, or altered voluntarily or involuntarily, must be brought up to the standards of permitted sign types in this Section.
- B. **Abandoned and Unsafe Signs.** Any abandoned and unsafe sign as specified below shall be repaired or removed within 30 days of written notification from the Zoning Administrator or their designee.
1. No longer advertises a bona fide business or product,
 2. Is abandoned or unsafe, or
 3. Is visibly deteriorated, broken, or damaged—including missing or shattered sign faces on active business premises.
- C. **Severability.** Each provision in *Section C.3: Signs* is intended to be individually severable, such that, if any portion of *Section C.3: Signs*, is determined by a court of competent jurisdiction to be invalid, such determination shall not affect the validity of the remaining portions of *Section C.3: Signs*.

3.9 PERMITTED AREA AND NUMBER OF SIGNS

The maximum area of all building signs shall not exceed the standards outlined in this Section. Additional specific standards are required for each sign type per *Section C.3.7: Permitted Sign Types (Permanent)*.

- A. **Non-Residential Districts.** All permitted building signs in non-residential districts shall not exceed the standards in *Table C.3.1: Permanent Sign Development Standards By Zoning District* are required for each sign type per *Section C.3: Signs*.
- B. **Residential Districts.** All permitted building signs in residential districts shall not exceed the standards below:
 - 1. Building signs for permitted uses in residential districts shall not exceed 25 square feet in sign area.

Table C.3.1 Permanent Sign Area and Number By Zoning District (Non-Residential Uses)					
Zoning Districts	Free-Standing Signs				Wall Signs
	Max Area (per sign)	Number ^{1,2,3}	Height	Setbacks	Max Area (Percentage of Wall Area)
R-15, R-9, R-6, GR, RMF	40 sq. ft. (non-residential use, subdivision, multi-family apartment, group housing, attached housing, cluster housing, or manufactured home park)	1	20 ft	5 ft.	10%
PO	1 sq. ft. per linear foot of street frontage (max 50 sq. ft.)	1	15 ft	10 ft	10%
NC	1 sq. ft. per linear foot of street frontage, (max 200 sq. ft.)	1	15 ft	10 ft	10%
LC	1 sq. ft. per linear foot of street frontage (max 200 sq. ft.)	1	30 ft	10 ft	10%
GC	1 sq. ft. per linear foot of street frontage (max 200 sq. ft.)	1	30 ft	10 ft	10%
LI-W	1 sq. ft. per linear foot of street frontage (max 150 sq. ft.)	1	15 ft	10 ft	5%

HI	1 sq. ft. per linear foot of street frontage (max 150 sq. ft.)	2	15 ft	10 ft (front) 20 ft (side)	5%
AC	1 sq. ft. per linear foot of street frontage (max 100 sq. ft.)	1	10 ft	10 ft (front) 20 ft (side)	10%
CP	1 sq. ft. per linear foot of street frontage (max 36 sq. ft.)	1	10 ft	10 ft (front) 20 ft (side)	10%
DTC	1 sq. ft. per linear foot of street frontage (max 50 sq. ft.)	1	15 ft	10 ft	25%
DTT	1 sq. ft. per linear foot of street frontage (max 50 sq. ft.)	1	15 ft	10 ft	25%
IG	1 sq. ft. per linear foot of street frontage (max 100 sq. ft.)	2	15 ft	10 ft	25%

Notes:

- Corner Lots:** Lots fronting on 2 or more streets are allowed the permitted free-standing signage for each street frontage but permitted signage area cannot be accumulated and used on 1 street in excess of that allowed for lots with only 1 street frontage.
- Combination of Wall Signage Prohibited:** Permitted wall signage area cannot be accumulated or pro-rated for any single wall that would permit wall signage more than the stated wall area % maximum.
- Shopping Centers:** Shopping Centers shall be allowed 2 free-standing signs per street front; provided that the gross floor area of the buildings which comprise the center is at least 50,000 sq. ft., and the property has at least 200 ft. of frontage on the secondary street front earning the second sign. Each freestanding shopping center sign shall not exceed 350 sq. ft. Wall-

mounted signs shall be limited to 10% of the storefront to which the sign is attached.

4. **Industrial Zoned Sites:** Industrial sites shall be allowed 2 free-standing signs per street front for parcels with more than 200 linear feet of frontage.

Figure C.3.13 Illustrative Example of Building Signs



3.10 PERMITTED SIGNS BY ZONING DISTRICT

Table C.3.3 Permitted Sign Types By Zoning District (Non-Residential Uses)

ZONING DISTRICTS																																									
PERMITTED SIGNS	RESIDENTIAL DISTRICTS					COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS					SPECIAL PURPOSE																									
	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	DTC	IG	DTT																									
BUILDING SIGNS	RESIDENTIAL DISTRICTS					COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS					SPECIAL PURPOSE					MIXED USE DISTRICTS																				
Wall																										P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Canopy/ Awning																										P	P	P	P	P	P	P	P	P	P				P	P	P
Projecting									P					P	P	P																									
FREESTANDING	RESIDENTIAL DISTRICTS					COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS					SPECIAL PURPOSE					MIXED USE DISTRICTS																				
Monument																										P	P ²	P	P ²	P ²	P	P	P	P	P	P	P	P	P	P	P
Subdivision																										P	P	P	P ²	P ²	P	P	P	P	P	P	P	P	P	P	P
Pole/Pylon	P	P	P	P ²	P ²	P	P	P	P	P	P	P	P		P																										
OTHER SIGNS	RESIDENTIAL DISTRICTS					COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS					SPECIAL PURPOSE					MIXED USE DISTRICTS																				
Sandwich																										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Window																														P	P	P	P	P	P	P			P	P	P

3.11 TEMPORARY SIGNS

A. **Temporary Signs.** Allowed in accordance with the following requirements:

1. Minimum ground clearance is 2 feet.
2. All surfaces must be painted or laminated.
3. No temporary sign shall be illuminated, directly or indirectly
4. Shall not interfere with any cross-visibility as specified in *Section C.3.2: General Provisions*.
5. 1 sign allowed for each business per street frontage; properties which front multiple streets, shall not aggregate the temporary signs along one street frontage.
6. Minimum setbacks are 5 ft. from all property lines and outside all sight triangles.

B. **Temporary Sign Types.**

1. Sandwich Board Signs
2. Construction Signs
3. Commercial Banners
4. Campaign Signs
5. Feather Flags

Table C.3.4 Temporary Signs

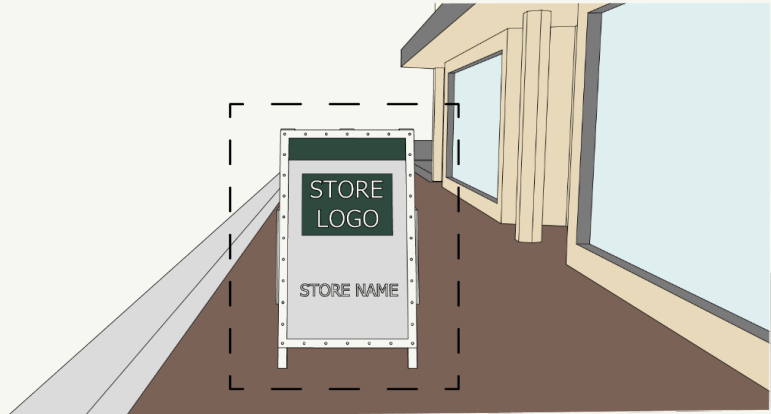
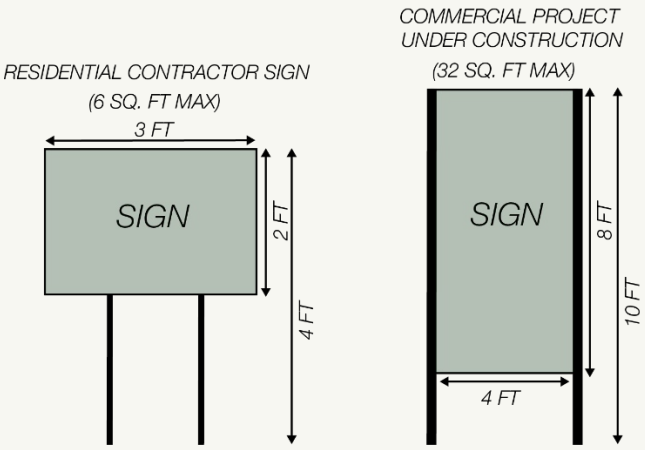
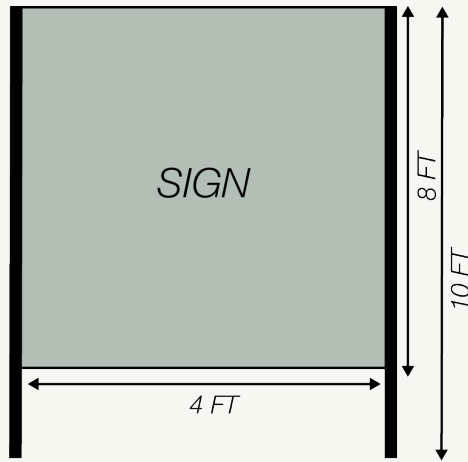
Sign Type	Standards
<p>Figure C.3.14 Sandwich Board Sign</p> 	<p>allowed as a temporary sign on property with a permitted commercial use. The maximum allowed sign is 6 sq. ft. per sign face (1 sign allowed per street front).</p>
Construction Signs	
<p>Figure C.3.15 Residential Contractor Sign</p> 	<p>A. Commercial Projects. 1 non-illuminated sign per street frontage not exceeding 32 sq. ft. with a maximum height of 10 ft. in during an active construction, alteration, or renovation project. Sign may display all project contractors, vendors, developers, architects, etc.</p> <p>B. Individual Residential Lots. For any project under construction, alteration or renovation, individual contractor signs are permitted <u>on-premises</u> at a rate of one 6 sq. ft. sign. Such</p>

Figure C.3.16 Real Estate For Sale/ Lease

RESIDENTIAL SUBDIVISION
UNDER CONSTRUCTION
(64 SQ. FT MAX)



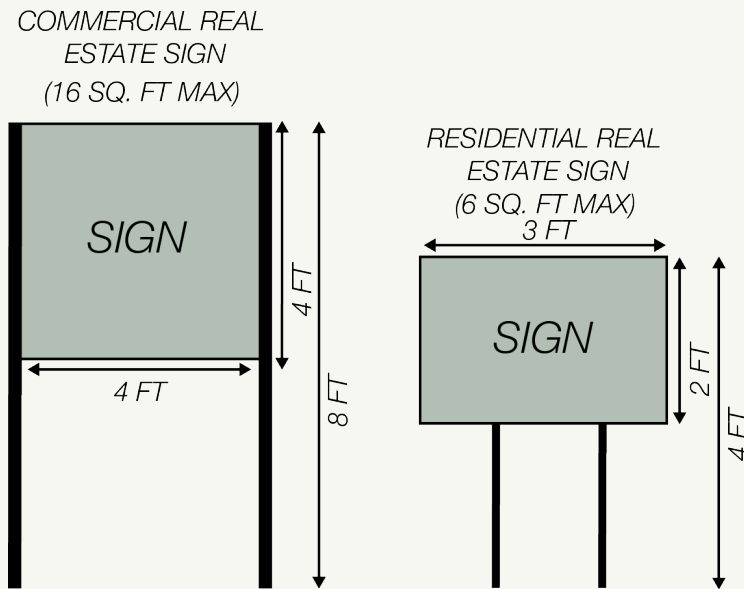
sign(s) shall be removed no more than 30 days after a certificate of occupancy is issued for the project.

C. Residential Subdivisions Under Construction.

Subdivisions under construction are allowed additional signage beyond the permanent subdivision signage subject to the following requirements:

1. Location – 1 sign at the primary subdivision entrance.
2. Size – not to exceed 64 sq. ft.
3. Maximum Height – 10 ft.
4. Illumination – signs shall not be illuminated.
5. Duration – Signs must be removed once 90% of the approved lots in the subdivision have received Certificate of Occupancy.

Figure C.3.17 Commercial Real Estate and Residential Real Estate Sign



D. Real Estate for Sale/Lease Signs. Real Estate marketing signs are permitted subject to the following requirements:

1. Location: 1 sign per parcel, per street frontage.
2. Size: in residential districts (R-15, R-9, R-6, and GR), signs shall not exceed 6 sq. ft. In the AC and CP districts, parcels over 5 acres in size are permitted 1 sign per street frontage, not to exceed 16 sq. ft. In commercial and industrial districts signs shall not exceed 16 sq. ft.
3. Maximum Height: Commercial and industrial real estate signs are limited to a maximum height of 8 ft. All residential real estate signs are limited to a maximum height of 4 ft.
4. Real estate signs advertising a developer's sale of vacant residential lots shall be limited to entrances to the subdivision from

	<p>a public street and limited to 16 sq. ft are and 8 feet in height.</p> <ol style="list-style-type: none">5. All individual real estate marking signs shall be removed upon the sale of the residential unit.6. 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.7. Duration: Real Estate marketing signs may remain for as long as the property is available for sale/lease as long as they are maintained in good condition and pose no threat to public safety.<ol style="list-style-type: none">(1) Model Home Signs: Signs designed to indicate demonstration homes for marketing purposes in a subdivision are permitted in lieu of real estate signs, and are subject to this Section.
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	<ol style="list-style-type: none"> 8. Illumination: Real Estate signs shall not be illuminated. 9. All real estate signs shall be wood or metal with permanent professional copy placed on the signs. The sign structure shall be painted 1 color. Stabilizing legs may be used but may not project beyond the plane of the sign face.
<p>Commercial Banners</p>	<p>A. General Requirements (Applicable in All Districts).</p> <ol style="list-style-type: none"> 1. Banners shall not obstruct established sight triangles. 2. Maximum banner size shall not exceed 60 square feet. 3. Banners shall be maintained in good repair at all times. 4. Banners shall be located a minimum of 10 feet from all property lines, except for wall-mounted banners in the DTC.

5. A maximum of 1 banner per business may be displayed at any given time.
6. A valid Temporary Sign Permit is required for all banner installations.
7. Banners shall be used for on-premises advertising only.

B. Downtown Core (DTC) and Downtown Transition (DTT).

1. Banners shall be affixed to building walls.
2. Banners must be maintained in a state of good repair.
 - (1) Banners may not be used in lieu of a permanent business identification sign.
 - (2) The display of a banner shall be limited to a period beginning no more than thirty (30) days before the associated event and ending no more than fifteen (15) days after the event has concluded.
 - (3) Banner shall be reviewed and approved administratively by the

	<p>Director or their designee. Banners exceeding greater than 32 sq ft shall require a SUP.</p> <p>(4) All banners shall comply with the general requirements set forth in <i>Section C.3.1 General Provisions</i>.</p> <p>B. Commercial and Industrial Districts.</p> <p>1. Banners are allowed as a Temporary Use. Display of a banner is limited to no more than 45 days.</p>
<p>Campaign Signs</p>	<p>A. Signs in this category are specifically designed to allow non- commercial speech supporting candidates in upcoming elections for office on the local state or federal levels of government, ballot initiatives or referenda appearing on the ballot in an upcoming election, and/or voter registration. The following subsections are designed to implement the stated purpose herein while protecting the community against sign clutter</p>

	<p>which detracts from the appearance of the community:</p> <ol style="list-style-type: none"> 1. Campaign signs are not permitted on public rights-of-way, parks, government offices, or other public properties; 2. Campaign signs placed in Agricultural Conservation, Commercial, or Industrial zoning districts may not exceed 32 sq. ft.; 3. Campaign signs placed in Residential or Conservation-Preservation zoning districts may not exceed 6 sq. ft.; 4. Campaign signs may be placed no earlier than 60 days prior to the designated date of election and must be removed within 15 days following the designated date of election. 5. A sign permit is not required for campaign signs.
Feather Flags	<p>A. A feather flag sign is a lightweight, portable, freestanding, on-premises sign typically constructed of a single plastic or metal shaft</p>

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:
 - (1) Parcels with less than 50 linear feet of frontage measured at the primary street – 2 flags;
 - (2) Parcels with 50 to 100 linear feet of frontage – 3 flags;

	<p>(3) Parcels with 100 linear feet or more – 4 flags.</p> <p>4. Setbacks. Feather flags shall meet all zoning district sign setbacks.</p> <p>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.</p>
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4. LIGHTING

4.1 INTENT

- A. The purpose of this Section is to regulate exterior lighting for buildings, lots, and developments. The intent of this lighting ordinance is to:
1. Require exterior lighting at minimum levels for the safety and security of motorists and pedestrians;
 2. Provide standards to prevent light from excessively illuminating other properties and street rights-of-way;
 3. Minimize glare;
 4. Reduce light pollution;
 5. Minimize other adverse impacts from light intensity; and
 6. Provide security for persons and property.

