

CITY OF SUMTER UDO

Unified Development Ordinance

Code Comparison Report

Chapter C — Development Standards — Draft Version 4

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DOCUMENT ORIENTATION

Current Code = existing adopted City of Sumter ordinance

Proposed Draft = Chapter C CLEAN 1.docx.

All section references use the numbering as it appears in each respective document.

Purpose of This Report

This Code Comparison Report documents all differences identified between the Current Code (existing adopted City of Sumter UDO) and Chapter C of the Proposed Draft. It has been prepared by Kimley-Horn for use in staff reports, public hearings, and applicant guidance.

Every entry in Section 1 is drawn exclusively from the two source documents. No assumptions, inferences, or outside knowledge have been applied. If a section was unclear or not addressed in the documents, this is noted rather than filled in.

How to read this report: Deleted language is shown in **dark red**. Added language is shown in **dark green**. Modifications (replacements) are labeled in **purple**.

SECTION 1 — COMPLETE LIST OF CHANGES

Total Changes: 72 | Additions: 28 | Deletions: 1 | Modifications: 43

All changes are listed in the order they appear in the documents. Every change is captured regardless of significance. Deleted language is in the Original Language column; added language is in the Revised Language column.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
1	C.1.1 -- Transportation Intent Statement	Addition	—	<i>The purpose of this Section is to support the creation of a highly connected transportation system in order to protect the public health, safety, and welfare in order to ensure adequate access for emergency and service vehicles, connect neighborhoods to each other and to local destinations such as schools, parks, and shopping centers, reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; encourage connections to developable property; and free up arterial road capacity to better serve regional long distance travel needs.</i>	The Proposed Draft adds a standalone intent statement for the Transportation, Access, and Site Circulation section. No equivalent intent statement exists in the Current Code.
2	C.1.2 / Sec. 7.d.10 -- TIS Mitigation: Developer LOS Cost-Sharing (New)	Addition	—	<i>Where a proposed development is expected to degrade the Level of Service (LOS) for a street segment or intersection as evaluated in an approved TIS, the TIS shall identify improvements required at the developer expense to ensure that development-related traffic demands do not cause a reduction in LOS below the acceptable standard for the area evaluated. Where additional improvements are needed to maintain or raise the LOS to the acceptable standard, the developer will be required to contribute a percentage of funding equal to the percentage of delay increase for the segment or intersection towards transportation improvements within</i>	The Proposed Draft introduces a proportionate LOS cost-sharing framework: developers fund transportation improvements proportional to their delay contribution, with 100% developer responsibility when delay increase is 80% or higher. The City may obtain an overriding third-party cost estimate.

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				<i>reasonable distance of the study area. If the delay increase for a segment or intersection is 80% or higher, all recommended improvements to mitigate traffic generated by the proposed development will be the responsibility of the developer. The City of Sumter reserves the right to obtain a third-party estimate for the cost of transportation improvements. The third-party estimate will prevail over the estimate received from the developer.</i>	
3	C.1.2 / Sec. 7.d.10 -- Transportation Impact Study (TIS) Thresholds	Modification	<i>Any development that generates more than 100 vehicle trips during the peak hours of the day requires a submission of a Traffic Impact Study (TIS), consistent with SCDOT ARMS Chapter 6. Specific land use thresholds listed in Table 1.</i>	<i>A TIS prepared by an engineer licensed in South Carolina shall be submitted for projects meeting at least one of the following thresholds: Minor TIS -- Project generates between 200-400 ADT or 50-99 peak hour trips. Major TIS - - Project generates more than 400 ADT; or 100 or more peak hour trips; or is located in vicinity of an intersection known to be operating at or below Level of Service C; or is of a nature or in a location that causes a concern for traffic safety; or is a proposed residential subdivision containing 30 or more lots.</i>	The Proposed Draft replaces the single 100-peak-hour threshold with a two-tier Minor/Major TIS system, introduces ADT-based triggers, adds qualitative triggers (LOS C proximity, traffic safety concern), and adds a 30-lot residential subdivision trigger. The SCDOT ARMS Chapter 6 reference is removed.
4	C.1.2 / Sec. 7.d.10 -- TIS Expiration / Validity	Addition	—	<i>An approved TIS is considered valid unless: (1) the build year date is exceeded by more than 12 months; (2) transportation improvements identified in the TIS are not completed within the projected timeframe; (3) the developer proposes to increase residential units by more than 10% or increase commercial GFA by more than 20%; (4) a change in use or scale is proposed that may result in an increase in trip generation, change in traffic distribution, change in</i>	The Proposed Draft introduces explicit TIS expiration criteria with four specific triggers that invalidate a previously approved TIS. No TIS expiration standard exists in the Current Code.

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				<i>access points, or additional reduction in LOS.</i>	
5	C.1.2 / Sec. 7.d.10 -- TIS Waiver	Modification	<i>The Zoning Administrator may waive a TIS (or elements thereof) on a case-by-case basis when the applicant shows that the proposed development's impact on adjacent roads and intersections will be minimal and insignificant, or will be no greater than those projected by a traffic impact analysis prepared within the past two years for the same site under similar background conditions. The Zoning Administrator must document the reasons for the waiver.</i>	<i>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.</i>	The Proposed Draft removes the 'prior TIS within two years' waiver basis, adds a new commitment-to-build-improvements basis, and removes the documentation requirement.
6	C.1.2 -- TIS Purpose Statement	Addition	—	<i>The purpose of a Transportation Impact Study (TIS) is to assess potential impacts to the transportation system associated with development and redevelopment activities.</i>	A new explicit purpose statement for the TIS is added. No equivalent language exists in the Current Code.
7	C.1.3 -- Driveway Standards for Residential Lots Less Than 0.5 Acre	Addition	—	<i>Lots of 60 feet or less in width: one driveway of no more than 12 feet in width. Lots of 60 feet or more in width: maximum curb cut 14 feet wide. Alley-accessed garages set back 15 feet from the alley centerline. Off-street parking areas on lots served by alleys shall be constructed of pervious materials.</i>	The Proposed Draft introduces specific driveway and curb cut standards for residential lots under 0.5 acre not present in the Current Code.
8	C.1.3 -- Maximum Permitted Driveways by Frontage Width	Addition	—	<i>50 ft. or less = 1 driveway; 51 ft. to 200 ft. = 2 driveways; Greater than 200 ft. = 2 (additional driveways permitted only after successful demonstration for necessity as determined by the Zoning Administrator).</i>	The Proposed Draft adds a new frontage-based maximum driveway table for all lots. No equivalent frontage-based table exists in the Current Code.

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9	C.1.3 -- Sight Distance Triangle	Addition	—	<i>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.</i>	The Proposed Draft establishes an explicit 15x15-foot sight distance triangle standard at driveway/street intersections. The Current Code does not establish this specific dimension in an equivalent section.
10	C.1.3 -- Driveway Minimum Separation by Speed	Addition	—	<i>Adjacent property line: 5 ft. Another curb cut on a local road: 25 ft. Arterial/Collector: less than 35 mph = 200 ft.; 40 mph = 250 ft.; 45 mph = 300 ft.; 50 mph = 400 ft.; 55+ mph = 500 ft.</i>	The Proposed Draft adds a speed-based driveway separation table for arterial and collector roads that does not exist as a standalone standard in the Current Code.
11	C.1.3 -- Driveway Width and Turning Radii	Addition	—	<i>Driveways to parking areas shall not exceed 24 feet in width (2 lanes) or 12 feet in width (1 lane). Turning radii table: Commercial 15-20 ft.; Industrial 25-30 ft.; Residential 5-10 ft.</i>	The Proposed Draft adds maximum driveway width standards and a use-based turning radii table not present in the Current Code.
12	C.1.3 -- Commercial Driveway Spacing	Addition	—	<i>Lot entrance and exit drive curb cuts shall be no more than 30 feet in width. Curb cuts shall not be less than 25 feet apart. 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.</i>	The Proposed Draft adds a dedicated commercial driveway spacing provision establishing a 30-ft. max curb cut width, 25-ft. minimum separation between curb cuts, and a 250-ft. minimum setback from street intersections.
13	C.1.3 -- Street Network Connection (Residential Developments >30 DU)	Addition	—	<i>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. At no point in the developed subdivision area may more</i>	The Proposed Draft introduces specific connectivity requirements for residential developments over 30 dwelling units, including a