4.2 APPLICABILITY

The standards of this ordinance apply to all new developments and redevelopments, except those in *subsection C.4.2.B. 1: Exemptions*. The following shall apply in instances of repairs, renovations, and/or additions:

- A. **Minor.** When a building or site area is improved by 25% or less of the building or site's gross square footage, lighting subject to the standards of this Section is required only for the additional improved site area.
- B. **Major.** When a building or site area is improved by greater than 25% of the building or site's gross square footage, both the additional area and existing area must conform to the lighting standards of this ordinance.
1. **Exemptions.** The following are exempt from the standards of this Section:
 - (1) Lighting for residential uses that are not part of a site plan or subdivision plan;
 - (2) Lighting located within public rights-of-way;

- (3) Lighting exempt from this UDO under state or federal law;
- (4) Security lighting required for public spaces as approved by City of Sumter Public Safety Officials;
- (5) Lighting for permitted temporary uses, including grand openings, special events, and celebrations;
- (6) Holiday displays;
- (7) FAA-required lighting on buildings, telecommunication towers, or airports;
- (8) Temporary lighting for construction work and/or emergency personnel; and
- (9) Lighting for flags, public monuments, and public statues.

4.3 MAXIMUM ILLUMINATION

- A. All required maximum lighting levels are identified, calculated, and measured in maintained foot-candles using a foot candle meter at a pre-set distance.
- B. *Table C.4.1: Maximum Illumination of Property Line* identifies maximum illumination values. Illumination shall not exceed the maximum illumination permitted at the edge of any lot line (i.e. property line).
- C. Where a single development occupies multiple lots, the maximum illumination shall be required around the perimeter of the development.

Table C.4.1 Maximum Illumination of Property Line	
Use	Maximum Foot Candles (fc)
Multi-family residential	1.0 fc
Nonresidential uses	2.0 fc
Industrial and Logistics uses	3.0 fc

4.4 LIGHTING PLAN

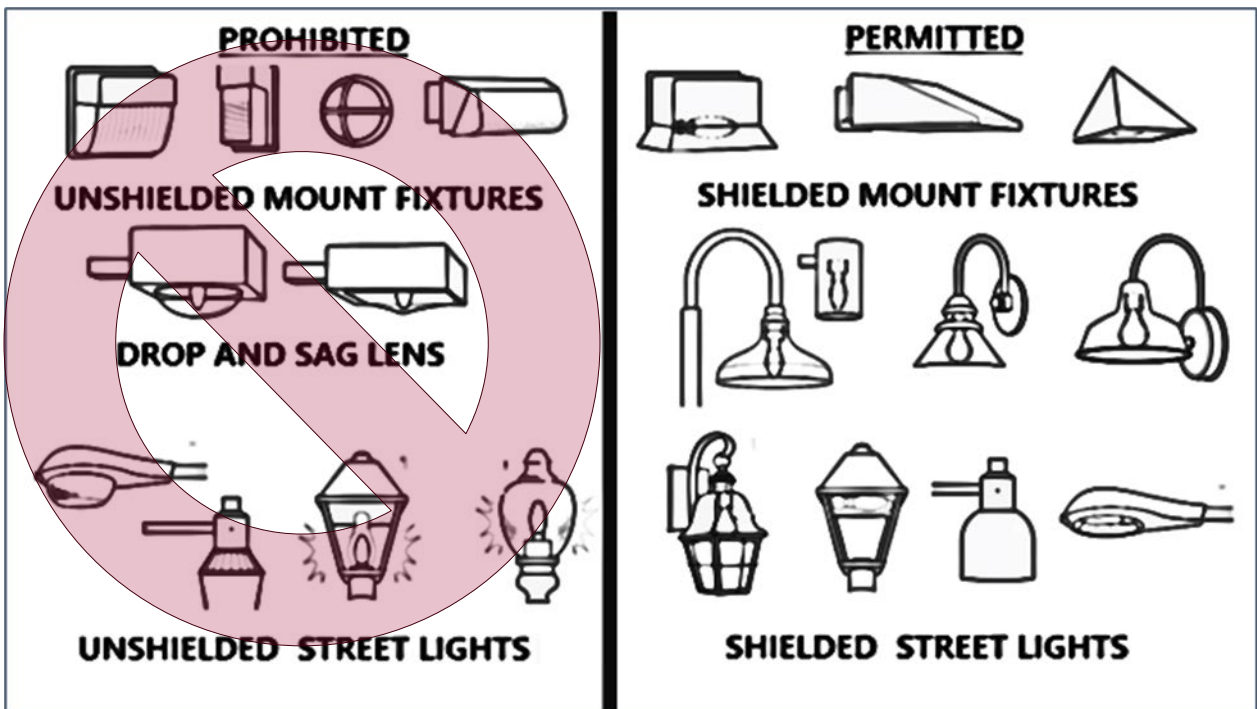
All development reviewed in conjunction with a site plan and/or subdivision plan shall provide a lighting plan designed by the appropriate electric utility company or project engineer. The lighting plan shall be submitted for approval at the preliminary plat stage. At minimum, lighting plans shall comply with and include the requirements detailed in the applicable application form.

4.5 GENERAL DESIGN STANDARDS

- A. All fixtures, except for streetlighting fixtures, must be cutoff fixtures.
- B. Cutoff fixtures shall emit no direct up-light and shall project all of its light in a downward motion. All lighting fixtures shall be constructed and designed to prevent light from emitting upwards. Fixtures shall conform to the Permitted Fixture Types as identified in *Figure C.4.1: Permitted Fixture Type*.
- C. Streetlights shall be uniform throughout a subdivision or development, including the design of light fixture and color.
- D. Canopy lighting fixtures shall be completely recessed within the canopy.
- E. All fixtures must be incorporated into the building or site as an integrated design element using common or complementary style, material, and color.
- F. Rooftop lighting of parking garages must be setback a minimum 15 feet in height from the perimeter of the rooftop parking structure.
- G. Interior fixtures used to light the interior of parking garages must be shielded to prevent light spilling from the garage.
- H. The maximum height of light poles shall not exceed the maximum building height for the applicable zoning district, or 25 ft., whichever is less.
- I. Wall packs on buildings may be used at entrances to a building or to light potentially unsafe areas. They should not be intended to draw attention to the building or provide general building or site lighting. Wall packs shall be fully shielded, cutoff type fixtures with concealed light sources. The lighting must be directed downward.
- J. Loading/unloading docks shall only be illuminated by fixtures which feature full cutoff design and shall be affixed to an outside building wall or pole.

- K. All outdoor lighting fixtures not mounted on buildings (i.e. ground based) shall be located a minimum of 10 feet from a property line or right-of-way line and should be no closer than 2 feet from any required perimeter or streetscape buffer. Undergrounding service is encouraged.
- L. Light fixtures shall be between 12-15 feet in height in nonvehicular pedestrian areas. An illustrative example of permitted light fixture heights is provided in Figure C.4.2 Light Fixture Height.
- M. Ornamental light fixtures may be used upon approval of the Zoning Administrator or their designee.

Figure C.4.1 Permitted Fixture Type



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Figure C.4.2 Light Fixture Height



4.6 EXTERIOR BUILDING LIGHTING STANDARDS

External building lighting shall comply with the following standards:

- A. Fixtures that decoratively light a building or wall may not light above the parapet of the building or the top of the wall.
- B. Landscape and decorative lights are hereby made exempt from this subsection.
- C. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan.
- D. On-site lighting may be used to accent architectural elements but not used to illuminate entire portions of buildings or signs.
- E. Where accent lighting is used, the maximum illumination on any vertical surface or angular roof surface shall not exceed 5.0 foot-candles.

- F. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.

Motion-activated lighting shall be lit only when activated and turn off within 5 minutes of activation. Motion-activated lighting shall not be triggered by movement off the property.

4.7 PARKING AREA LIGHTING STANDARDS

Lighting is required within parking areas. The height of light fixtures within a parking area shall comply with the following standards:

- A. Parking area lighting fixture height shall be staggered so that the tallest fixtures are in the center of the parking lot, and the lowest heights are at the perimeter of the parking lot.
- B. Light fixture height shall not exceed the maximum building height permitted in the zoning district or 25 feet, whichever is lower
- C. To avoid conflict in layout, parking lot lighting shall be coordinated with parking area landscaping.
- D. An exterior lighting plan, including a photometric plan (which covers the parcel which is the site of the development in question), appropriate pole, fixture, and lamp technical specifications, descriptions of lenses and optical systems and appropriate data tables shall be submitted for review. The exterior lighting plan shall be prepared by a professional engineer, landscape architect or professional architect who shall certify on the photometric plan that the exterior lighting plan complies with this Section. The photometric plan must measure off-site impacts. Values must be calculated at grade and include contributions from all on-site features. It shall indicate the minimum, maximum, and average

footcandle levels within the lighted areas of the site, and the average to minimum ratio for determination of uniformity.

Figure C.4.3 Parking Area Lighting



4.8 PEDESTRIAN LIGHTING STANDARDS

Pedestrian lighting is required and includes lighting along internal sidewalks, multimodal paths, civic spaces, and public gathering spaces. Street lighting is excluded from this standard. Bollard or path lighting shall not exceed 4 feet in height. Pedestrian lighting shall provide at least 1.0 foot-candle of illumination and shall not exceed 2.0 foot-candles.

Figure C.4.4 Examples of Bollard/Path Lighting



4.9 SIGN LIGHTING STANDARDS

All external lighting for signs shall be designed and located to ensure there is no spillover light. Signs shall be in compliance with *Section C.3 Signs*.

4.10 ATHLETIC FIELD LIGHTING STANDARDS

Lighting for athletic fields may be in excess of permitted fixture heights and illumination levels. Recreation lighting levels established by the Illuminating Engineering Society of North America (IESNA) are to be used as the standard for all athletic field lighting. All sports fields, areas, or courts must meet the following minimum standards:

- A. Light poles are not more than 30 feet in height, except at ball diamonds, football fields, and other playing fields, where they can be taller;
- B. Maximum illumination from such lighting at the property line is not brighter than 2.0 foot-candles; and

Such lighting is extinguished no later than 11:00 p.m., except to complete an activity that is in progress prior to 11:00 pm.

4.11 GAS STATION LIGHTING STANDARDS

- A. All light fixtures for gas stations that are mounted on the lower surface of canopies must be fully shielded. Canopy edges do not qualify as shielding.
- B. Light fixtures mounted on canopies shall be recessed so that lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or edge of the canopy so that light is restrained to 70 degrees or less from vertical.
- C. Lighting levels shall be no greater than 15.0 foot-candles at the edge of the canopy.
- D. Areas outside the service pump island canopy shall be illuminated so that the maximum horizontal illumination at grade level is no more than 10.0 foot-candles.

4.12 RESIDENTIAL LIGHTING STANDARDS

- A. Lighting shall ensure adequate illumination while minimizing light pollution and glare onto adjacent or neighboring properties. The lighting shall be consistent with the character and architectural standards of the residential area. Full-cutoff or semi-cutoff fixtures should be used to direct light downward and reduce light pollution. Any lighting that causes measurable light trespass beyond the property boundary shall constitute a violation of this Ordinance. Illumination levels on residential streets shall be between 0.5 and 2 footcandles.
- B. Except as otherwise required under this Section, the height of an outdoor lighting fixture (inclusive of the pole and light source) shall be a maximum of 16 feet.

4.13 PROHIBITED LIGHTING

- A. **Flashing light.** Lights that flash, move, rotate, blink, flicker, vary in intensity or color, or use intermittent electrical pulses. No exemptions shall apply to flashing lights located inside buildings if they are visible from the exterior.
- B. **Floodlights.** Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the site plan or as a permitted temporary use (such as spotlights for grand openings or celebrations). Accent lighting shall not be considered floodlighting.
- C. **Tube lighting.** Tube lighting in the form of neon or rope lighting on building exteriors and along façade trims where it defines a window, door, or elevation. The use of tube lighting behind windows is also prohibited if it flashes or blinks.
- D. **Traffic control.** Lighting that is similar to or could be confused as being a traffic control device.

5. LANDSCAPE, BUFFER, AND TREE PROTECTION

5.1 INTENT

Regulations for landscape and tree protection are necessary in order to preserve and enhance the visual image of the City, and promote the public health, safety, and general welfare of its residents. More specifically, the intent of the landscape ordinance is to:

- A. Mitigate incompatibility between land uses, while ensuring attractive views from streets and adjacent properties.
- B. To assist in delineating separations of spaces, structures, uses, and activities on a site or between adjacent sites.
- C. Protect, preserve, and promote aesthetic appeal and scenic beauty, and enhance property values.
- D. Reduce noise impacts and air pollution, absorb carbon dioxide, provide shade and reduce the heat island effect.

- E. Reduce storm water run-off, control soil erosion, filtering pollutants, and reduce the hazard of flooding.
- F. Filter and reduce glare from artificial light sources, and screen noise and dust.
- G. Break up large expanses of pavement so as to reduce impervious surface area and provide shade within parking areas and along streets.
- H. Promote the preservation of open space, existing tree canopy, and natural habitat, using supplemental plantings when necessary.

5.2 APPLICABILITY

- A. **Applicability.** All applicable developments shall submit and receive approval of a landscape plan as part of the required site plan and shall include the parking/paving plan. Protection of existing vegetation is encouraged and can be used to meet the requirements of this Section, where permitted.
 - 1. **Repair or Renovation.** Provided there is no increase in gross floor area, a building may be repaired or renovated without meeting the requirements of this Section.
 - 2. **Minor Site Change.** When a building or site is increased in gross floor area or improved site area by less than 25%, or 20 parking spaces required landscaping is required only for the additional floor area or improved site area. The improved site area should include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.
 - 3. **Major Site Change.** When a building or site is increased in gross floor area or improved site area by greater than 25% or 20 parking spaces, both the additional area and existing area must conform to the landscaping standards in this UDO, except for interior parking island standards. The Improved site area should include site improvements such as utility

installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.

4. **Single Family Exemption.** Development or redevelopment of individual single-family dwellings that are not part of a new subdivision approval, will be exempt from the standards of this Section.

5.3 LANDSCAPE AREA GENERAL STANDARDS

A perimeter landscape yard is determined separately of any required setback; however, perimeter landscape yards may be located in required setbacks.

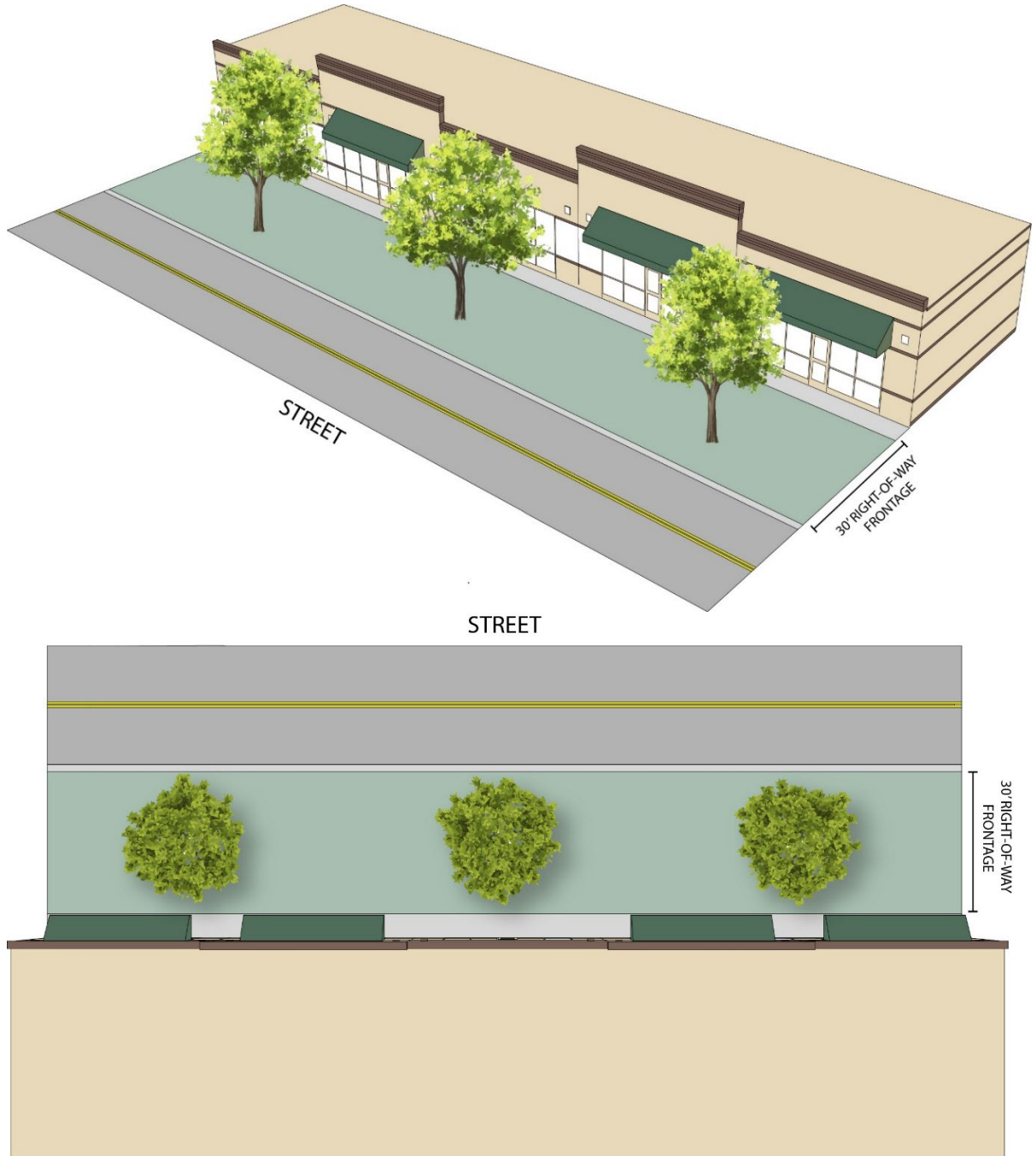
- A. **Location.** Landscape Yards shall be located along the entire outer perimeter of the lot, parallel to and extending to the lot line. Landscape Yards begin at the common property line, immediately abutting the adjacent property, and will need to be located and measured from the property line.
- B. **Buffer Required.** Perimeter landscape yards shall consist of a landscaped buffer that mitigates and screens the property from adjacent properties.
 1. There shall be no buildings, structures, principal or accessory uses, nor parking or drive aisles located within the landscape yard. Driveways, pedestrian or bicycle trails, utilities, stormwater, parks, and general open spaces are permitted within the required landscape yards.
- C. **Easements.** If there is a perimeter easement present (such as drainage or utility easement) that does not allow for the installation of the landscape yard plantings, the required landscape yard shall be placed as close to the property line as possible, adjacent to the easement. When possible, proposed easements should cross required landscape yards perpendicularly. Presence of an easement shall not result in a reduction of required landscape yard width or plantings.
- D. **Design Flexibility.** Plant material may be planted parallel to the landscape yard perimeter or may be meandered for aesthetic purposes. Landscape yards may

include greater width and additional plant materials if needed.

- E. Where non-residential uses abut residential uses, required plant material shall be installed in front of any required fence so the plant material is completely visible from the adjacent property or right-of-way and is coordinated with any required fencing in accordance with Section 6. Fencing, Berms, and Walls. The required plant material shall meet the standards as outlined in this UDO. The reverse applies when residential uses abut non-residential.
- F. **Sight Distances.** Any fence, wall, or berm shall be located in such a manner as to not interfere with any sight distance requirements of this UDO, and shall not encroach upon any platted easements unless specifically authorized by the terms of the easement. Fences, walls, and berms shall not interfere with any walkway or pedestrian/bikeway system serving the site.
- G. **Street Trees.** Any new applicable development that includes the construction of a new principal building along a right-of-way must provide the installation of street trees as follows:
 - 1. A minimum of 1 canopy tree shall be installed adjacent to public rights-of-way, not including alleys, for each 30 linear feet of right-of-way frontage.
 - 2. When overhead utilities are present, understory trees may be substituted for canopy trees. Understory trees shall be installed at a rate of 1 understory tree for each 20 linear feet of right-of-way frontage.
 - 3. All required street trees must be installed before a certificate of occupancy can be issued. Street trees must be maintained in a healthy and growing condition until full maturity. Street tree requirements may be waived or decreased at the discretion of the Zoning Administrator if the required number of trees already exist on the street or if specific locations of curb cuts, utilities, or other features conflict with the placement of trees.

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

Figure C.5.1 Street Landscaping Examples



5.4 LANDSCAPING DETERMINATION AND CALCULATION

- A. **Calculation of Requirements.** Requirements for landscape yards shall be based on the proposed use and the existing land use of the adjacent parcel(s). The type of landscaping yard required for each zoning classification is provided in *Table C.5.1: Landscape Yard Determination*.
- B. **Landscape Yard Determination** To determine the required landscape yard requirements, identify the proposed or expanded use and the existing adjacent land use(s). The existing use on an adjacent property supersedes the actual zoning district. For example, a dwelling on a General Commercial (GC) zoned property is always considered a residential use. Use *Table C.5.1: Landscape Yard Determination*, to determine the appropriate letter designation for each landscaping area; each letter represents a defined Landscape Type depicted in *Section C.5.5: Landscape Yard Types*. This Section identifies the number of trees (understory and or canopy), shrubs and other buffer requirements for each Type.

Table C.5.1 Landscape Yard Determination						
Proposed Use Groups	Existing Adjacent Use Groups					
	Agricultural/ Vacant	Residential	Office	Commercial	Light Industrial	Heavy Industrial
Residential ^{1, 2}	n/a	n/a	B	C	C	D
Office/Institutional	A	B	A	B	C	D
Commercial	A	C	B	A	B	D
Mixed Use	A	C	B	B	C	D
Light Industrial	B	C	C	B	B	D
Heavy Industrial	D	D	D	D	D	n/a

Notes:

1. Multifamily housing projects, apartment complexes, and mobile home parks shall be considered a Commercial use for the purposes of this table.

2. For any residential single-family subdivision, Planning Commission may require additional landscaping and buffering to mitigate the impacts of the development on adjacent uses.
3. Required plant material may not be clustered to achieve requirements. A maximum allowable 10 ft. gap may be permitted.
4. Required trees may be on both sides of a fence/wall as long as a minimum one half of required trees are in front.
5. If perimeter buffer types are more intense than a required parking area buffer, the perimeter buffer will take precedent.

5.5 REQUIRED LANDSCAPING AREAS

A. Required Planting Areas.

1. Street Landscaping
2. Vehicular Use Areas
3. Landscape yards (Referred to as Type A, B, C, and D landscape yards).

B. Landscape Areas Defined.

1. **Street Landscaping.** A planting area parallel to a 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. The tree planting requirements are not reduced, and no invasive vegetation is included in the alternative landscape plan.
3. **Landscape Yards.** The figures below provide illustrative examples of each landscape yard type. The figures are for illustrative purposes only; the text dimensions and standards shall apply in all cases where there is a conflict. For landscape yard determination and requirements within landscape yards.
 - (1) **Type A Landscape Yard.** A peripheral planting strip intended to separate uses, provide vegetation in densely-developed areas, act as a minor visual screen, and enhance the appearance of individual properties.

- (2) **Type B Landscape Yard.** A low-density screen intended to partially block visual contact between uses and create spatial separation.
 - (3) **Type C Landscape Yard.** A medium-density screen intended to partially block visual contact between uses and create spatial separation.
 - (4) **Type D Landscape Yard.** A high-density screen intended to substantially block visual contact between adjacent uses and create spatial separation. Type D Landscaping screens views and noise which would otherwise negatively impact adjacent land uses.
4. **Utility Service.** When the configuration of a site is such that the required landscaping set forth herein has to 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.