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				<i>than 30 lots have less than 2 full access points. 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. The Fire Marshal shall have authority to waive or increase requirements.</i>	quantitative spacing formula and Fire Marshal authority. No equivalent standard exists in the Current Code.
1 4	C.1.3 -- Site Access for Multifamily Residential Developments	Addition	—	<i>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. At no point in the developed subdivision area may more than 30 lots have less than 2 full access points. The Fire Marshal shall have authority to waive or increase requirements.</i>	The Proposed Draft adds a specific dual-access requirement for multifamily residential developments exceeding 50 dwelling units. No equivalent provision exists in the Current Code.
1 5	C.1.3 -- Cross Access	Addition	—	<i>The Zoning Administrator in coordination with the City Engineer shall be authorized to 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. Each site plan or subdivision plan shall provide for appropriate stub-outs to support cross access between adjacent parcels. If the adjacent parcel to the proposed development is vacant, an access easement shall be executed and recorded with the Register of Deeds.</i>	The Proposed Draft introduces a formal cross-access requirement, giving the Zoning Administrator authority to require shared access between adjacent properties along arterials and major collectors, with mandatory stub-outs and recorded easements when adjacent parcels are vacant.
1 6	C.2.2 -- Maximum Allowable Vehicular Parking Cap	Modification	<i>No Use shall provide greater than ten (10) percent over the minimum parking requirement without incorporating at least two (2) of the following</i>	<i>No use shall provide greater than 25% over the minimum parking requirement without incorporating at least 1 of the following mitigating design features, subject to</i>	The Proposed Draft raises the mitigation trigger from 10% over minimum to 25%, reduces the required mitigating

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			<i>mitigating design features, subject to approval by the City Engineer. In no case, shall a Use provide over twenty-five (25) percent more parking spaces than the requirement unless approved as part of an APP.</i>	<i>approval by the Zoning Administrator: increase frontage buffer in width by 30% and apply Type D side and rear buffer regardless of adjacent uses; increase interior parking lot landscaping by 10% over the minimum requirements; utilize pervious surface for additional parking over the minimum; or an additional mitigation method reviewed and approved by the Zoning Administrator. In no case, shall a Use provide over 50% more parking spaces than the requirement unless approved as part of an APP.</i>	features from 2 to 1, shifts approval authority from the City Engineer to the Zoning Administrator, and raises the absolute parking cap from 25% to 50% over minimum.
17	C.2.2 -- Parking Purpose / General Provisions	Modification	<i>The provisions of this section apply wherever off-street parking is required by this Ordinance as identified in Article 8.i.3.n for residential parking and Exhibit 8-9 for non-residential parking. The exception to the requirement for off-street parking is only found within the CBD District. Regulations designed to: ensure an appropriate level of off-street parking, vehicular and bicycle; require parking provisions when buildings or uses increase capacity by 10%; conserve land through 20% compact car allowance.</i>	<i>The provisions of this Section apply wherever off-street parking is required by this Ordinance as identified in Section C.2.4 Alternative Off-Street Parking Standards. The exception to the requirement for off-street parking is only found within the DTC District. Regulations designed to: ensure an appropriate level of vehicular and bicycle parking; provide appropriate site design standards; conserve land by 10% maximum compact car allowance; allow for alternative parking options in certain defined circumstances.</i>	The Proposed Draft shifts the exception district from CBD to DTC, reduces the compact car allowance from 20% to a maximum of 10%, and updates references to the new section structure.
18	C.2.2 -- Off-Street Parking Requirements (Use Table)	Modification	<i>Off-street parking requirements set forth in Exhibit 8-9 (a table listing non-residential land uses and required spaces per indicated area, including residential support uses, educational services, social services, agriculture, construction,</i>	<i>Parking requirements set forth in Table C.2.1 Parking Requirements -- a substantially reorganized and expanded table covering: Agricultural uses (Crop Production, Livestock, Nursery/Plant); Residential uses (Single Family Detached, Attached, Townhouse, Duplex, Triplex/Quadplex, Multi-</i>	The Proposed Draft replaces and significantly restructures and expands the parking requirements table, replacing the Current Code's Exhibit 8-9 format with a new Table C.2.1 organized by

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			<i>manufacturing, transportation, wholesale trade, retail trade, finance/insurance/real estate, personal services, business services, health services, legal services, membership organizations, and professional services).</i>	<i>Family, Manufactured Home, Manufactured Home Park, Group Living); Public and Institutional; Commercial (Animal Kennels, Vehicle Sales, Bed and Breakfast, Convenience Store, Crematorium, Grocery, Hotel/Motel, Liquor Stores, Major/Minor Vehicle Service, Motor Vehicle Fuel Dealers, Outdoor Storage, Pawn Shops, Private Clubs, Restaurant, Retail Neighborhood/General/Big Box, Wholesale Trade, Special Event Facilities, Vending Machines, Movie Theaters); Industrial/Warehouse/Manufacturing; Personal Services; Medical and Office; Recreation/Open Space/Entertainment; Professional Service; and Utilities.</i>	use category and including new uses such as agricultural production, triplex/quadplex dwellings, micro-brewery/distillery, and artisanal manufacturing.
19	C.2.3 -- Parking Space Dimensional Standards	Modification	<i>A standard car off-street parking space shall be not less than 9 ft. by 19 ft., and a compact car off-street parking space shall be not less than 8 ft. by 16 ft. in size. Parking angle table (Exhibit 8-7 Dimensional Standards): 30 deg = 10 ft. stall width; 45 deg = 10 ft.; 60 deg = 10 ft.; 90 deg = 9 ft. x 18 ft.</i>	<i>Table C.2.3 Dimensional Standards: 30 deg = 10 ft. stall width x 17'-4" length; 45 deg = 10 ft. x 19'-10"; 60 deg = 10 ft. x 21'-0"; 90 deg = 9 ft. x 18'-0". Compact spaces: 8 ft. x 16 ft. In 90-degree stalls, depth may be reduced to 18 ft. where a minimum 2 ft. landscaped median is provided. Figure C.2.1 added.</i>	The Proposed Draft codifies the same stall dimensions in a new formatted table (Table C.2.3) and adds a graphic figure (Figure C.2.1). The 90-degree stall dimensions and compact space dimensions are unchanged from the Current Code.
20	C.2.3 / Exhibit 8-7 -- Parking Aisle Width Standards	Modification	<i>Exhibit 8-7 Guidelines for Parking Lot Aisles: 30 deg = 12 ft.; 45 deg = 13 ft.; 60 deg = 20 ft.; 90 deg = 24 ft.</i>	<i>Table C.2.3 Dimensional Standards (Driveway Car column): 30 deg = 11 ft.; 45 deg = 13 ft.; 60 deg = 18 ft.; 90 deg = 24 ft.</i>	The Proposed Draft reduces the 30-degree aisle width from 12 ft. to 11 ft. and the 60-degree aisle width from 20 ft. to 18 ft. The 45-degree and 90-degree aisle widths are unchanged.
21	C.2.3 -- Site Frontage and Permitted	Modification	<i>Curb Cuts: Ingress and egress openings (i.e., curb cuts) shall not be less than 10 ft. from residential uses or</i>	<i>Table C.2.2 Site Frontage and Permitted Parking Lot Driveways: 200 feet of frontage or less = 1 driveway; 201 feet to 499</i>	The Proposed Draft replaces the 150-ft. frontage threshold with a new tiered table

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	Parking Lot Driveways		<i>more than 30 ft. in width. Only 1 curb cut shall be permitted on lots less than 150 ft. of frontage. No more than 2 curb cuts per lot shall be permitted except in commercial or industrial districts where 2 shall be permitted on each street upon which the lot fronts.</i>	<i>feet = 2 driveways; Over 500 ft = 3 driveways. Curb cuts shall not be less than 10 ft. from residential uses or more than 11 ft. in width.</i>	allowing up to 3 driveways on lots over 500 ft. of frontage, removes the commercial/industrial per-street exception, and reduces the maximum individual curb cut width from 30 ft. to 11 ft.
2 2	C.2.3 -- Driveway Width Standards at Property Line	Addition	—	<i>All driveways shall have a maximum width at the property line of 22 feet except: Industrial Building Types shall have maximum driveway widths of 30 feet. One-Way Driveways: maximum width is 11 feet, except in the RMF district where a maximum of 15 feet is permitted. Shared Access: when access is shared between 3 or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway from 22 feet to 32 feet provided a Transportation Impact Study states its necessity.</i>	The Proposed Draft adds a driveway-width-at-property-line standard (22 ft. general maximum) with use-specific exceptions for industrial (30 ft.) and a shared-access option (32 ft. with TIS).
2 3	C.2.4 -- Off-Site Parking Limitations	Modification	<i>If the required number of off-street parking spaces cannot be provided on the same lot with the principal use, such spaces may be provided on other off-street property under the same ownership, or on other property rented or leased, provided such property lies within 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</i>	<i>If the required number of off-street parking spaces cannot be provided on the same lot with the principal use, such spaces may be provided on other off-street property under the same ownership, or on other property rented or leased, provided such property lies within 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</i>	The Proposed Draft retains the 400-ft. distance limit and 25% off-site cap from the Current Code and adds two new requirements: the written agreement must be filed with the business license application as well as the building permit, and off-site parking must be under the same ownership or subject to a lease no shorter than the principal use's lease term.

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			<i>arrangement exists. A written agreement specifying the joint use arrangement of parking spaces shall be filed with the application for a building permit.</i>	<i>the application for a building permit or business license. Off-site parking must be under the same ownership as the principal use, or otherwise leased by a lease of no less than the term of lease for the principal use.</i>	
2 4	C.2.4 -- On-Street Parking Credit	Modification	<i>On-Street Parking Credit: Up to ten (10) percent of the required off-street parking may be provided through publicly accessible / designated on-street parking within one thousand (1,000) feet of the building. On-street parking must be accessible via a sidewalk, pedestrian path, or similar.</i>	<i>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.</i>	The Proposed Draft restructures the parking credit provision: the distance threshold decreases from 1,000 ft. to 660 ft., the credit mechanism changes from a percentage of required spaces to a 1:3 credit ratio for public parking spaces, and the credit is no longer capped at 10% of required spaces.
2 5	C.2.4 -- Shared Parking Analysis Requirements	Modification	<i>Two or more principal uses may utilize a common area in order to comply with off-street parking requirements; provided that the total number of spaces is not less than the sum of the spaces required. Owner relinquishes development rights over property until additional parking is provided. Shared parking analysis shall include: identification of proposed uses; calculation of 10% shared parking reduction; demonstration of different peak demands; narrative and calculations; cross access agreements; location within 660 feet; no shared parking within 660 ft. of a single family lot; reserved parking rules;</i>	<i>Shared Parking Analysis framework retained. Removes the requirement that shared parking not be located within 660 feet of a single-family lot. Retains all other shared parking analysis components: identification of proposed uses; 10% reduction; different peak demands; narrative and calculations; cross access agreements; formal legal instrument; nonconformity if arrangement ceases; location within 660 feet along dedicated pedestrian path; reserved parking rules; ADA spaces separately; dedicated pedestrian path design; signage requirements.</i>	The Proposed Draft retains the comprehensive Shared Parking Analysis framework and removes the restriction that shared parking cannot be located within 660 feet of a single-family lot.

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			<i>wheelchair accessible spaces separately; dedicated pedestrian path design; signage requirements.</i>		
2 6	C.2.4 -- Alternative Parking Plan (APP)	Modification	<i>Alternative Parking Plan (APP): The Director may accept an APP in place of the parking requirement if: a parking study is submitted by a registered PE or Certified Land Use Planner; the study includes size, type, use, anticipated peak/normal parking, and narrative; APP may be requested concurrently with the appropriate stage/review (to be determined).</i>	<i>The Zoning Administrator may accept an APP in place of the parking requirement if: a parking study is submitted by a registered PE or Certified Land Use Planner; the study includes size, type, use, anticipated peak/normal parking, and narrative on why parking requirements do not accurately reflect needs; APP may be requested concurrently with Site Plan Review.</i>	The Proposed Draft shifts APP approval authority from the Director to the Zoning Administrator, specifies Site Plan Review as the concurrent review stage, and adds the study narrative requirement.
2 7	C.2.4 -- Valet Parking	Modification	<i>Required off-street parking may be located on a separate lot or parcel from which the principal use is located and be operated by a valet service if: the valet service provider is the same ownership as the principal use, the lessee, or a contracted third-party; tandem configurations and 8 ft. x 38 ft. minimum spaces permitted for valet-only facilities; if valet operations are discontinued, owner must submit an Off-Street Parking Plan or APP; valet stands not permitted in ROW; valet operators may utilize shared parking facilities.</i>	<i>Required off-street parking may be located on a separate lot or parcel and operated by a valet service if: the valet service provider is the same ownership as the principal use, the lessee, or a contracted third-party; if valet is discontinued, owner must submit an Off-Street Parking Plan or APP; valet stands not permitted in ROW; valet operators may utilize shared parking facilities.</i>	The Proposed Draft removes the Current Code's provisions allowing tandem configurations and reduced space dimensions (8 ft. x 38 ft.) for valet-only parking facilities. All other valet parking standards are retained.
2 8	C.2.4 -- Accessible Parking / ADA Requirements	Modification	<i>Exhibit 8-8 Accessible Parking Requirements: Up to 25 = 1 space; 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</i>	<i>Table C.2.4 Accessible Parking Requirements: same formula as Current Code. ADA parking designed per adopted Building Code and ANSI A117.1. Surface paved with concrete or asphalt.</i>	The Proposed Draft retains the identical ADA parking formula and design standards. The only change is the reference updates

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			= 9; 501 and over = 2% of total required. ADA parking designed per International Building Code and ANSI A117.1. Surface paved with concrete or asphalt.		from 'International Building Code' to 'adopted Building Code' and from 'Exhibit 8-8' to 'Table C.2.4'.
29	C.2.4 -- Required Bicycle Parking (Use-Specific Ratios)	Modification	Table 8xxxx Required Bicycle Parking: Multiple Family (all sizes) = 1 per 2 Vehicular Spaces for buildings with more than 8 units; Civic/Institutional = 1 per 10 Vehicular Spaces, min of 4; Retail and Restaurant = 1 per 10 Vehicular Spaces; Service = 1 per 10; Office = 1 per 10; Neighborhood Open Space / Civic Open Space = Per MPC; General Open Space = Per MPC; Large Scale Open Space = 1 per 10; Preserve/Conserve = Per MPC. Not required for uses less than 2,500 square feet.	Table C.2.5 Required Bicycle Parking: Multifamily Apartment = 1 per 2 Vehicular Spaces for buildings with more than 8 units (unchanged); Civic/Institutional = 1 per 5 Vehicular Spaces, min of 4 (increased from 1 per 10); Retail and Restaurant = 1 per 5 Vehicular Spaces (increased from 1 per 10); Service = 1 per 5 (increased from 1 per 10); Office = 1 per 5 (increased from 1 per 10); Neighborhood Open Space / Civic Open Space = By Individual Review; General Open Space = By Individual Review; Large Scale Open Space = 1 per 5 Vehicular Spaces (increased from 1 per 10); Preserve/Conserve category removed. Uses under 2,500 sq. ft. exemption removed.	The Proposed Draft increases the bicycle parking ratio for Civic/Institutional, Retail and Restaurant, Service, Office, and Large Scale Open Space from 1 per 10 vehicular spaces to 1 per 5 vehicular spaces -- doubling the requirement for those uses. The 2,500 sq. ft. exemption for small uses is removed.
30	C.2.5 -- Drive-Through Stacking Requirements (Table C.2.6)	Modification	Table 5.7.1 Required Stacking Distances: 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 and 4 behind First Window; All Other = Per xxxxx (placeholder). Stacking shall not block travel lane, emergency access, or parking spaces. Deviations require a TIS.	Table C.2.6 Required Stacking Distances: 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 and 4 behind First Window. The 'All Other' category with placeholder is removed. Location standard and deviation from standard provisions retained.	The Proposed Draft retains all Current Code drive-through stacking requirements and removes the unresolved 'All Other' placeholder category. The table is renumbered as Table C.2.6. Figures C.2.3 and C.2.4 are added.