5.6 LANDSCAPE YARD TYPES

Figure C.5.2 Type A Landscape Yard

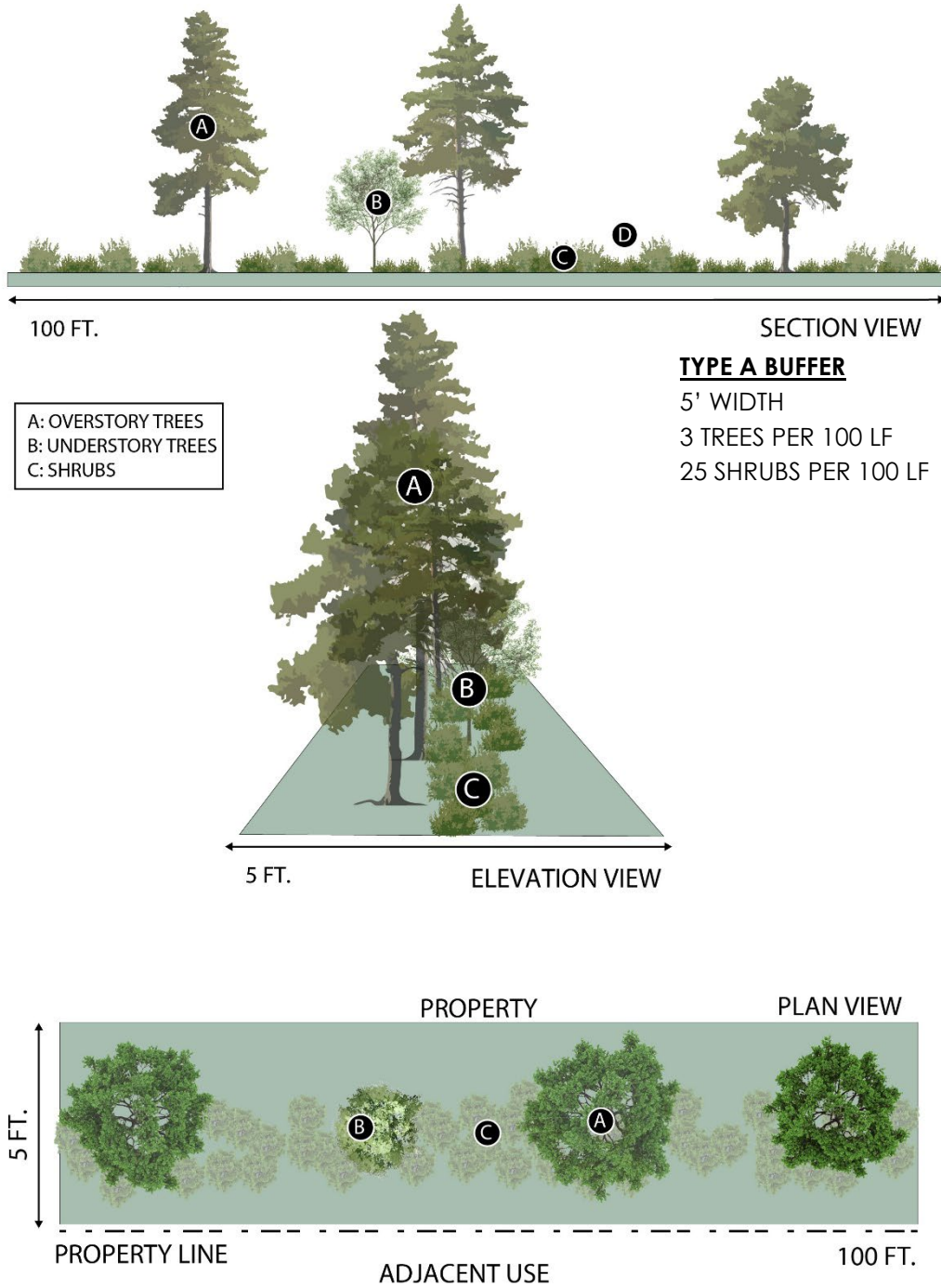


Figure C.5.3 Type B Landscape Yard

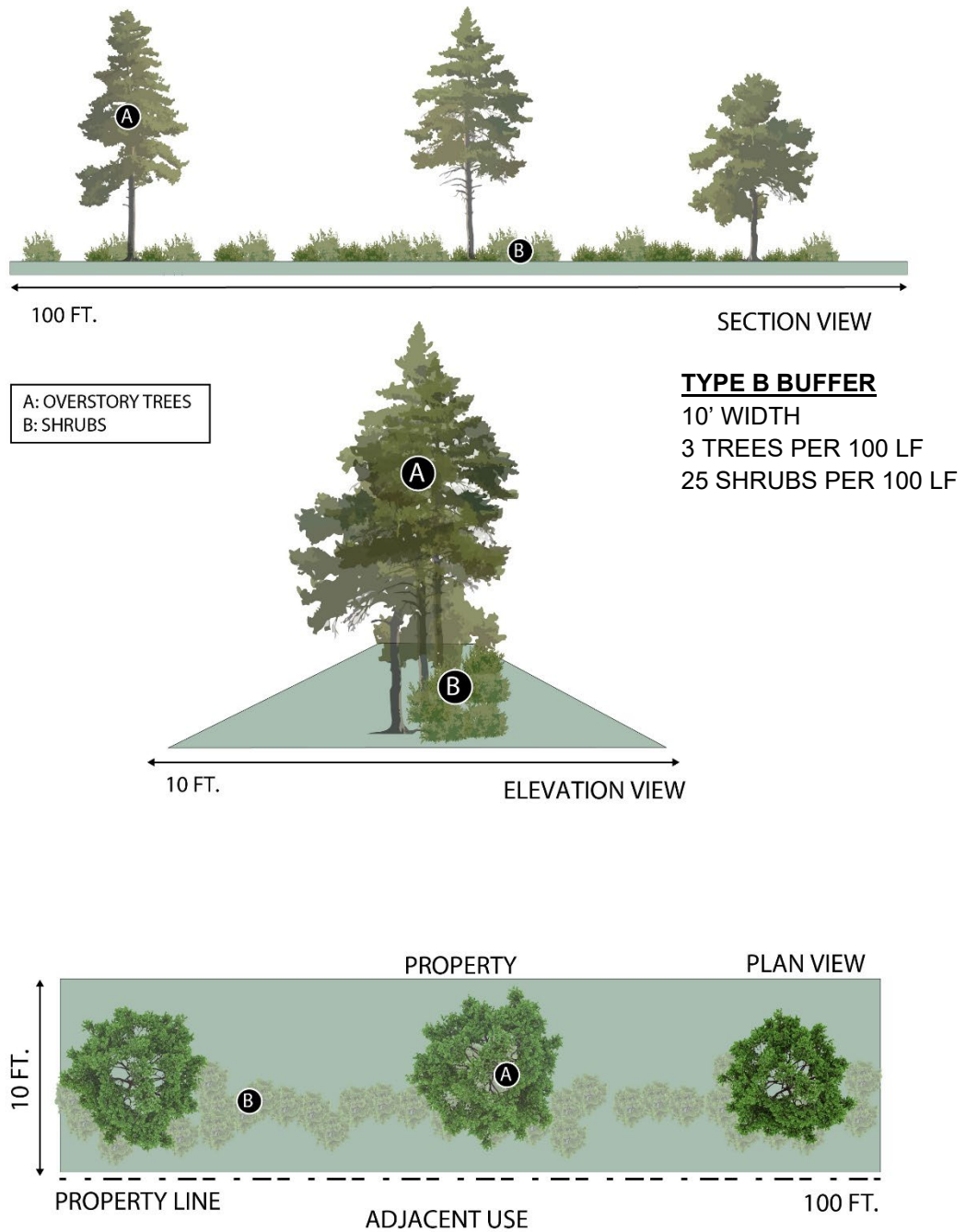
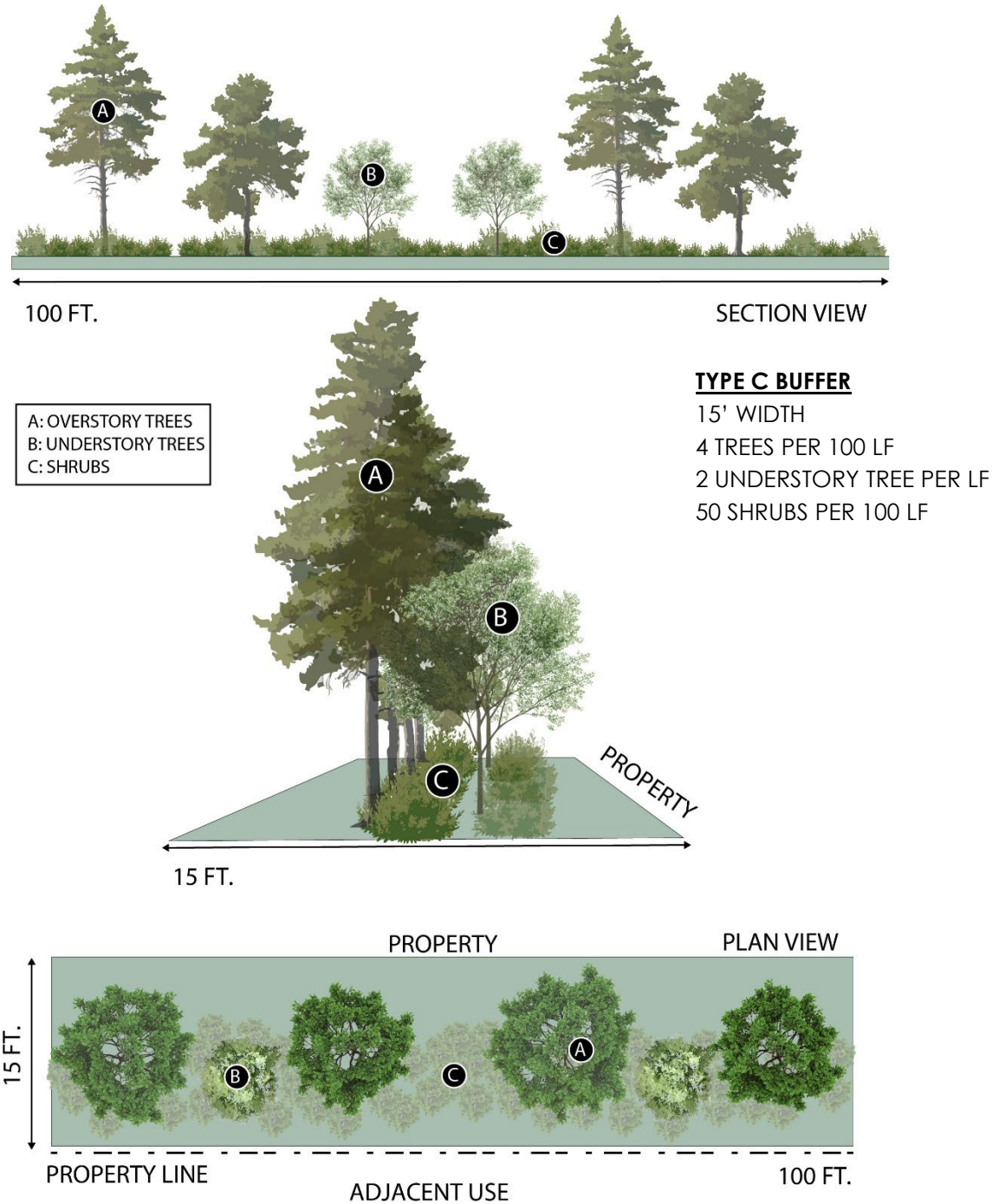
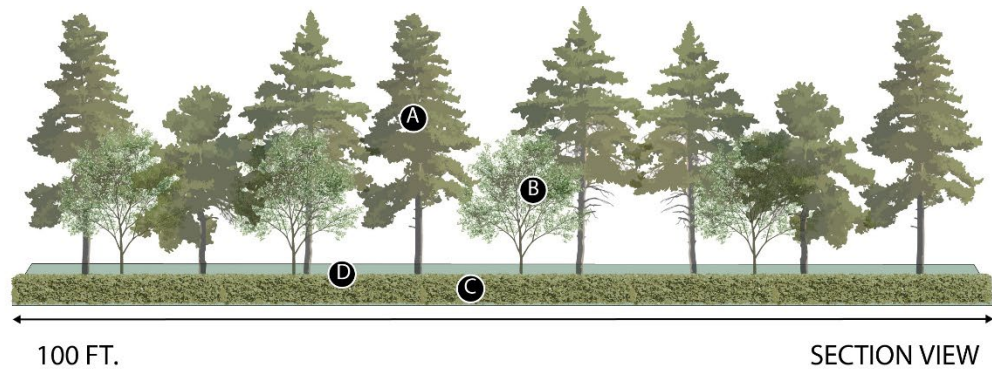


Figure C.5.4 Type C Landscape Yard

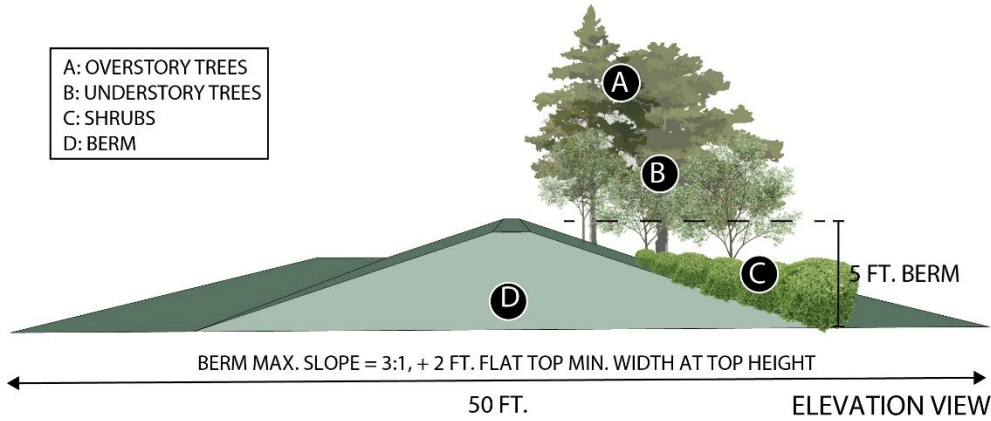


SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

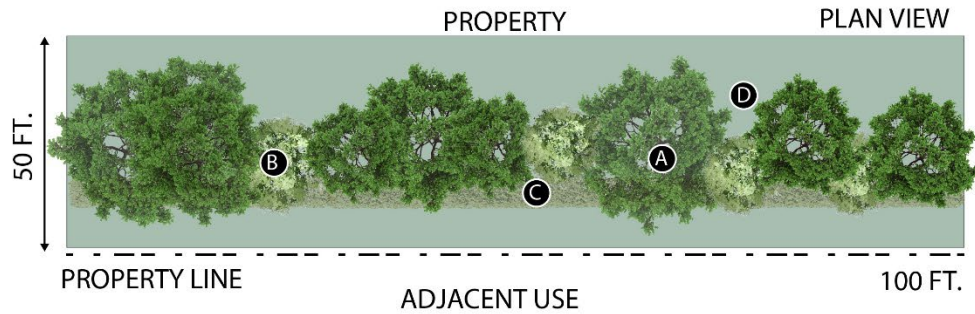
Figure C.5.5 Type D Landscape Yard



A: OVERSTORY TREES
 B: UNDERSTORY TREES
 C: SHRUBS
 D: BERM



TYPE D BUFFER
 50' WIDTH
 8 TREES PER 100 LF
 4 UNDERSTORY
 TREES PER 100 LF
 CONTINUOUS
 HEDGE
 8' WALL
 5' BERM
 (OPTIONAL)



5.7 ALTERNATIVE LANDSCAPING PLAN

A. **Alternative Landscaping Plan.** If due to unique topography, location of site features, or size of parcel influences compliance of this Section, the Zoning Administrator may approve an alternative landscaping plan. This plan must meet the following criteria:

1. **Intent Alignment.** The proposed landscaping must reflect the overall intent and goals of this Section.
2. **Tree Planting Standards Maintained.** The plan must meet or exceed all tree planting requirements. No reduction in tree quantity is permitted, and no invasive species may be included.
3. **Equal or Superior Quality.** The alternative plan must provide landscaping that is equal to or better than the standards of this Section.
4. **Visual Examples Required.** The applicant must submit visual examples—such as renderings, site diagrams, or photo simulations—that clearly demonstrate how the alternative plan achieves the objectives of this Section.

5.8 LANDSCAPE DESIGN STANDARDS

A. The purpose of this Section is to identify acceptable plant species for landscape, buffer, and screening requirements.

B. **Streetscape Calculation.** Street landscaping rate and width calculations shall be based on gross linear footage at the street frontage. The linear footage of required driveways may be subtracted from the total linear footage when calculating Streetscaping rates.

C. All plant materials used to satisfy requirements set forth herein shall be suitable for the climatic characteristics of Sumter (USDA Climate Zone 8). The recommended plant lists in *Section C.5.17: Recommended Plants* list species of plants that are suitable for the climate of Sumter. All plans must cite the most recent recommendations of American Standards for Nursery Stock by the

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

American Association of Nurserymen with regards to size standard, planting specifications and maintenance recommendations.

- D. Plant materials may be grouped and clustered in order to present a more natural appearance. However, such groupings must be distributed equally throughout the landscaped areas to maintain cohesion and aesthetic integrity. The arrangement should complement the character of the site and support the intended design theme. Any alternative layout that deviates from uniform distribution may be subject to review and approval by the Zoning Administrator to ensure it meets the visual and functional goals of this Section.
- E. Existing trees may be counted as canopy or understory as set forth herein provided such trees are a minimum 2-inch caliper size, in good health and located in the approximate area as required herein. Invasive species shall not be counted toward existing trees.
- F. No structures, including parking lots and display of goods for sale 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 in accordance with this Section.
- G. Berms shall comply with the requirements of *Section C.6.4 Berm Standards*.

5.9 LANDSCAPE REQUIREMENTS FOR VEHICLE USE AREAS (VUA)

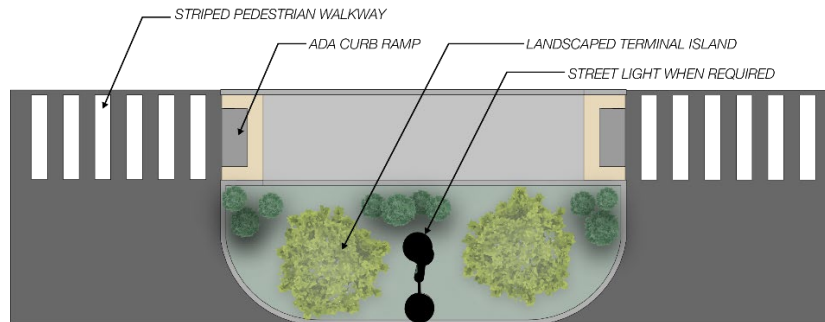
- A. **Vehicle Use Areas** refer to the area used for movement, circulation, parking and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Vehicle Use Areas shall contain landscape islands and peninsulas located in such a manner as to divide up any large expanses of paving.
1. Guide traffic flow and direction.
 2. Promote pedestrian and vehicular safety.
 3. Preserve existing trees and vegetation.
 4. Provide shade and reduce heat island effect

5.10 LANDSCAPE REQUIREMENTS FOR PARKING AREAS

A. **Parking Area Landscaping Standards.**

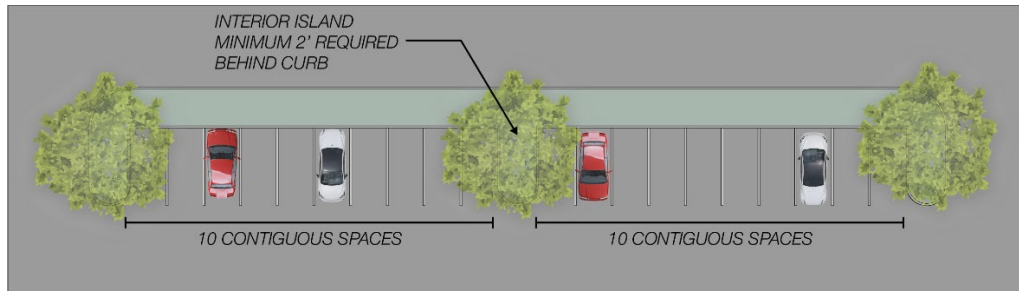
1. **Accessibility.** Nothing in this Section shall deny ADA accessibility within parking lots nor deny the placement of crosswalks and sidewalks through parking lots (including terminal islands, interior islands, and divider medians) required for pedestrian safety.
2. **Parking Terminal Islands Standards.** The following shall apply to all terminal islands within parking lots in addition to the requirements found in *Figure C.5.5: Terminal Island Landscaping*.
 - (1) Each row of parking spaces shall end with terminal islands to separate parking from adjacent *drive* lanes.
 - (2) Landscaping in islands adjacent to parking spaces shall be set back a minimum of 2 feet behind the back of the curb to provide for pedestrian access to parked vehicles.
 - (3) Lighting may be installed in parking terminal islands.