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3 1	C.2.6 -- Off-Street Loading / Off-Street Loading Table	Modification	<i>Table Required Loading/Unloading Spaces: Multi-family buildings -- less than 50 units per building = 0; 50 or more dwelling units per building = 1 space per building. 5,000 to 25,000 sq. ft. = 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. One additional space per 90,000 sq. ft. over 290,000.</i>	<i>Table C.2.7 Required Loading/Unloading Spaces: Multi-family buildings -- less than 20 units per building = 0; 21+ dwelling units per building = 1 space per building. 5,000 to 25,000 sq. ft. = 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. One additional space per 90,000 sq. ft. over 290,000.</i>	The Proposed Draft reduces the multifamily loading space trigger from 50 units to 21 units per building, significantly expanding the number of multifamily buildings that must provide a loading space. All other loading space thresholds are unchanged.
3 2	C.3.1 / Sec. H -- Sign General Provisions	Modification	<i>Regulations designed to: establish permit system; allow incidental signs without permit; provide for temporary signs; prohibit all unpermitted signs; require sign plan; require non-conforming signs to comply upon abandonment or when costs of repairs/replacement exceed 50% of their replacement costs; require a street address on the entrances of a building or freestanding sign for each commercial or industrial property.</i>	<i>Regulations designed to: establish permit system in all districts; provide for temporary signs; prohibit all unpermitted signs; require sign plan; require non-conforming signs to comply when abandoned (reference to Section 3.8(A) Nonconforming Signs). The allowance for incidental signs without a permit and the street address requirement are removed. Cross-references to sign subsections (3.2 through 3.11) added.</i>	The Proposed Draft removes the 50% repair-cost compliance trigger for non-conforming signs (retaining only the abandonment trigger), removes the allowance for incidental signs without a permit, removes the street address requirement, and adds cross-references to ten new sign subsections.
3 3	C.3.2 -- Permanent Signs Allowed on Private Property (Restructured)	Modification	<i>Permanent Signs Allowed on Private Property: One freestanding business identification sign advertising the on-site business shall be permitted. Off-premise business directional signs permitted under specific conditions (max 16 sq. ft., max 500 ft. from business, written permission, Board of Appeals variance up to 1,000 ft., 5 ft. setback, not in residential districts,</i>	<i>Section 3.2 restructures permanent sign locations into three categories: (1) Permanent Signs Allowed on Private Property -- sign types per Section C.3.10 Permitted Signs By Zoning Districts; Public Signage for governmental entities; Transit Authority Signage. (2) Permanent Signs Allowed on Public Property. (3) Permanent Signs Allowed Within Public Rights-of-Way. Off-premise business directional sign standards removed. Public educational institutions</i>	The Proposed Draft reorganizes sign location provisions into three categories, removes the off-premise business directional sign allowance, and adds public educational institutions as a new exempt category for sign size and quantity limits.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
			<i>counts against on-premise signage). Signs types allowed set forth in Exhibit 8-6. Permanent signs by governmental entities allowed under specific conditions. Regional Transit Authority signage permitted.</i>	<i>(universities, colleges, school districts) added as entities whose signage does not count against size/quantity limits.</i>	
3 4	C.3.3 -- Sign Illumination Standards	Modification	<i>External Illumination: only stationary and shielded light sources directed solely onto the sign permitted; no glare on ROW or adjacent residential uses; flashing and intermittent lights prohibited; window signs, interior tube lighting along windows, or signs within an establishment below 4 sq. ft. are exempted. Outline, strip lighting, and neon tube lighting on the exterior of sign structures are not permitted. Internal Illumination: only 'white' or 'daylite' designation; poles not internally illuminated; illumination shall not impair vision; signs shall not exceed 0.2 footcandles at the property line.</i>	<i>External Illumination: only stationary and shielded light sources directed solely onto the sign; shall not shine or provide glare directly on rights-of-way or adjacent residential uses; flashing and intermittent lights prohibited; window signs, interior tube lighting, and/or illumination along windows or signs located within an establishment are exempt only if illuminated area is less than 4 sq. ft. in total surface area (measured as cumulative illuminated surface visible from exterior, including through transparent surfaces); outline, strip lighting, and neon tube lighting on exterior of sign structures, corners, eaves, ridges, fascia or other portions of buildings or structures prohibited; temporary decorative signs associated with federally recognized holidays exempt. Internal Illumination: only 'white' or 'daylight' designation (note: Current Code uses 'daylite'); poles not internally illuminated; signs shall not exceed 0.2 footcandles at property line.</i>	The Proposed Draft expands the 4-sq.-ft. interior lighting exemption to include cumulative illuminated surface visible through transparent surfaces, expands the exterior lighting prohibition from sign structures to building architectural elements (corners, eaves, ridges, fascia), and adds a holiday decoration exemption.
3 5	C.3.3 -- General Sign Design Standards	Modification	<i>Signs shall be, or appear to be, constructed of stone, masonry, metal, ceramic, glass, plastic, or wood and shall utilize similar architectural styles and treatments to the primary structure.</i>	<i>Signs shall be constructed from weather resistant long-lasting materials specifically engineered for signage. All signs shall be constructed in a professional manner. Fluorescent, metal flake or iridescent colors are prohibited (both in general</i>	The Proposed Draft removes the architectural consistency requirement (matching primary structure materials), expands the color prohibition to

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
			<i>Fluorescent colors except where part of a logo, trademark or similar, are prohibited. All signs shall be erected in compliance with building, electrical, and fire codes. Supports and braces hidden from public view. Audio components prohibited (except drive-through menu signs). Signs securely fastened per building code. External and internal illumination standards as listed.</i>	<i>provisions and in Permitted Signs section, with an additional note: fluorescent colors except where part of a logo, trademark or similar, are prohibited). Ground signs shall include base, cap and column in their design. Signs within overlays shall be subject to additional standards. Signs shall not have intentional moving components (e.g. spinning restaurant signs).</i>	include metal flake and iridescent colors, adds the requirement for base/cap/column on ground signs, and adds a prohibition on intentional moving sign components.
3 6	C.3.4 -- Prohibited Signs	Modification	<i>Prohibited Signs: intermittent or flashing illumination; signs on fences/poles/trees/natural objects; signs on vehicles parked to provide a sign; inflatable signs and tethered balloons; pennants and fluttering devices; signs hazardous to motorists/pedestrians; MUTCD-imitating signs; portable signs (except sandwich board signs); waterway signs (except navigation/warning/maintenance under 8 sq. ft.); obscene or pornographic messages; signs in ROW (except specifically permitted); signs on public property (except government-erected); signs blocking ingress/egress; outline or strip lighting on buildings; roof signs (except mansard).</i>	<i>Prohibited Signs: intermittent or flashing illumination; signs on vehicles parked to provide a sign; inflatable signs and tethered balloons; pennants and fluttering devices (except feather flags regulated in Section C.3.11); signs hazardous to motorists/pedestrians; MUTCD-imitating signs; portable signs (except sandwich board); obscene or pornographic messages; signs in ROW (except specifically permitted); signs on public property (except government-erected); signs blocking ingress/egress; roof signs (except mansard).</i>	The Proposed Draft removes the prohibition on signs applied to fences/poles/trees/natural objects and the prohibition on signs in waterways. It removes the prohibition on outline or strip lighting on buildings (addressed separately in illumination standards). It adds a feather flag exception to the pennants prohibition.
3 7	C.3.5 / Sec. H -- Sign Area Calculation	Modification	<i>Sign area calculation provisions: area of a sign is continuous perimeter enclosing limits of sign text and graphics including</i>	<i>Sign area calculation expanded with: channel letter signs, mounted logos, and similar devices treated differently than cabinet signs (wall area between</i>	The Proposed Draft substantially expands sign area calculation guidance to address channel

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			<i>frame or border. Individual letters computed as sum of smallest rectangles. Back-to-back identical faces counted as 1. Height computed from ground at base support to top of highest component.</i>	<i>multiple elements does not count as sign area); area for sign with more than one face computed by adding all faces except where angle does not exceed 60 degrees; entire surface area of multitenant sign counts toward total aggregate area. Figure C.3.1 through C.3.4 added illustrating sign area, multiple faces, multiple signs on single pole, and sign height.</i>	letter signs, multi-face signs, and multitenant signs specifically, and adds four illustrative figures.
38	C.3.6 -- Special Purpose Signs: Drive-Through Menu Signs	Addition	—	<i>For each establishment with a lawful, permitted use that utilizes a drive-through lane, a maximum 2 drive-through menu signs shall be allowed for each drive-through lane. Each allowed 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. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed. Drive-through signs shall require a permit.</i>	The Proposed Draft adds an express allowance for drive-through menu signs (max 2 per lane, max 40 sq. ft., max 10 ft. height) in the special purpose signs section. The Current Code referenced drive-through menu sign audio exemptions but did not establish dedicated drive-through sign standards.
39	C.3.6 / Sec. H -- Special Purpose Signs: Directional Signs	Modification	<i>Directional Signs for commercial/industrial sites are permitted and shall not count against the total signage allowed on a zoned lot. The total sign area shall not exceed 2 sq. ft.</i>	<i>Directional Signs for commercial/industrial sites are permitted and shall not count against the total signage allowed on a zoned lot. The total sign area shall not exceed 8 sq. ft. per sign and the maximum height shall not exceed 6 feet above grade.</i>	The Proposed Draft increases the maximum directional sign area from 2 sq. ft. to 8 sq. ft. per sign and adds a 6-foot maximum height standard.
40	C.3.6 / Sec. H -- Special Purpose Signs: Canopy Signs	Modification	<i>Canopy Signs may have permanently attached signs placed upon them, beyond the maximum signage allowed on a zoned lot; provided that, the attached sign(s) do not exceed 20% of the surface area of the canopy to which the sign is attached; or 10% of the ground floor area that the</i>	<i>Canopy Signs may include permanently attached signage that exceeds the standard signage limits for the lot, as long as the sign: covers no more than 20% of the canopy's surface area, or covers no more than 10% of the ground floor area beneath the canopy, whichever is less. In all cases, the total signage on the canopy</i>	The Proposed Draft retains the same 20%/10%/130 sq. ft. canopy sign thresholds but restructures the framing. The practical effect is equivalent.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
			<i>canopy covers (whichever is less), but not to exceed a total of 130 sq. ft. of signage for the entire canopy.</i>	<i>must not exceed 130 square feet.</i>	
4 1	C.3.6 / Sec. H -- Special Purpose Signs: Fuel Pump and Oil Rack Signs	Deletion	<i>Fuel pump signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft. Oil rack signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.</i>	—	The Proposed Draft removes the dedicated fuel pump sign and oil rack sign provisions that appeared in the Current Code's special purpose signs section. These sign types are not referenced in the Proposed Draft.
4 2	C.3.6 / Sec. H -- Billboards (Off-Premise Outdoor Advertising)	Modification	<i>Billboards permitted in LI-W and HI districts; may be a conditional use in the Highway Corridor Protection District (HCPD). Billboard square footage allowance includes GC district (300 sq. ft.). New billboards shall not be closer than 1,000 ft. to any entrance or access to a residential subdivision, historic district, design review district, historic building, or the CBD. Landscaping requirements: landscaping strip, hedge or durable planting reaching 6 ft. in 4 years, and 3 equally spaced 8-ft. evergreen trees at rear of single-faced billboard. Existing billboard-to-digital conversion is permitted without being considered removal or replacement of a nonconformity.</i>	<i>Billboards permitted in LI-W and HI districts; Planning Commission may allow as a Major Site Plan within the Corridor Protection District (CPD) regardless of zoning district (replaces HCPD conditional use). GC district allowance removed. New billboards shall not be closer than 1,000 ft. to any entrance to a residential subdivision, locally designated design overlay district, historic building, Downtown Transition (DTT) or Downtown Core (DTC). Landscaping requirements removed. Existing billboard-to-digital conversion provision removed.</i>	The Proposed Draft replaces the HCPD with the CCPD as the conditional billboard location, removes the GC district from billboard allowances, removes billboard landscaping requirements, removes the existing nonconformity digital conversion provision, and updates the 1,000-ft. buffer to reference DTC/DTT instead of CBD/historic district.
4 3	C.3.6 / Sec. H -- Flagpoles and Flags	Modification	<i>Flagpoles shall not exceed allowed building height. Flagpoles may not be placed on top of</i>	<i>Flagpoles shall not exceed allowed building height. Flagpoles may not be placed on top of buildings except in the DTC and DTT</i>	The Proposed Draft updates building-top flagpole districts from CBD to DTC