Figure C.5.6 Terminal Island Landscaping



- B. Parking Interior Islands Standards.** The following standards shall apply to all interior islands in addition to the requirements found in *Table C.5.11: Minimum Development Standards for Parking Areas*.
1. Interior islands shall be used to ensure there are no more than 10 contiguous parking spaces.
 2. The Zoning Administrator may reduce the required width and/or length by up to 3 feet where existing site constraints make compliance impracticable, or where such reduction will allow preservation of existing trees.
 3. Landscaping in islands adjacent to parking spaces shall be set back a minimum of 2 feet behind the back of the curb to provide for pedestrian access to parked vehicles.
 4. Lighting may be installed in parking interior islands but shall be at least 15 feet from trees.

Figure C.5.7 Interior Island Parking



C. **Parking Divider Medians Standards.** The following standard shall apply to all parking divider medians in addition to the requirements found in *Table C.5.11: Minimum Development Standards for Parking Areas*

Minimum Development Standards for Parking Areas

1. In parking lots with 5 or more rows of parking or 100 or more spaces, every third group of rows of parking spaces shall be separated from one another by a parking divider median with an integrated 5 foot wide sidewalk that extends the entire length of the row of parking spaces.
2. Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives.
3. Lighting must be provided within divider median(s).

D. **Parking Perimeter Plantings.** Parking perimeter plantings shall comply with the following standards in addition to the requirements found in *Table C.5.11: Minimum Development Standards for Parking Areas*.

Minimum Development Standards for Parking Areas.

1. Plant material shall be placed adjacent to the perimeter of the parking area.
2. Parking perimeter plantings shall consist of a single continuous row of shrubs planted no greater than 3 feet on-center and within 5 feet of the parking lot edge and may also include trees.
3. Shrubs used for parking perimeter planting shall be of a minimum height of 30 inches above grade within three years of planting. Shrubs may not exceed a height of 4 feet and shall be pruned and maintained.

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

- Where parking lots are adjacent on different lots, parking perimeter plantings or other forms of screening are not required along the common boundary between the two parking lots. This includes developments configured as a single, unified development.

TABLE C.5.11 MINIMUM DEVELOPMENT STANDARDS FOR PARKING AREAS					
	Minimum Width	Minimum Length	Minimum Area	Minimum Tree Requirement	Minimum Shrub Requirement
Terminal Island	N/A	N/A	275 sq. ft.	1	2
Interior Island	10 ft.	18 ft.		1 Canopy Tree	2
Divider Median	7 ft.	N/A		1 per 30 LF	N/A
Perimeter					Single continuous row of shrubs

Figure C.5.8 Parking Landscaping Illustrative Example



5.11 STORMWATER FACILITY LANDSCAPING REQUIREMENTS

- A. Landscaping shall be required in and around stormwater facilities. The plant species selected shall be those which are commonly known to flourish in wetland or stormwater areas..
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). 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 in any location that may compromise the integrity of the stormwater engineering system.
- C. Stormwater facilities shall be located at the rear or sides of a development site where practicable. Vinyl-coated chain link fencing is permitted around stormwater facilities only if located in the rear of a site or when the public health, safety, and welfare makes placement of fencing necessary.

5.12 RESIDENTIAL SUBDIVISION DEVELOPMENT LANDSCAPING

- A. **Subdivision Front Buffer yard (Street Landscaping) Requirements.** A new subdivision with more than 10 lots must choose from the following street landscaping types:
1. **Heavy Landscaping.** Front buffer yard shall meet the standards of Type D landscaping, without a fence, as described in *Figure C.5.4: Type D Landscape Yard*. Minimum buffer yard width 50 feet.
 2. **Berms.** Shall meet the standards as described in *Figure C.5.4: Type C Landscape Yard* and *Section C.6.4: Berms*.
 3. **Walls.** Shall be constructed of brick, stucco or stone, with a minimum height of

6 feet and with plantings between the wall and the street that meet the standards of *Type C Landscaping* as in *Figure C.5.1 Type C Landscape Yard minimum buffer yard*.

- B. Side Buffer yard Requirements.** Side buffer yards shall be consistent with *Section C.5 Landscape, Buffer, and Tree Requirements*.
1. Buffer yards 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.
 2. **Interior Street Tree Requirements.** All individual lots within a subdivision shall have at least 1 tree located within 10 feet of the front property line. Such street trees shall meet the minimum requirements for canopy trees, provided however in instances where such trees would interfere with underground utilities or overhead utility services, tree types of a more appropriate species may be permitted. The following factors shall be considered in determining the type of trees installed and the placement of trees:
 - (1) Proximity of overhead and underground utility services;
 - (2) Driveway and street intersection sight triangles;
 - (3) Estimated mature height, root development, and canopy shape and size of trees;
 3. As an alternative to the above requirements, a developer may submit a master streetscape plan for the development. The total number of trees in the master streetscape plan must be at least equivalent to placing trees in the public right of way at 40 ft intervals on both sides of the street. The master streetscape plan shall be reviewed and approved by the Zoning Administrator as part of the preliminary plan submission, and must meet the minimum requirements stated in *Section C.5: Landscape, Buffer, and Tree Protection Requirements*.

5.13 PLANT MATERIALS

All plant materials used in a landscape plan must meet the following minimum standards at the time of planting:

- A. All plantings shall be installed according to the latest American Nursery and Landscaping Association's American Standards for Nursery Stock recommendations.
- B. Multi-stemmed specimens shall be calculated by adding the calipers of individual stems. The cumulative caliper for any multi-stemmed specimen must meet the above minimum standards for Canopy or Understory Trees, depending on the species proposed.
- C. Tall shrubs used in a buffer shall be predominantly evergreen, no more than 1 in 10 of shrubs used in a buffer yard may be deciduous.
- D. Rootbound, damaged, diseased or otherwise inferior plant material shall be replaced before final zoning approval is given.

TABLE C.5.12 LANDSCAPE PLANTING MINIMUM STANDARDS		
	Min. Size (at Planting)	Min. Height (at planting)
Canopy Tree	2 in. caliper	8 ft.
Understory Tree	1.5 in. caliper	6 ft.
Evergreen Tree		6 ft.
Tall Shrubs	2 ft width	3 ft
Foundation/Small Shrubs		1.5 ft.

5.14 IRRIGATION REQUIREMENTS

A. Irrigation Requirement. All required trees, shrubs, and groundcovers must be supported by an irrigation method adequate to maintain plant health during both:

1. The initial establishment period (2 years); and
2. Extended dry periods typical of Sumter's summer climate.

B. Permanent vs. Temporary Irrigation.

1. A permanent irrigation system is required for:
 - (1) High-maintenance landscape areas (e.g., turf, formal plantings).
 - (2) Commercial or multifamily developments.
 - (3) Subdivision entrances and medians maintained by an HOA or property owner .
2. Temporary irrigation (such as portable systems or hoses) may be used for:
 - (1) Low-maintenance or drought-tolerant landscapes.
 - (2) Single-family residential lots.
 - (3) Native planting areas (with a 2-year minimum establishment period).

C. System Design. Irrigation systems must:

1. Be designed to prevent overspray onto sidewalks, streets, or buildings.
2. Include rain sensors or weather shutoff devices.
3. Use zoning to group plant types with similar water needs.
4. Avoid runoff and erosion, especially near driveways, curbs, and slopes.

D. Water Source. Where feasible, developers are encouraged to utilize:

1. Rainwater harvesting systems .
2. Irrigation wells (in accordance with SCDES regulations).
3. Non-potable water systems (if permitted by the utility provider).

E. Maintenance Requirements.

1. Irrigation systems must be kept in good working condition at all times. Leaks,

broken heads, or faulty components must be repaired promptly.

2. Controllers shall be seasonally adjusted based on Sumter's weather patterns.
 - (1) Systems must be shut off during freezing weather to prevent damage.
 - (2) Overwatering that results in ponding, runoff, or mosquito breeding shall be avoided.

F. Exemptions. Permanent irrigation systems are not required for:

1. Landscaped areas of less than 500 square feet
2. Landscapes planted entirely with drought-tolerant or native species (must include temporary irrigation for plant establishment).

G. Alternative Irrigation Practices. The Zoning Administrator or their designee may approve alternative irrigation methods that:

1. Demonstrate equal or improved water efficiency, and
2. Comply with the intent of this Section.

5.15 REPLACEMENT OF DEAD, DYING, AND DAMAGED VEGETATION

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 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.

A. **Timeline for Replacement.** Upon notification by the Zoning Administrator or their designee, 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.

B. **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 1 year shall be granted following such an emergency, for the requirements of the ordinance to be met;

- C. **Extension of Plant Installation Timeline.** In instances where planting is delayed by weather or other external factors, a written request for plant installation extensions shall be provided to the Zoning Administrator indicating a finite date for completion. Minor revisions to planting plans may be approved by the Zoning Administrator.
- D. **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

5.16 SCREENING

A. Loading Areas.

1. Outdoor loading areas 50 sq. ft. or larger not screened by an intervening building must be screened from view from adjacent property or public street right-of-way for their entire length.
2. Enclosed loading areas must be screened with a roll down door or other opaque screen.
3. Screening may be accomplished with evergreen plant material that can be expected to reach a mature height of 6 ft. with a spread of 4 ft. within 3 years of planting.

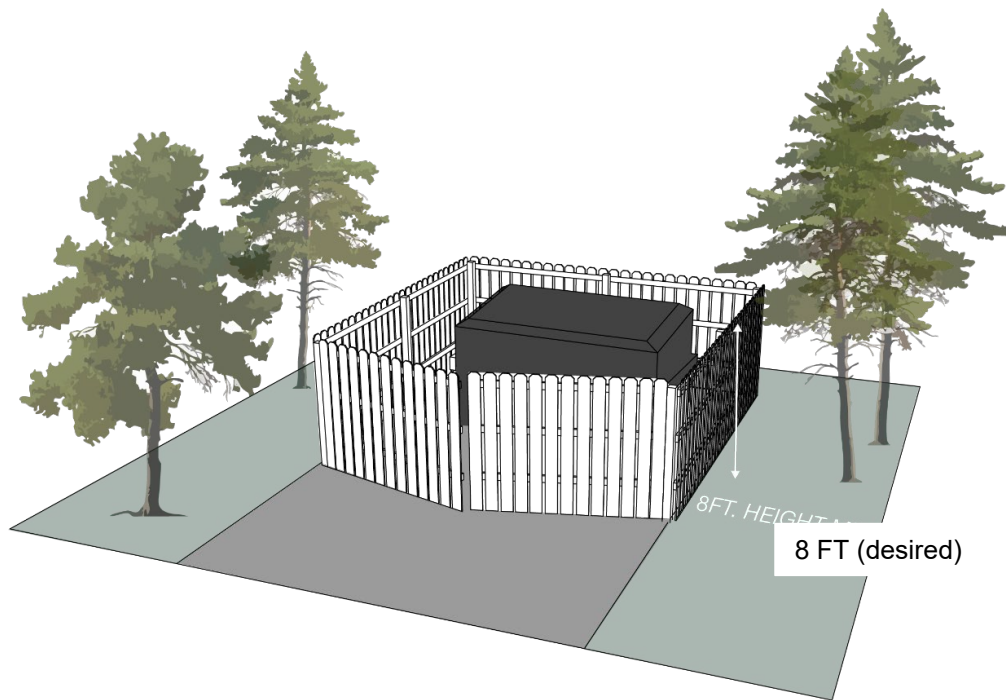
B. Service Areas.

1. Trash collection, trash compaction, recycling collection, utility service areas,

and other similar service areas shall be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way.

2. Service areas that are fully integrated into a building must be screened with a roll down door or other opaque screen. Screening is not required for utility service areas located more than 50 feet from an adjacent property or a public right-of-way.

Figure C.5.9 Service Area Illustrative Example



C. Roof-Mounted Equipment.

1. Roof mounted equipment shall be screened from ground level view from adjacent property or adjacent public right-of-way.
2. Parapet walls shall be constructed to screen roof mounted equipment from view.

3. For existing buildings with no or low parapet walls, roof mounted equipment shall be screened on all sides by an opaque screen compatible with the material of the principal building.

D. Ground Mounted Equipment:

Ground Mounted Equipment shall be screened by evergreen plant material or an opaque screen as high as the highest point of the equipment.

5.17 RECOMMENDED PLANTS

- A. **Recommended Trees:** 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.

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

TABLE C.5.2 CANOPY TREES					
Common/Scientific Name	Height and Width	Sun and Shade FS=Full Sun PS= Part Sun S=Shade	Street Tree	VUA	Landscape Yard
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> (male only)	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	*	*	*

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

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>	40-50' h/35-50' 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	*		*

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

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			*
Sweetgum/Liquidambar <i>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	*	*	
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	*		*

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

TABLE C.5.3 UNDERSTORY TREES					
Common/Scientific Name	Height and Width	Sun and Shade FS=Full Sun PS= Part Sun S=Shade	Street Tree	VUA	Landscape Yard
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> <i>'Heterophylla'</i>	10-15' h/10-15' w	PS/FS			*
Cherry, Okame/ <i>Prunus x incamp</i> <i>'Okame'</i>	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	*	*	*
Hophornbeam/ <i>Ostrya virginiana</i>	25-40'h/20-30'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>	20-25' h/10-15'w	PS/FS			*

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

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

- B. **Evergreen Trees.** Table C.5.4: *Evergreen Trees* 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.

TABLE C.5.4 EVERGREEN TREES	
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

C. **Tall Shrubs.** Table C.5.5: *Tall Shrubs* 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.

TABLE C.5.5 TALL SHRUBS	
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
Loropetalum/ <i>Loropetalum chinense</i>	6-10' h/6-10' w
Banana Shrub/ <i>Michelia figo</i>	6-15' h/6-15' w
Tea Olive/ <i>Osmanthus heterophyllus</i> (also <i>O. fragrans</i> , <i>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
Awabuki 'Chindo' Viburnum/ <i>Viburnum awabuki</i>	15-20' h/10-15' w

D. **Prohibited Plants.** *Table C.5.6: Poor Performers* lists plants that are considered poor performers and are not permitted for use in landscaping applications:

TABLE C.5.6 POOR PERFORMERS	
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>
Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>
Scarlet Oak	<i>Quercus coccinea</i>
Siberian Elm	<i>Ulmus pumila</i>

1. No invasive species are allowed in the City of Sumter. Any plant included on the USDA Noxious and Invasive Plant List will also be considered an invasive plant.

E. Native Plants:

1. Native vegetation shall be planted in all retention 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).
2. The following small to medium plants are all native and are tolerant of the fluctuating wet/dry conditions present in retention areas:

TABLE C.5.8 NATIVE PLANTS			
<i>Scientific Name</i>	Common Name	Height	Comments
<i>Amsonia hubrechtii</i>	Texas Bluestar	36"	Blue Flowers; Fall foliage
<i>Asclepias incarnata</i>	Milkweed	30"	Butterfly food source
<i>Aster novae angliae</i>	New England Aster	24"	Bird food source, drought tolerant
<i>Callicarpa Americana</i>	Beautyberry	42"	Berries in Fall, nondescript at other times of year
<i>Carex stricta</i>	Tussock Sedge	12-36"	Clumping, grasslike
<i>Echinacea purpurea</i>	Purple Coneflower	24"	Bird & butterfly plant
<i>Chasmanthium latifolium</i>	Fish on a Pole	36"	Beautiful grass, year-round interest
<i>Coreopsis verticillata</i>	Coreopsis	24"	Yellow flowers; drought tolerant
<i>Eupatorium purpureum</i>	Joe-Pye Weed	24-60"	Dusty pink blooms; Dwarf varieties exist
<i>Itea virginica</i>	Virginia Sweetspire	36"	Deciduous; Great Fall color and spring blooms
<i>Muehlenbergia</i>	Muhly Grass	36-42"	Pink/Purple Flowering Grass
<i>Panicum virgatum</i>	Switch Grass	36"	Beautiful year-round in southeast
<i>Rudbeckia hirta</i>	Black-Eyed Susan	24"	Bird & butterfly plant
<i>Solidago rugosa</i>	Goldenrod	24-42"	Does not cause allergies

5.18 TREE PRESERVATION, CREDIT, AND REPLACEMENT

- A. **Generally.** Tree preservation can provide environmental and aesthetic benefits to the community and is thus, preferred to that of tree replacement. Through tree preservation and protection, it is possible to attain credits toward the landscaping requirements, as set out in Section 5.18.F. *Credit for Preservation of Trees.* To attain these credits, development shall be designed, where practical and feasible, so that protected trees, when preserved, are preserved and located in designated open spaces or landscape surface areas. The preservation of trees shall be executed by a declaration of restrictions and covenants, in a form and of content to the satisfaction of the City Attorney.
- B. **Protected Trees.** A protected tree includes those listed in *Table C.5.9., Grand Trees.* Pursuant to the allowable credit for the preservation and protection of existing trees, grand trees shall not be removed from any multi-family, nonresidential, mixed use, or public or institutional property unless a Land Disturbance Permit has been issued, subject to the following exceptions:
1. The tree is dead, diseased, irreparably damaged, hazardous or creating or potentially creating damage to the property or injury to person.
 2. The tree is listed on the USDA Invasive and Noxious Weed List.
 3. The tree is on an existing single family or duplex residential lot.
 4. The tree is on a property used by an active commercial farming operation

TABLE C.5.9 GRAND TREES		
Latin Name:	Common Name	Diameter at Breast Height (DBH)
<i>Acer spp.</i>	All Maples	24 inches
<i>Betula nigra</i>	River Birch	24 inches
<i>Carpinus caroliniana</i>	American Hornbeam	24 inches

SECTION C.5 LANDSCAPE, BUFFER, AND TREE PROTECTION

<i>Carya illinoensis</i>	Pecan	24 inches
<i>Cedrus deodora</i>	Deodar Cedar	24 inches
<i>Celtis occidentalis</i>	Hackberry	24 inches
<i>Cornus florida</i>	Flowering Dogwood	8 inches
<i>Fagus grandifolia</i>	Beech	24 inches
<i>Ginkgo biloba</i>	Ginkgo	24 inches
<i>Juglans nigra</i>	Black Walnut	24 inches
<i>Liriodendron tulipifera</i>	Tulip Poplar	12 inches
<i>Magnolia grandiflora</i>	Southern Magnolia	24 inches
<i>Nyssa sylvatica</i>	Tupelo	24 inches
<i>Ostrya virginiana</i>	Ironwood	24 inches
<i>Quercus virginiana</i>	Live Oak	24 inches
<i>Quercus alba</i>	White Oak	24 inches
<i>Quercus phellos</i>	Willow Oak	24 inches
<i>Quercus palustris</i>	Pin Oak	24 inches
<i>Quercus shumardii</i>	Shumard Oak	24 inches
<i>Pinus palustris</i>	Longleaf Pine	24 inches
<i>Platanus occidentalis</i>	Sycamore	24 inches
<i>Ulmus Americana</i>	American Elm	24 inches
<i>Ulmus parviflora</i>	Chinese Elm	24 inches
<i>Taxodium distichum</i>	Bald Cypress	24 inches
<i>All Other Canopy Trees (unless on the USDA Noxious and Invasive Plant List)</i>		32 inches

C. **Tree Survey/Tree Protection Plan:** A tree survey and tree protection plan is required prior to development activity and/or tree removal. The survey shall include the species, diameter at breast height (DBH), and location of all grand 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 site development permit, or filed separately.

D. **Removal of Grand Trees.** Grand Trees may only be removed during site development and/or construction under the following conditions:

1. In instances where no reasonable and/or economically feasible design alternative exists to save a grand tree during site development, removal shall be mitigated by the planting of 6 new canopy trees, at a minimum planting size of 2" caliper.
2. Replacement trees cannot be counted towards other ordinance required landscaping requirements (e.g. buffer yard or parking lot planting requirements).

E. **Preservation of Existing Grand Trees.** It shall be the responsibility of the developer to ensure protection of all grand trees not permitted for removal during construction, using the following requirements:

1. Critical Root Zone (CRZ) 1.5 ft. radius for every 1-inch DBH, or a 10 ft. radius of the trunk of a tree, whichever is greater.
2. Irrigate protected trees during periods of drought or dry weather.
3. Place tree protection or keep out signage shall be attached to the physical barrier and maintained until all construction activities are completed. The placement and quantity of signage shall be on all sides and convey the intent of the CRZ and barriers.
4. Mitigate drainage around protected trees if regrading the site causes poor drainage or ponding in root zone.
5. Where compaction might occur due to construction traffic or materials delivery through the CRZ area must first be mulched with a minimum four-inch layer of wood chips.
6. The removal of trees adjacent to tree protection zones can cause inadvertent damage to the protected trees. Prior to clearing activities, trenches with a minimum width of one-and-one-half inches and a minimum depth of 12 inches shall be cut along the limits of land disturbance.

F. **Credit for Preservation of Grand Trees.** It is the policy of the City to promote the preservation of its healthy mature tree canopy. Healthy, mature trees that are

preserved on-site shall be credited as set out in *Table C.5.10. Credit for Preservation of Trees* toward mitigation plantings required for grand tree removals per *Chapter C.5.18.D*. These credits may only be applied to the specific site in question at the time of development, and may not be transferred to any other site.

TABLE C.5.10 CREDIT FOR PRESERVATION OF TREES		
Diameter at Breast Height (DBH) of Preserved Canopy Tree		Credit Per Preserved Tree
More than	Up to and Including	
32 inches	Any size larger than 32 inches	5 canopy trees
24 inches	32 inches	4 canopy trees
16 inches	24 inches	3 canopy trees
10 inches	16 inches	2 canopy trees

G. Tree Survey Required/Eligibility for Preservation Credit for Existing

Protected/Grand Trees. To be eligible for credits where grand trees preserved on a site, a tree survey is required. Existing healthy trees shall not be removed from any multi-family, nonresidential, mixed use, or public or institutional property unless the Director determines that no other option is available.

1. **Tree Survey.** A tree survey (including caliper size, type, and location of trees) performed by a certified arborist or registered landscape architect, is required for parcels proposed for development when the applicant seeks credit for existing trees pursuant to *Chapter C.5.18.F. Credit for Preservation of Trees*.
2. **Quality of Existing Trees.** Existing trees that are protected according to *Table C.5.9. Protected/Grand Trees* and eligible as set out in *Subsection a.*, below, count towards the mitigation planting requirements of this Article for any Protected/Grand Tree authorized for removal.

- (1) Eligibility. Existing Protected/Grand trees are eligible for credit if:
- A. They are healthy and in good structural condition, and
 - B. They are not on the prohibited plants list

5.19 TREE BANK PROGRAM

- A. **Purpose and Intent.** The Tree Bank Program is established to provide an alternative compliance mechanism for tree replacement and canopy coverage requirements when on-site planting is not feasible due to physical site constraints, utility conflicts, or approved design alternatives. The program supports the City's goals for urban forestry, environmental quality, and equitable canopy distribution.
- B. **Applicability.** Tree Bank contributions may be approved by the Zoning Administrator in the following cases:
- 1. When required tree replacement cannot be accommodated on-site.
 - 2. When development occurs in areas with limited planting space (e.g., urban infill, constrained parcels).
 - 3. As mitigation for unauthorized tree removal or canopy loss.
- C. **Contribution Standards.**
- 1. Valuation. Contributions shall be calculated based on the size and species of trees not replaced, using a fee schedule adopted by City Council and updated annually.
 - 2. Use of Funds. Tree Bank funds shall be used exclusively for:
 - (1) Tree and/or shrub planting on public property or rights-of-way,
 - (2) Tree giveaway/distribution programs
 - (3) Maintenance of public landscaping,
 - (4) Urban forestry education and outreach,
 - (5) Tree canopy studies or inventories.

D. Administration.

1. The City of Sumter shall maintain a dedicated Tree Bank account.
2. The City Arborist shall review and approve Tree Bank contributions as part of the development review process.
3. Annual reports on Tree Bank activity shall be submitted to the Planning Commission and made available to the public.

- E. Tree Bank in Lieu of On-Site Planting.** Applicants must demonstrate that on-site planting is infeasible and submit a Tree Bank Contribution Plan as part of their landscape plan. Approval is subject to staff review and may be conditioned on partial on-site planting.

6. FENCING, BERMS, AND WALLS

6.1 PURPOSE

- A. The purpose of this Section is to establish standards for the design, placement, and construction of fences, berms, and walls. The intent of these regulations is to:
1. Ensure compatibility between adjacent land uses and protect the character of surrounding areas;
 2. Provide privacy, buffering, and screening of incompatible uses, structures, and activities;
 3. Enhance community aesthetics through the use of durable, high-quality materials and cohesive design;
 4. Promote safety and security while maintaining appropriate visibility for vehicles and pedestrians; and
 5. Prevent the creation of visual barriers or site conditions that could adversely impact public health, safety, and welfare.

6.2 GENERAL STANDARDS

- A. Fences, berms, and/or walls, whether required by this UDO or optional, shall require a permit unless otherwise stated below.
1. Fences and walls must be constructed of high-quality materials including brick and stone, stucco over concrete masonry blocks, treated wood, wrought iron, metal or similar materials to imitate wrought iron, composite

- fencing, PVC vinyl, and/or other like materials as approved by the Zoning Administrator.
2. Unless required by law, no fence or wall may be constructed of non-traditional or dangerous fence or wall materials including but not limited to, barbed wire, razor wire, scrap metal, railroad ties, or any other material determined by the Zoning Administrator to be detrimental to the public health, safety and welfare.
 3. Where a fence or wall is used as part of the required screening, all required vegetation shall be planted on the exterior side of the fence or wall.
 - (1) Where the fence option is used to screen multifamily residential zoning types from more intense zoning, the required vegetation may be planted on the interior side of the fence or wall.
 4. No fence or wall shall impede or divert the flow of water through any drainageway.
 5. All gates must be installed such that it does not encroach onto public rights-of-way or adjacent property when opened.

6.3 FENCE STANDARDS

Table 6.1 Fence Standards	
Maximum Fence Height	Maximum required fence height is 8 feet above ground level, except for fences classified as industrial.
Height Measurement & Allowances	Fence height refers to the fence itself. Posts, decorative columns, light fixtures, or other decorative details may exceed the height limit by up to 1 foot.
Setback from Right-of-Way	Fences must be placed 2 feet from the Right-of-Way or any sidewalk, unless an encroachment permit is obtained from the Right-of-Way owner.
Support Structures	All fence support structures must be located on the inside of the fence covering material.
Color Restrictions	Bright colors, including orange, yellow, and red, are not permitted for permanent fences.

Downtown Core District (DTC) and Downtown Transition District (DTT)	Except where otherwise permitted, fences in the DTC and DTT are limited to 3 feet in height along public street frontages.
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- A. **Electric fences.** Electric fences are only permitted in conjunction with agricultural uses or permitted uses in the LI-W and HI districts. They are not permitted in residential districts, and all other instances require approval from the Zoning Administrator. Electric fences must abide by the following standards:
1. Underground electric fences that are used in conjunction with electric transponder collars for pets are permitted in all districts.
 2. Electric fences may be powered only by a commercial storage battery not to exceed 12 volts DC.
 3. Warning signs shall be required on all electric fences and meet all safety and emergency services requirements.
- B. **Barbed Wire Fences.** Barbed wire fencing is only permitted in conjunction with industrial activities in all districts except for residential districts. Barbed wire may be approved by special exception in all districts if deemed necessary to protect health and safety in association with agriculture, utility structures, landfills, airports or similar civic uses.

6.4 BERM STANDARDS

Berms constructed to satisfy buffer requirements stated herein shall be physical barriers which screen incompatible land uses.

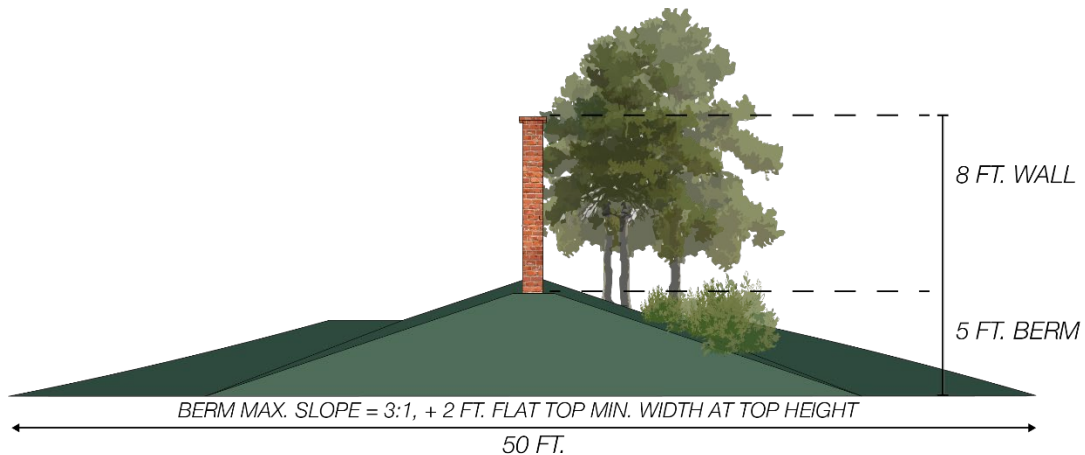
- A. **Landscaping.** Berms 6 feet high or greater, or earthen berms with combined evergreen shrub plantings reaching a minimum height of 6 feet, may be used in lieu of not more than 50% of the evergreen buffer yard plantings providing the following conditions are met:
1. **Berms In Required Yards Setbacks.** Berms may be located in required yards setbacks subject to the following additional standards:
 2. **Required Setbacks.** Fences, walls, berms, and retaining walls are exempt from setback requirements. However, a berm may not be constructed in a manner that any portion of berms slopes extend over the property line.
 3. **Right-of-Way.** No fence, wall or berm may encroach into a public right-of-way. Fences and walls shall not block any required ingress or egress point.
 4. **Site Triangles.** No fence, wall, berm, or retaining wall may encroach into a designated visibility triangles for driveways or for the intersections of rights-of-ways subject to this subsection.
 5. **Grading.** Berms shall not exceed a grade of 1 ft. of rise in 3 feet of length.
 6. **Height.** Berms shall not exceed a total of 8 feet above the toe of the berm.
 7. **Shape.** Berms shall be natural shaped, shall have a minimum crown width of 2 feet, and shall have side sloped stabilized to sedimentations and erosion control standards.
 8. **Drainage.** Berms shall not drain onto neighboring yards and cause undue pooling of water. Runoff shall be directed into appropriate drainage easements or facilities.

6.5 WALL STANDARDS

Walls constructed to satisfy buffer requirements stated herein shall be physical barriers which screen incompatible land uses.