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
			<i>buildings unless in the CBD Zoning District (a BZA special exception may permit up to 150% of district height limit). 2 flags per lot may be hung or painted on exterior structures. Flag hoist side shall not exceed 20% of vertical height. Flag size table by pole height (up to 25 ft = 24 sq. ft.; 25-39 ft = 40 sq. ft.; 40-49 ft = 60 sq. ft.; 50-59 ft = 96 sq. ft.; 60+ ft = 150 sq. ft.). Max 9 flagpole flags per lot; max 3 per pole; max 3 flagpoles. Vertical flagpole setback equals pole height. There shall be no maximum flag size on United States and South Carolina holidays and during first 72 hours of a business's grand opening.</i>	<i>Districts. 2 flags per lot may be hung or painted on exterior structures. Flag hoist side shall not exceed 20% of vertical height. Max 9 flagpole flags per lot; max 3 per pole; max 3 flagpoles. Vertical flagpole setback equals pole height. 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.</i>	and DTT, removes the BZA special exception for taller flagpoles, removes the flag size table tied to pole height, removes the 72-hour grand opening flag exemption, and removes the requirement that flags be limited to specific dimensions.
4 4	C.3.7 -- Permitted Sign Types (Permanent) -- New Section with Named Types	Addition	<i>Art. 8.h: Signs types allowed set forth in Exhibit 8-6 with 'P' and 'P*' (no permit required) designations. Development standards set forth in Exhibit 8-5.</i>	<i>Section 3.7 establishes six named and illustrated permanent sign types with specific standards: Awning Signs (max 20% of awning area, max 12 ft. length, min 8 ft. clearance, not illuminated); Monument Signs (max 10 ft. wide, max 15 ft. column height, max 75 sq. ft., must include physical address); Neighborhood/Subdivision Signs (max 8 ft. wide, max 7 ft. total height, max 40 sq. ft.); Projecting Signs (max 3 ft. x 3 ft., max 9 sq. ft., min 8 ft. clearance, max second story or 27 ft.); Wall Signs (1.5 sq. ft. per linear ft. of building frontage, max 400 sq. ft., max 4 ft. height); Directory Signs (max 20 sq. ft., max 4 ft. height); Window Signs (max 25% of window area); Pole/Pylon Signs (max 40 sq. ft., max 15 ft. height). All types</i>	The Proposed Draft replaces the exhibit-based sign type system with eight named permanent sign types, each with specific dimensional standards and illustrative figures. Several new type-specific standards - including the requirement that monument signs include physical addresses -- are introduced.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>illustrated with Figures C.3.5-C.3.12.</i>	
4 5	C.3.8 -- Nonconforming and Abandoned Signs (Special Circumstances)	Modification	<i>Standards for nonconforming signs: shall not be altered or moved except as otherwise permitted. Normal maintenance not considered an alteration. Nonconforming sign moved, removed, or altered must be brought to current standards. Abandoned and unsafe signs must be taken down within 30 days of written notification from the Planning Director or their designee (no longer advertises bona fide business, or deteriorated/broken/damaged).</i>	<i>Standards for nonconforming signs: shall not be altered or moved except as otherwise permitted. Normal maintenance not considered an alteration. Nonconforming sign moved, removed, or altered voluntarily or involuntarily must be brought to current standards. Abandoned and Unsafe Signs: any abandoned and unsafe sign shall be repaired or removed within 30 days of written notification from the Zoning Administrator or their designee (no longer advertises bona fide business or product; is abandoned or unsafe; or is visibly deteriorated, broken, or damaged -- including missing or shattered sign faces on active business premises).</i>	The Proposed Draft retains the nonconforming sign framework, shifts notification authority from the Planning Director to the Zoning Administrator, and expands the 'abandoned and unsafe' definition to include missing or shattered sign faces on active business premises.
4 6	C.3.9 -- Permitted Sign Area and Number of Signs -- New Structured Tables	Addition	<i>Permanent signs must be established in accordance with the development standards outlined in Exhibit 8-5 and sign types must be in accordance with Exhibit 8-6.</i>	<i>Section 3.9 establishes: Building signs for residential districts shall not exceed 25 sq. ft. Table C.3.1 Permanent Sign Area and Number By Zoning District (Non-Residential Uses): R-15/R-9/R-6/GR/RMF (40 sq. ft. for non-residential uses, 1 freestanding sign, 20 ft., 5 ft. setback, 10% wall area); PO (1 sq. ft. per LF, max 50 sq. ft., 3 signs, 15 ft., 10 ft., 10% wall); NC (1 sq. ft. per LF, max 200 sq. ft., 3, 15 ft., 10 ft., 10%); LC (1 sq. ft. per LF, max 200 sq. ft., 3, 30 ft., 10 ft., 10%); GC (1 sq. ft. per LF, max 200 sq. ft., 3, 30 ft., 10 ft., 10%); LI-W (max 150 sq. ft., 3, 15 ft., 10 ft., 5%); HI (max 150 sq. ft., 3, 15 ft., 10/20 ft., 5%); AC (max 100 sq. ft., 3, 10 ft., 10/20 ft., 10%); CP (max 36 sq. ft., 3, 10 ft., 10/20 ft., 10%); DTC (max 50 sq. ft., 3, 15 ft., 10 ft., 25%); DTT</i>	The Proposed Draft replaces the Exhibit 8-5/8-6 system with two structured tables (C.3.1 and C.3.2) providing district-specific sign area, quantity, height, setback, and wall percentage standards for all zoning districts including new districts (DTC, DTT, IG).

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				(max 50 sq. ft., 3, 15 ft., 10 ft., 25%); IG (max 50 sq. ft., 3, 15 ft., 10 ft., 25%). Shopping Centers: 2 freestanding per street front at minimum 50,000 sq. ft. GFA and 200 ft. frontage, each not exceeding 350 sq. ft. Table C.3.2: Residential use sign standards by district.	
4 7	C.3.10 -- Permitted Signs By Zoning District -- New Matrix	Addition	<i>Exhibit 8-6: sign type/district matrix with 'P' and 'P*' designations for older district names.</i>	Table C.3.3 Permitted Sign Types By Zoning District: full matrix for R-15, R-9, R-6, GR, RMF, PO, NC, LC, GC, LI-W, HI, AC, CP, DTC, IG, and DTT districts. Sign types include: Wall, Canopy/Awning, Projecting, Monument, Subdivision, Pole/Pylon, Sandwich, Window. Pole/Pylon signs not permitted in DTC or DTT districts.	The Proposed Draft introduces a new sign type/district matrix (Table C.3.3) covering current zoning districts with updated sign type categories. Pole/Pylon signs are expressly prohibited in the DTC and DTT districts.
4 8	C.3.11 -- Temporary Signs (Restructured with Table C.3.4)	Modification	<i>Temporary Signs general standards: min 24 inch ground clearance; wood and metal are only approved materials; all surfaces painted or laminated; no illumination; sign removed at close of business each day; shall not interfere with visibility or pedestrian/motorist safety; 2-leg support max; message permanently affixed; 1 sign per business per street frontage; 5 ft. setback; permit required and permit number displayed. Temporary types: Sandwich Board Signs, Project and Contractors Signs, Residential Subdivisions Under Construction, Real Estate Signs, Commercial Banners (CBD/commercial/industrial), Political Signs.</i>	Temporary Signs general standards (Table C.3.4): min 2 ft. ground clearance (same); surfaces painted or laminated; no temporary sign illuminated; removed at close of business; no cross-visibility interference; 1 sign per business per street frontage; 5 ft. setback. Material (wood/metal only) and 2-leg support requirements removed. Permit required per sign and permit number requirements removed. Types in Table C.3.4: Sandwich Board Signs, Construction Signs (commercial, residential, subdivision under construction, real estate), Commercial Banners (general requirements in all districts; DTC/DTT specific standards; commercial/industrial limited to 45 days), Campaign Signs (renamed from Political Signs; not permitted on public ROW, parks, government offices, or other public properties),	The Proposed Draft restructures temporary signs into Table C.3.4, adds Feather Flags as a new permitted temporary sign type, renames Political Signs to Campaign Signs, removes the wood/metal-only material requirement and 2-leg support restriction, removes per-sign permit requirements, and introduces distinct DTC/DTT commercial banner standards.

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				<i>Feather Flags (new: max 12 ft. height, max 3 ft. width, max 36 sq. ft.; 2-4 flags by frontage; commercial/industrial/AC districts only; indefinite duration if in good condition).</i>	
49	C.4 -- Lighting Section (New Comprehensive Section)	Addition	<i>No standalone site lighting section exists in the Current Code. Street lighting requirements appear within Section 8.d.11 (Design and Improvement Standards): streetlights per plan by electric utility; Arterial = 6 lux/0.6 fc; Collector = 4 lux/0.4 fc; Access = 3 lux/0.3 fc; max height lesser of building height or 25 ft. No general site lighting standards, no property line illumination maximums, no prohibited lighting categories.</i>	<i>Section C.4 introduces a comprehensive site lighting framework: Purpose and Intent (safety, glare minimization, light pollution reduction, security); Applicability (minor <25% GFA improvement = lighting for added area only; major >25% = full site compliance); 9 Exemption categories (residential uses not on site plan, ROW lighting, state/federal law exemptions, public safety lighting, permitted temporary uses, holiday displays, FAA-required lighting, construction lighting, flags/monuments/statues); Maximum illumination at property line (Table C.4.1: multi-family = 1.0 fc; nonresidential = 2.0 fc; industrial and logistics = 3.0 fc); Lighting plan requirements; General design standards (cutoff fixtures required for all except streetlights; canopy fixtures recessed; rooftop garage lighting 15-ft. setback; wall packs fully shielded downward; ground-based fixtures min 10 ft. from property line; 12-15 ft. height in pedestrian areas); External building lighting standards; Parking area lighting (staggered heights); Pedestrian lighting (1.0-2.0 fc, bollard max 4 ft.); Sign lighting; Athletic field lighting (IESNA standards, 11 PM curfew); Gas station lighting (15.0 fc at canopy edge max, 10.0 fc outside canopy max); Residential lighting (0.5-2.0 fc, max 16 ft. fixture height,</i>	The Proposed Draft introduces a comprehensive standalone lighting section replacing the single-paragraph street lighting standard in the Current Code. The new section establishes maximum property-line illumination levels by use, requires cutoff fixtures for all site lighting, adds photometric plan requirements, and lists multiple prohibited lighting types.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>photometric plan required); Prohibited lighting (flashing/moving/blinking, floodlights unless approved architectural, tube/neon exterior, traffic-control-imitating). Figures C.4.1-C.4.4 added.</i>	
50	C.5 / Art. 9 -- Landscape Intent Statement	Modification	<i>Art. 9 Intent: provide landscape buffering between land uses; protect and promote aesthetic appeal and scenic beauty; enhance property values; reduce noise impacts, air pollution, and stormwater run-off; filter and reduce glare; provide shaded areas along streets and in parking areas.</i>	<i>Section 5.1 Intent: retains prior items and adds: mitigate incompatibility between land uses while ensuring attractive views from streets and adjacent properties; assist in delineating separations of spaces, structures, uses, and activities on a site or between adjacent sites; break up large expanses of pavement so as to reduce impervious surface area and provide shade; promote the preservation of open space, existing tree canopy, and natural habitat, using supplemental plantings when necessary.</i>	The Proposed Draft expands the landscape intent statement to include use separation, impervious surface reduction, pavement shading, and tree canopy preservation as explicit objectives.
51	C.5 / Art. 9 -- Landscape Applicability	Modification	<i>Exempt: single-family detached dwellings, two-family dwellings, and semi-attached dwellings on their own lots. Applicable: all land uses requiring site plan or subdivision approval (major and minor); additions requiring major or minor site plan review; new residential subdivisions; all land use requests requiring special exception or conditional use approval.</i>	<i>Repair or Renovation (no increase in GFA) = exempt. Minor Site Change (less than 25% increase in GFA or improved site area, or 20 parking spaces) = landscaping required only for additional floor area or improved site area. Major Site Change (greater than 25% increase in GFA or improved site area, or 20 parking spaces) = both additional area and existing area must conform, except for interior parking island standards. Single Family Exemption: development or redevelopment of individual single-family dwellings not part of a new subdivision approval = exempt.</i>	The Proposed Draft replaces the class-based exemption with a change-type framework (repair/minor/major) that triggers different compliance levels based on the extent of site improvements. The 20-parking-space threshold as an alternative trigger is new.
52	C.5 -- Landscape Yard General Standards	Addition	—	<i>Perimeter landscape yard is determined separately from required setback but may be located in required setbacks. Landscape Yards shall be located along the entire outer perimeter of the lot, parallel to and</i>	The Proposed Draft introduces comprehensive landscape yard placement and design standards not present in the Current Code,