- A. **Setbacks.** walls and retaining walls are exempt from setback requirements.
- B. **Right-of-Way.** No wall may encroach into a public right-of-way. Walls shall not block any required ingress or egress point.
- C. **Site Triangle.** No wall or retaining wall may encroach into a designated visibility triangles for driveways or for the intersections of rights-of-ways subject to this subsection.
- D. **Height.** Walls shall not exceed a total of 8 feet in height.
- E. **Drainage.** Walls shall not drain cause undue pooling of water. Runoff shall be directed into appropriate drainage easements or facilities.

Figure C.6.1 Berms and Walls



7. PARKS AND OPEN SPACE

7.1 PURPOSE

The purpose of this Section is to require open space that preserves natural features, ensures access to open areas, provides active and passive recreational opportunities, adds to the visual character of a development, and provides other public health benefits. Further, this Section intends to:

- A. Define minimum open space requirements;
- B. Require maintenance and upkeep of open spaces;
- C. Promote open space that is accessible to the public in applicable developments; and
- D. Expand opportunities for connectivity and quality open spaces provided in the City.

7.2 GENERAL PROVISIONS

All new major subdivisions and planned developments shall comply with the standards of this Section, except for individual commercial uses:

- A. **Repair or Renovation.** A building may be repaired or renovated without requiring open space per the requirements of this UDO provided there is no increase in gross floor area.
- B. **Major.** When a building or site is increased in gross floor area or improved site area by greater than 25%, open space must be provided for the total of the entire property. Improved site area shall include site improvements such as utility

installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.

- C. **Change in Use.** A change in use, providing no major or minor increases are proposed, shall not require compliance with this Section.
- D. **Single-Family Dwellings.** Development or redevelopment of individual single-family dwellings, not part of a new subdivision approval, are exempt from the standards of this Section.
- E. **Open Space Sizes.** Open space may consist of a variety of different sizes. For the purpose of this Section, open space sizes shall be defined as small, medium, and large. The acreage of open space sizes for each open space size is defined in *Table C.7.1: Open Space Sizes*.

Open Space Size	Acreage (Range)
Small	500 SF – 1.0 Acre
Medium	1.0 – 2.5 Acres
Large	2.5 Acres or More

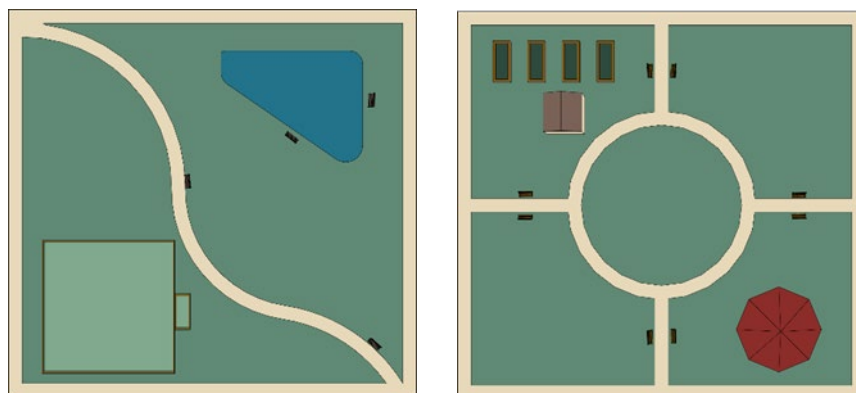
7.3 OPEN SPACE FORMS

Required open space shall be implemented through permitted open space forms identified in this Section. Open spaces forms shall allow for public areas, semi-public areas, and/or private outdoor areas. All open space areas shall be landscaped in accordance with this UDO and provide uniform design and coordinated experiences for the user. The following open space forms are identified below:

A. Small:

1. **Pocket Park.** Pocket parks are intended to be implemented within residential developments and shall comply with the following standards.
 - (1) Pocket parks provide may provide active and / or passive recreation uses.
 - (2) Pocket parks shall include components such as (but not limited to) shade structures, gazebos, seating areas, multi-purpose lawn space, dog park, playground/play space, public art, sculptures, community gardens, landscaping, and trails.
 - (3) Pocket parks may be designed around and include an environmental feature such as a stream, creek, or wetland. Pocket parks shall be a minimum 500 square feet in size.

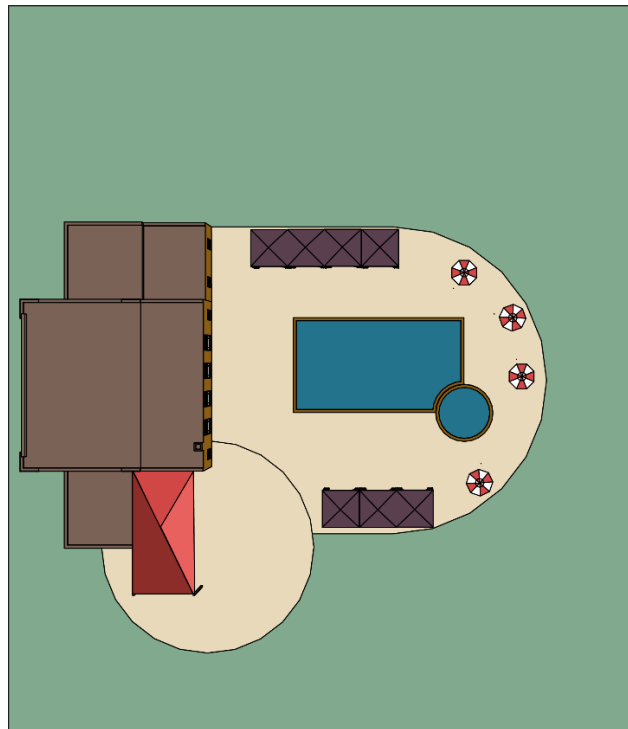
Figure C.7.1 Pocket Park



B. Medium:

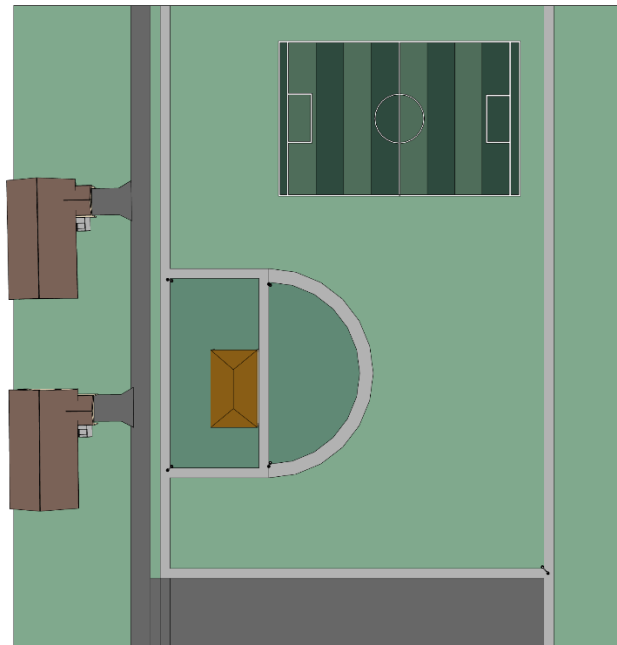
1. **Amenity Centers.** Amenity centers are primarily implemented in residential developments and shall comply with the following standards.
 - (1) Provide recreational opportunities in residential developments.
 - (2) May include (but is not limited to) features including pools, fitness facilities, splash pads, outdoor seating, clubhouse, small scale recreational facilities such as pickleball, soccer, or shuffleboard, and lawn games.
 - (3) All features are intended to be utilized by residents and their guests only.

Figure C.7.2 Amenity Center



2. **Green:** A green provides larger, more informal spaces and are implemented in residential developments and shall comply with the following standards.
 - (1) Shall provide for both active and passive recreation.
 - (2) Shall be located within a ½ mile radius of the majority of residents.
 - (3) May include but is not limited to shade structures, gazebos, seating areas, multi-purpose lawn space, playground/play space, limited/small scale recreational facilities.
 - (4) Shall be a minimum ½ acre in size.

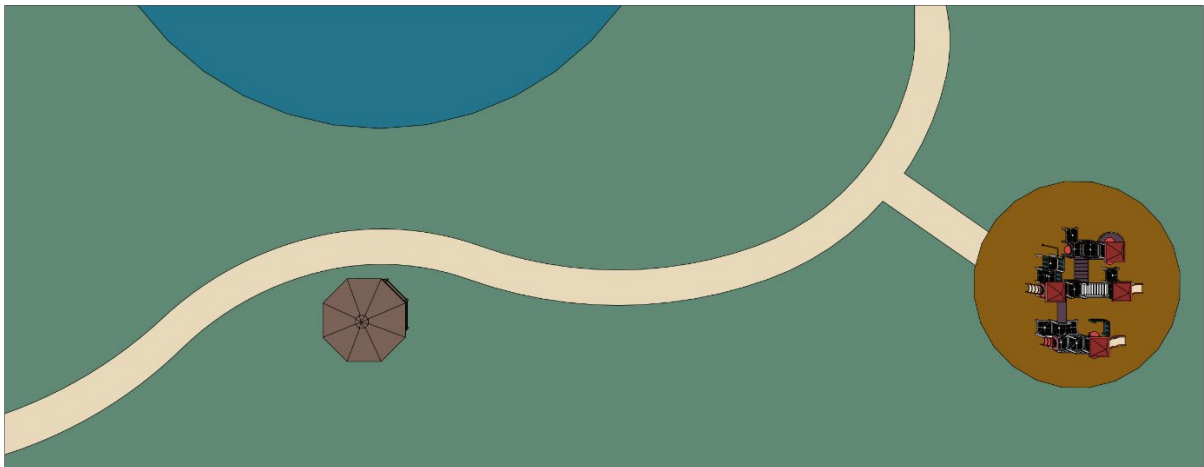
Figure C.7.3 Green



3. Large:

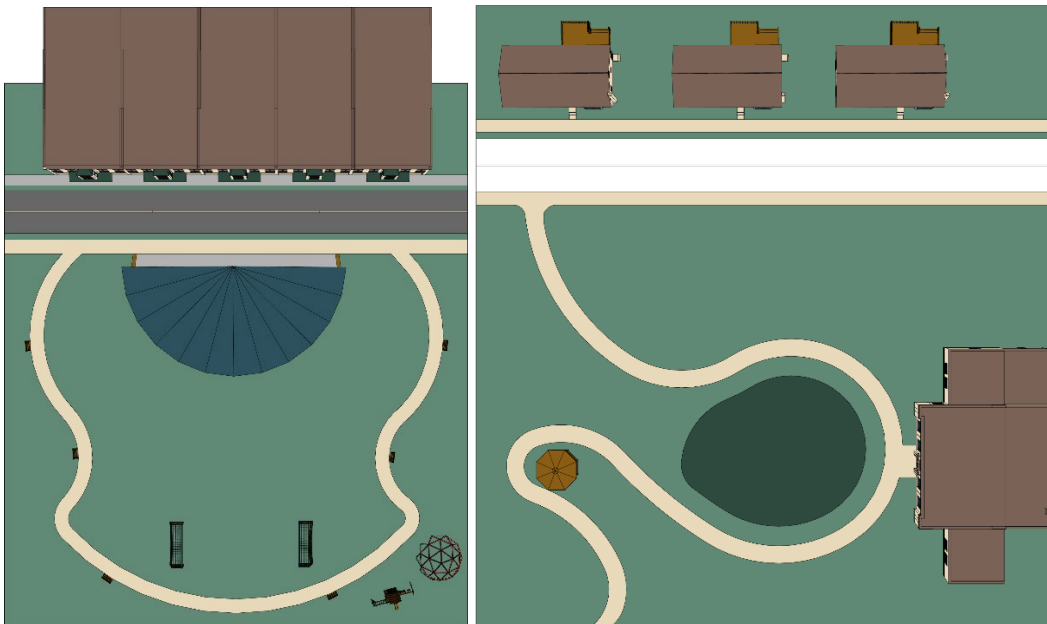
- (1) **Linear Park/Greenway.** Linear Park/greenway is an open space form that provides passive and active recreation and a formalized function (provides multimodal options and connectivity). Linear parks may be implemented in residential and nonresidential developments and shall comply with the following standards:
 - (2) May be designed around a natural feature such as a stream, wetland system, stormwater facility, or other man-made or natural feature.
 - (3) Shall connect with other open spaces or linear parks where practicable.
 - (4) Shall feature improved or non-improved walkways that respect the natural environment in which they are constructed.
 - (5) Walkways shall be a minimum 8 feet in width.
 - (6) May include accessory structures such as gazebos, seating areas, playgrounds, and shade structures.

Figure C.7.4 Linear Park



4. **Neighborhood park.** Neighborhood parks provide active and passive recreational activities to residents of a residential development. Neighborhood parks shall comply with the following standards:
- (1) Shall provide for both active and passive recreation.
 - (2) Shall include at minimum shade structures, seating areas, multipurpose lawns, and/or sports fields.
 - (3) May include gazebos, community center, playground, pool, fitness center, and other appropriate uses.
 - (4) A minimum 25% of the park area shall be dedicated to active recreation uses as defined in this Section.
 - (5) Shall be a minimum of 1 acre in size.

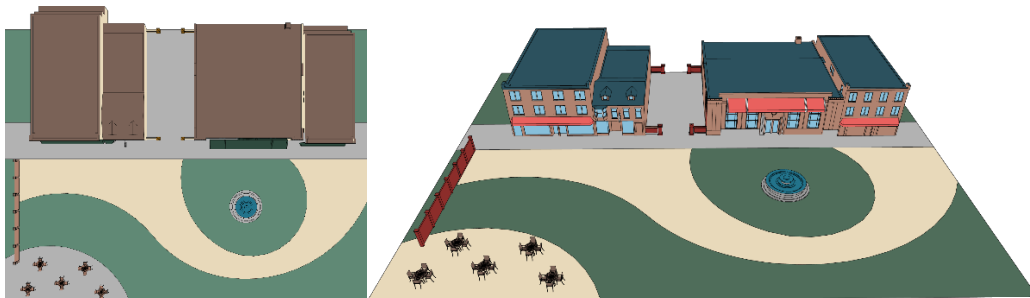
Figure C.7.5 Neighborhood Park



5. Other Forms of Open Space:**(1) Medium.**

- a. **Plaza/ Square.** The plaza/square open space form serves as a more formal open space for the gathering of people for a wide variety of civic, social, and commercial purposes. This open space form is primarily intended to be implemented in nonresidential developments. Plazas and square shall meet the following standards:
1. Shall provide a uniform and coordinated design of compatible materials, colors, pavers, seating, and structures.
 2. Shall include outdoor lighting meeting the requirements of this UDO.
 3. Shall require landscaping, foundation plantings, and green space in addition to impervious surfaces.
 4. Shall be partially paved with brick, permeable pavers, or similar materials.
 5. Shall require a focal point such as public art installations, fountains, gazebo, or similar structures.

Figure C.7.6 Plaza/Square



C. **Minimum Open Space Requirement.** The required amount of minimum open space in an applicable development shall be in accordance with this Section. Open space shall be calculated as a percentage of the total square footage of a development. Each development shall also require a minimum number of open space forms pursuant to *Table C.7.2: Minimum Open Space Requirement*. For example, a residential development in a residential district shall require that 10% of the total square footage of the development is open space. The open space shall be in the form of at least 2 distinct open space forms, such as a pocket park and green.