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				<i>extending to the lot line. 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 landscape yards. If a perimeter easement does not allow landscape yard plantings, the landscape yard shall be placed as close to the property line as possible; presence of an easement shall not result in reduction of required width or plantings. Plant material may be planted parallel to the landscape yard perimeter or meandered for aesthetic purposes. Fences, walls, and berms shall not be installed along the outer perimeter/boundary line and shall be installed inside the landscape yard. 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.</i>	including prohibitions on parking within the landscape yard, easement treatment standards, fence positioning inside the yard, and plant-in-front-of-fence rules for mixed-adjacency situations.
5 3	C.5 / Art. 9.b -- Landscape Yard Determination Table	Modification	<i>Table 9-1 Landscaping Chart: Proposed Use rows = Residential, Office/Institutional, Commercial, Light Industrial, Heavy Industrial. Adjacent use columns = Agricultural/Vacant, Residential, Office, Commercial, Light Industrial, Heavy Industrial. Heavy Industrial / Heavy Industrial = D.</i>	<i>Table C.5.1 Landscape Yard Determination: adds 'Mixed Use' as new proposed use row (A/C/B/B/C/D across adjacent use columns). Heavy Industrial abutting Heavy Industrial changed from D to C.</i>	The Proposed Draft adds Mixed Use as a new use category in the landscape determination table and reduces the Heavy Industrial / Heavy Industrial buffer from Type D to Type C. Both are material changes to buffer requirements.
5 4	C.5 / Art. 9.b.4 -- Landscape Buffer Type Dimensions	Modification	<i>Street Landscaping: 10 ft. buffer width; 3 canopy trees + 20 shrubs per 100 LF. Type A: 5 ft. buffer</i>	<i>Type A: 5 ft. width (UNCHANGED from Current Code); 3 trees per 100 LF (increased from 2 canopy + 2 understory); 25</i>	The Proposed Draft substantially revises all four buffer type dimensions: Type

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
			<i>width; 2 canopy + 2 understory trees per 100 LF; 15 shrubs per 100 LF. Type B: 10 ft. buffer width; 2 canopy + 6 evergreen trees per 100 LF; 15 tall shrubs per 100 LF; walls/fences min 5 ft. may reduce width by 5 ft. Type C: 15 ft. buffer width; 3 canopy + 8 evergreen trees per 100 LF; 15 tall shrubs per 100 LF; walls/fences min 5 ft. may reduce width by 5 ft. Type D: 20 ft. buffer width; 4 canopy + 10 evergreen trees per 100 LF; 20 tall shrubs per 100 LF; required fence of type described in B and C, located with landscaping in front.</i>	<i>shrubs per 100 LF (increased from 15). Type B: 10 ft. width (unchanged); 3 trees per 100 LF (changed from 2 canopy + 6 evergreen); 25 shrubs per 100 LF (increased from 15 tall shrubs). Type C: 15 ft. width (unchanged); 4 trees per 100 LF (changed from 3 canopy + 8 evergreen); 2 understory trees per 100 LF (new); 50 shrubs per 100 LF (increased from 15). Type D: 50 ft. width (increased from 20 ft.); 8 trees per 100 LF (increased from 4 canopy); 4 understory trees per 100 LF (new); continuous hedge (new); 8-ft. wall (new); 5-ft. berm optional (new). Wall/fence width-reduction provisions removed from B and C. Illustrative Figures C.5.1-C.5.4 added.</i>	A width triples from 5 ft. to 15 ft.; Type C shrubs increase from 15 to 50 per 100 LF; Type D width increases 2.5x from 20 ft. to 50 ft. and now requires an 8-ft. wall and continuous hedge. The fence-reduces-width provisions in Types B and C are removed.
5 5	C.5 / Art. 9.c.6 -- Residential Subdivision Landscaping	Modification	<i>Entrance Plantings: min 2 canopy, 6 understory, 14 shrubs. Subdivision Front Bufferyard options: (1) Heavy Landscaping = Type D without fence, minimum bufferyard width 20 feet; (2) Berms = min bufferyard width 20 feet; (3) Walls (brick/stucco/stone, min 6 ft.) with Type A landscaping, minimum bufferyard width 10 feet. Side bufferyard per Table 9-1. Interior Street Tree: at least one tree within 10 ft. of front property line per lot. Alternative master streetscape plan: trees at 50-ft. intervals on both sides of the street.</i>	<i>Subdivision Front Bufferyard options (entrance plantings provision removed): (1) Heavy Landscaping = Type D landscaping without fence, as described in Figure C.5.4 Type D Landscape Yard, minimum buffer yard width 50 feet; (2) Berms = per Figure C.5.4 Type D Landscape Yard and Section C.6.4 Berms, minimum buffer yard width 50 feet; (3) Walls (brick/stucco/stone, min 6 ft.) with Type A landscaping per Figure C.5.4 Type D Landscape Yard, minimum buffer yard width 50 feet. Side buffer yards per Section C.5. Interior Street Tree: at least 1 tree within 10 ft. of front property line per lot (unchanged). Alternative master streetscape plan: trees at 40-ft. intervals on both sides of the street (reduced from 50 ft.).</i>	The Proposed Draft increases all three subdivision front bufferyard minimum widths to 50 feet: Heavy Landscaping and Berms increase from 20 ft. to 50 ft., and Walls increase from 10 ft. to 50 ft. The streetscape plan interval tightens from 50-ft. to 40-ft. tree spacing. The entrance planting requirement is removed.
5 6	C.5 / Art. 9.c.3 --	Modification	<i>Parking areas shall contain landscape</i>	<i>Sections 5.7 and 5.8 establish four parking</i>	The Proposed Draft reorganizes