TABLE C.7.2 MINIMUM OPEN SPACE REQUIREMENT		
ZONING DISTRICT	MINIMUM OPEN SPACE PERCENTAGE (%)	MINIMUM REQUIRED OPEN SPACE FORM(S)
Residential Districts – Subdivisions		
0-50 Acres	10%	2
Greater Than 50 Acres	20%	3 *1
Mixed-Use Districts – Planned Developments		
Less Than 25 Acres	10%	2
Greater Than 25 Acres	15%	2
Special Districts		
Planned Developments are required to meet Open Space standards set forth in this Section B.8 <i>Planned Development (PD) Districts</i> .		
<p><u>Notes:</u></p> <p>*1 At least 50% of the dwelling units within a residential development must be located within 0.5 mile of the area where the majority of residents.</p> <p>*The minimum open space requirements of this table shall not apply to infill development, as defined in this Ordinance.</p>		

D. **Open Space Design Standards.** The design and incorporation of open space in a development shall comply with the following standards:

1. **Evenly Distributed.** Required open space shall be, to the maximum amount practicable with respect to environmental considerations and subdivision design, evenly distributed throughout the development.
2. **Consolidation.** Required open space requirements shall not be consolidated to meet the standards of this section. It is the intent of this section to require multiple open space forms of varying sizes in each development where required.
3. **Distance.** No 2 open space forms shall be adjacent or within 100 feet of each other. Active use areas are exempted from this standard.
4. **Accessible.** Open space shall be located and designed to be easily accessible for residents and/or users of the development. Open spaces shall provide universal design that can be enjoyed by users and provide for ADA accessibility.
5. **Public Seating.** Public seating shall be appropriate to the intended use of the park area (i.e. benches may be appropriate for active spaces; chairs and landscape terraces may be appropriate for passive spaces).
6. **Receptacles.** Refuse and recycling receptacles are required at each entrance and gathering space.
7. **Stormwater.** A maximum 50% of total required passive open space may be stormwater facilities. Any stormwater facility used toward that requirement shall be publicly accessible through improved or primitive trail. For the purpose of this section, improved and primitive trails are defined below:
8. **Improved Trail.** An improved trail shall be defined as a clearly marked, paved, impervious trail.
 - (1) **Primitive Trail.** A primitive trail shall be defined as an unpaved, pervious trail that consists of mulch, crushed stone, or similar material.

- (2) **Environmentally Sensitive/Unique Lands and Floodplains.** A maximum 20% of total required passive open space may be environmentally sensitive or unique lands such as wetlands, protected stream buffers, rock outcroppings, and floodplains.
 - (3) **Ponds and Lakes.** A maximum 20% of total required passive open space may be environmentally sensitive or unique lands such as wetlands, protected stream buffers, rock outcroppings, and floodplains.
 - (4) **Multi- Phased Developments.** In multi-phased developments, open space shall be provided for each phase in an amount sufficient to satisfy the open space requirements for the subject phase of development and all preceding phases of development.
 - (5) **Areas Not Included in Open Space.** The following are not considered open space and cannot be counted toward minimum open space requirements:
 - a. Private yards that are not part of an open space or conservation easement;
 - b. Street right-of-way or private easements
 - c. Vehicular parking areas; and
 - d. Designated outdoor storage areas.
- E. **Active and Passive Features.** Within residential developments, a minimum of 25% of all required open space (gross square footage) shall be dedicated and designed to allow for active recreation features. Active recreation and passive features are identified in [Table C.7.3](#).
1. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development which they serve.

2. Passive recreation is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal disruption to a site. These include such activities as walking paths and other features defined in *Table C.7.3: Active and Passive Features*.

TABLE C.7.3 ACTIVE AND PASSIVE FEATURES	
ACTIVE FEATURES	PASSIVE FEATURES
Lawn Games and Concrete Gaming Tables	Walking Trails
Hard Courts (Pickleball, Tennis, Etc.)	Boardwalks
Playgrounds	Gardens
Swimming Pools and Splash Pads	Greens
Athletic Fields (Pickleball, Baseball, Etc.)	Picnic Areas
Clubhouse, Pavilions, Amenity Centers, Gazebos, Shade Structures	Lakes and Ponds
Exercise Facilities	Lawns and Natural Areas
Plazas	Greenways

7.4 OWNERSHIP OF OPEN SPACE

- A. The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or subdivider, subject to approval of the Planning Commission.
1. Open space restrictions must be permanent; and
 2. The owner must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.
- B. Ownership may include, but is not necessarily limited to, the following:
1. The City of Sumter, Sumter County, or the State of South Carolina
 2. Not-for-profit land trusts or other charitable organizations focused on land stewardship

3. Homeowners, condominium, or cooperative associations

(1) If open space is owned and maintained by an association, the developer shall file with the registrar of deeds a copy of the covenants and other legal documents as may be required by the City, including but not limited to deed restrictions and the like, which provide for the continuous and ongoing use, maintenance and ownership of said facilities. Restrictions shall be provided to the City that will govern the association and the responsibilities prior to the site plan approval or the preliminary plat application stage. The provisions shall include, but may not be limited to, the following:

7.5 MAINTENANCE OF OPEN SPACE

The owner of open space shall be required to maintain the open space. This shall include regular maintenance of vegetation as well as infrastructure components (stormwater facilities, paths, impervious surfaces, amenities, etc.). Failure to maintain the open space in the condition in which it was approved will result in code violation and potential penalty by the city.

8. WETLANDS

8.1 PURPOSE

The public interest and general welfare of the residents of the City of Sumter is served through procedures for the protection, conservation, enhancement, and proper maintenance of all existing wetlands and wetland buffer areas within the City and for the protection of existing wetlands and wetland buffer areas from encroachment, pollution, degradation, alteration, or elimination. These protections are an integral part of the City's broader surface and groundwater management plans. These protections are also a crucial element of the City's resiliency planning in anticipation of more frequent and severe storm events.

8.2 APPLICABILITY

- A. **Wetland Impact Application/Wetland Notification Form.** Any person proposing to carry out a wetland disturbance under this section must, prior to the commencement of the activity, obtain a Wetlands Certification from the City.
- B. **Applicable Activities.** This Ordinance shall apply to any proposed land disturbance use or activity within a wetland or wetland buffer area. A Wetlands Impact Application should be submitted simultaneously with any action that results in land disturbance, including but not limited to the following:
1. Applications for land use or zoning permits;
 2. Site plan and plat approvals for major and minor subdivisions;
 3. Requests for approval of site improvement construction plans;
 4. Any request for development approvals or permits related to land use, including those for stormwater management or other infrastructure improvements;

5. Requests for permission to fill in ditches along City streets and rights-of-way;
 6. Applications for waste disposal permits;
 7. Any other land use action or permit required by this Ordinance that may involve land disturbance.
- C. No approval or permit for land disturbance shall be issued until the required Wetlands Certification has been completed.
- D. Non-conforming buffers. All developed lots and all undeveloped but recorded single-family lots on the effective date of this Ordinance that do not comply with the buffer and setback requirements of this Ordinance shall be grandfathered as legal nonconforming lots.
- E. Permits issued by state or federal agencies do not relieve a person of the requirement to seek approval under this Ordinance.

8.3 WETLAND DELINEATION

For all proposed land disturbances taking place within the unincorporated areas of the City as defined herein, and all applicable activities, as enumerated herein, the following shall apply:

- A. Where unexpired wetland delineations have been approved by the U.S. Army Corps of Engineers, such delineations will constitute “wetlands” for the purposes of this Ordinance. This Ordinance encompasses all delineated wetlands regardless of whether they are jurisdictional or non-jurisdictional.
- B. In all other cases, a landowner or authorized agent of the landowner shall submit to the Zoning Administrator either of the following:
 1. An affidavit attesting that no wetlands or wetland buffer areas exist on the site.
 2. Professional wetlands delineation.

8.4 PROCEDURES

- A. **Wetlands Notification Form and Wetlands Impact Application.**

1. Any person wishing to undertake an “applicable activity” as defined herein, or otherwise disturb a wetland shall submit a Wetlands Impact Application to the Zoning Administrator. For applicants who will adhere to all buffer and setback requirements and will not impact wetlands, a Wetlands Notification Form may be submitted.
- B. If the applicable activity will result in impacts to wetlands or buffers and setbacks, the applicant must submit the following additional materials as part of the Wetlands Impact Application:
1. Description of anticipated direct and indirect wetland impacts of the proposed land disturbance;
 2. A detailed explanation of why this activity cannot be located at an upland location, along with descriptions of any alternatives that were considered;
 3. A detailed description of all measures proposed to reduce or compensate for project impacts; and
 4. A statement demonstrating how the purpose of the proposed project serves an overriding public interest, as defined herein.

8.5 PROHIBITED AND EXEMPTED ACTIVITIES IN WETLAND AREAS

- A. **Prohibited Activities.** Unless exempted below, any wetland disturbance shall be prohibited unless the proper Wetland Certification has been granted by the City.
- B. **Exempted Activities.** The following activities are exempted from the purview of this Ordinance and may be undertaken without a Wetlands Impact Application, where otherwise allowable by law.
1. Installation of nature trails or pervious pedestrian access paths;
 2. Pruning or trimming of grasses, shrubs, and other smaller vegetation;
 3. Planting native species of plants;
 4. Removal of invasive species of plants;

5. Any outdoor recreation activities not otherwise proscribed by the property owner or another applicable law or regulation, to include hiking, swimming, kayaking, canoeing, boating, horseback riding, hunting, fishing, shell fishing, and camping;
6. Research of soil, vegetation, water, fish, or wildlife for educational, scientific, or conservation purposes;
7. Maintenance or repair of existing water-control devices or structures, provided the device or structure is not “degraded” as defined herein, and the maintenance or repair does not involve enlarging, expanding, constructing, or relocating such water-control structures or devices;
8. Maintenance and repair of existing utilities and roadways, provided the activity does not involve enlarging, expanding, constructing, or relocating such utilities and roadways.

C. Prior Nonconforming Use, Activity, or Structure.

1. Prior nonconforming uses, activities, or structures, as defined herein, shall not be enlarged or expanded to further encroach onto or otherwise disturb wetlands, wetland waterbodies, or wetland watercourses.
2. No nonconforming use, activity, or structure which has been discontinued for 2 years or more shall be resumed without a permit.

8.6 STANDARDS AND CRITERIA FOR APPROVAL/DISAPPROVAL OF WETLAND IMPACT APPLICATION

A. **Review Factors.** The City will consider relevant factors, and shall require the applicant to demonstrate evidence of such, including, but not limited to, the following:

1. The functions of the wetlands in question;
2. The proximity of the wetland to other waterbodies;
3. The environmental impact of the proposed disturbance;

4. Alternatives to the proposed disturbance and suitability of the area;
5. Threats to other properties from increases in flooding, erosion, and/or pollution;
6. The loss of wetland habitat and the loss of flora/fauna;
7. The cumulative impact of the above factors in relation to all known previous, pending, and reasonably anticipated future wetland disturbances;
8. Whether the purpose of the completed proposed project serves an overriding public interest, as defined herein;
9. Input from members of the public, if applicable; and
10. Input from federal, state, or local agencies, if applicable.

B. **Conditional Approval.** The City shall have the authority to require certain prerequisites, plan modifications, wetland management plans, and/or compensatory mitigation plans as a condition to application approval if it deems such conditions are necessary to further the purposes of this Ordinance, and shall have the authority to fix a reasonable time within which any conditions must be completed. These conditions can include, but are not limited to:

1. Design modifications to reduce project impacts to wetlands and adjacent areas;
2. Flood and erosion loss reduction measures to prevent hazard losses;
3. Compensatory mitigation measures to offset losses to wetland area acreage, functions, and values;
4. Increasing wetland buffer widths to protect sensitive areas;
5. Requiring structures to be elevated on piles, flood-proofed, or otherwise protected from hazards including flood heights, velocities, and erosion potential;
6. Modification of waste disposal and water supply facilities to reflect flooding, high ground water, and erosion hazards;
7. Inclusion in the deed for the property a warning that the property contains a wetland area and that any activities in the wetland area are subject to special regulatory requirements;

8. Deed restrictions, covenants, or conservation easements regarding future use of lands, including but not limited to preservation of undeveloped areas; and/or
9. Erection of permanent wetland area markers or signs.

C. **Approval Standards.** The City shall not approve any application, conditional or otherwise, unless if it finds that the proposed disturbance:

1. will not cause a net loss of wetland area functions;
2. will avoid wetland areas to the maximum extent practicable;
3. will not increase flood, erosion, subsidence, or pollution;
4. will preserve natural drainage features to the maximum extent possible and minimize the need to construct, repair, maintain, or replace structural water management systems;
5. will not permanently alter the aquatic ecosystem in the vicinity of the project
6. will not adversely modify wildlife habitat or otherwise jeopardize plant, animal, or other wildlife species;
7. will not threaten public health or safety;
8. will not negatively impact recreational opportunities for the public, where applicable;
9. will not create a nuisance to neighboring property owners or the community at large; and
10. will not violate other applicable federal, state, or local laws.

8.7 WETLAND BUFFERS AND SETBACKS

A. **Wetland Buffer Areas.** Wetland buffers are to be calculated by measuring horizontally outward from and perpendicular to the edge of the wetland, as defined herein. They must extend the entire perimeter of the wetland delineation within the property. If a wetland falls into more than one of the categories below, the more restrictive buffer width shall control. The following wetland buffer widths are applicable to all uses and activities subject to the purview of this Ordinance:

1. **General Wetland Buffers.** A minimum buffer of 75 feet must be observed for all wetlands as defined by this Ordinance.
2. **Wildlife Refuge, Wildlife Sanctuary, or Nature Preserve Wetland Buffers.** A buffer of 200 feet must be observed when a wetland is part of, adjacent to, or within 100 feet of a Wildlife Refuge, a Wildlife Sanctuary, or a Nature Preserve, that has been established and operates under enabling state law.
3. **Local, State, or National Park or Forest Wetland Buffers.** A buffer of 100 feet must be observed when a wetland is part of, adjacent to, or within 100 feet of a local, state, or national park.
4. **Riparian Wetland Buffers.** A buffer of 100 feet must be observed when a wetland is adjacent to a river or a tributary of a river.
5. **Industrial Buffers.** To counteract the increased risk of pollution from industrial activities, a buffer of 100 feet must be observed between wetlands and industrial activities or uses.
6. **Agricultural Buffers.** To counteract the increased risk of pollution from fertilizer, pesticide, and animal waste, a buffer of 50 feet must be observed between wetlands and agricultural activities or uses.

B. Wetland Setbacks.

1. A setback line of 15 feet must be observed around all wetland buffer areas.
2. Wetland setbacks are to be calculated by measuring horizontally outward from and perpendicular to the edge of the wetland buffer area. They must extend the entire length of the wetland buffer within the property.

8.8 MONITORING, REPORTING, AND ENFORCEMENT

- A. **Criminal Penalties.** Any person who violates any provision of this Ordinance or who fails to comply with any of the requirements thereof shall be guilty of a misdemeanor, according to applicable City and state code provisions,

punishable in accordance to law. In the case of a continuing violation, each day's violation shall constitute a separate and distinct offense.

- B. **Stop Work Orders, Permit Revocation, and/or Suspension.** The City may issue a Stop Work Order if the holder of a Wetland Certification is in violation of provisions or conditions of their approval, or if the permittee is in violation of other applicable laws and/or regulations. Such notice shall be in writing and shall be given to the owner of the property or to his/her agent, or to the person doing the work, or posted in a conspicuous place at the job site.
- C. **Restoration.** The City shall have the power to order restoration of a wetland area in the event of a violation. If the responsible person or agent does not complete such restoration within a reasonable time frame determined by the City, the City shall have the authority to restore the affected wetlands to their prior condition, and the person or agent responsible for the violation shall be held liable to the City for the costs of such restoration.