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
	Parking Area Landscape Islands		<i>islands and peninsulas. Min. island/peninsula width: 9 ft. parallel to parking space; min. length 17 ft. Each island shall contain min. 1 canopy tree and 3 shrubs. No more than 15 spaces between landscape islands. End of each row requires landscape island unless adjacent to perimeter screen. In lots with 5+ rows or 100+ spaces: every third group of rows separated by 7-ft. wide landscape island with integrated 5-ft. wide sidewalk extending full length. Zoning Administrator may reduce island width and plant materials up to 50% for LID design methods.</i>	<i>landscape components: (1) Terminal Islands: each row ends with terminal island; min 275 sq. ft.; 1 canopy tree min per island; 100% groundcover coverage within 2 years; set back min 2 ft. from curb; lighting permitted; parking areas not visible from street exempt. (2) Interior Islands: no more than 10 contiguous spaces; min 10 ft. x 18 ft. measured from inside of curb; Zoning Administrator may reduce up to 3 ft. for site constraints; 1 canopy tree min per island; set back min 2 ft. from curb; lighting at least 15 ft. from trees. (3) Divider Medians: continuous landscaped strip between abutting rows; min 7 ft. wide; 1 canopy tree or 2 understory trees per 30 LF; continuous shrub hedge where adjacent to access drives; lighting required. (4) Perimeter Plantings: single continuous row of shrubs, max 3 ft. on-center, within 5 ft. of parking lot edge, max 4 ft. height; not required between adjacent parking lots on different lots. Table C.5.11 establishes minimum development standards. Figures C.5.5-C.5.7 added.</i>	parking area landscaping into four distinct components with specific standards for each, reduces the maximum contiguous parking spaces from 15 to 10, adds a lighting requirement in divider medians, and removes the 50% reduction for LID methods. Figures C.5.5-C.5.7 are added.
57	C.5 / Art. 9.c.5 -- Stormwater Facility Landscaping	Modification	<i>Native plants required in/around stormwater facilities. Min. 1 canopy tree per 4,000 sq. ft. of stormwater area. 70% disturbed area/slopes planted with perennial cover. No trees on dams/slopes/fill. Native plants not required in turfgrass swales. Stormwater facilities at rear or sides where practicable. Chain link fencing permitted only in rear or where public health/safety/welfare requires; fencing must</i>	<i>Section 5.9: Core native plant standards retained. 70% perennial cover retained. No trees on dams/slopes/fill retained. Native plants not required in turfgrass swales retained. Stormwater facilities at rear or sides where practicable retained. Chain link fencing now specified as 'vinyl-coated chain link' (replacing 'green or black chain link'). Type B landscaping screening reference updated to cross-reference new landscape yard standards. Minimum 1</i>	The Proposed Draft retains the core stormwater landscaping requirements and updates the fencing specification from 'green or black chain link' to 'vinyl-coated chain link.' The minimum canopy tree density standard (1 per 4,000 sq. ft.) is removed from the stormwater landscaping text.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
			<i>be green or black chain link. All stormwater management facilities must be screened completely by Type B landscaping.</i>	<i>canopy tree per 4,000 sq. ft. provision removed from text.</i>	
58	C.5 / Art. 9.d.2 -- Plant Material Minimum Standards	Modification	<i>Canopy Trees: min 2 in. caliper, 7 ft. height at planting. Understory Trees: min 1.5 in. caliper, 5 ft. height. Evergreen Trees: min 5 ft. height. Multi-stemmed: cumulative caliper min 1.5 in. Tall Shrubs: min 3 ft. height and 2 ft. width at planting; mature min 6 ft. height and 4 ft. width. Foundation/small shrubs: 15 in. when planted; 36 in. at maturity.</i>	<i>Table C.5.12 Landscape Planting Minimum Standards: Canopy Tree = 2 in. caliper, 8 ft. height at planting (height increased from 7 ft.). Understory Tree = 1.5 in. caliper, 6 ft. height at planting (height increased from 5 ft.). Evergreen Tree = 6 ft. height at planting (height increased from 5 ft.). Tall Shrubs = 2 ft. width, 3 ft. height at planting. Foundation/Small Shrubs = 1.5 ft. height at planting.</i>	The Proposed Draft increases minimum planting heights for Canopy Trees (7 ft. to 8 ft.), Understory Trees (5 ft. to 6 ft.), and Evergreen Trees (5 ft. to 6 ft.). Standards are codified in new Table C.5.12.
59	C.5 / Art. 9.d.2 -- Irrigation Requirements	Modification	<i>All landscape areas shall be required to have an irrigation system (see definition) that provides coverage to all plant materials. All components of irrigation systems shall be maintained in proper working order.</i>	<i>Section 4.11.2 Irrigation Requirements: Permanent irrigation required for: high-maintenance landscape areas (turf, formal plantings); commercial or multifamily developments; subdivision entrances and medians maintained by HOA. Temporary irrigation (portable systems, hoses) permitted for: low-maintenance or drought-tolerant landscapes; single-family residential lots; native planting areas with 2-year minimum establishment period. System design must: prevent overspray onto sidewalks/streets/buildings; include rain sensors or weather shutoff devices; zone by plant water needs; avoid runoff and erosion. Water source: rainwater harvesting, irrigation wells, and non-potable water systems encouraged. Maintenance: systems kept in good working condition; controllers seasonally adjusted; shut off during</i>	The Proposed Draft substantially expands the one-sentence irrigation requirement into a comprehensive section distinguishing permanent from temporary irrigation, establishing system design standards, encouraging sustainable water sources, and adding exemptions for small and drought-tolerant landscapes.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>freezing weather. Exemptions: landscaped areas less than 500 sq. ft.; landscapes planted entirely with drought-tolerant or native species.</i>	
60	C.5.13 -- Screening Requirements (New Section)	Addition	—	<i>Section 5.13 Screening: Loading Areas: outdoor loading areas 50 sq. ft. or larger not screened by an intervening building must be screened for their entire length from adjacent property or public street ROW; enclosed loading areas must use roll-down door or opaque screen; evergreen plant material reaching 6 ft. height with 4 ft. spread within 3 years. Service Areas: trash collection, trash compaction, recycling, utility service areas located to side or rear of buildings and screened from adjacent property or public street ROW; fully integrated service areas screened with roll-down door or opaque screen; screening not required if more than 50 ft. from adjacent property or ROW. Roof-Mounted Equipment: screened from ground level view from adjacent property and public ROW; parapet walls shall screen equipment; for existing buildings with no/low parapet, opaque screen on all sides compatible with principal building material. Ground-Mounted Equipment: screened by evergreen plant material or opaque screen as high as highest point of equipment.</i>	The Proposed Draft introduces a new Screening section establishing mandatory screening requirements for loading areas, service areas, roof-mounted equipment, and ground-mounted equipment. No equivalent standalone screening provision exists in the Current Code.
61	C.5.14 -- Recommended Plants (Expanded with Poor Performers Table)	Modification	<i>Section E Recommended Plants: Table 9-3 Canopy Trees (recommended but not required). Table 9-4 Understory Trees (recommended but not required).</i>	<i>Section 5.14 Recommended Plants: Table C.5.2 Canopy Trees (35+ species with height, sun requirements, and Street Tree/VUA/Landscape Yard use designations); Table C.5.3 Understory Trees</i>	The Proposed Draft substantially expands the recommended plant lists and adds a Poor Performers table (Table C.5.6) that expressly prohibits eight tree

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>(26+ species); Table C.5.4 Evergreen Trees (16 species); Table C.5.5 Tall Shrubs (15 species); Table C.5.6 Poor Performers (8 species NOT permitted: Norway Maple, Silver Maple, Catalpa, Honeylocust, Eastern White Pine, Bradford Pear, Scarlet Oak, Siberian Elm); Table C.5.8 Native Plants (14 native species for retention areas). All tables include use-category designations (Street Tree, VUA, Landscape Yard).</i>	species for landscaping applications. All tables add Street Tree, VUA, and Landscape Yard use-category designations.
6 2	C.5.15 / Art. 9.d.3 -- Tree Preservation: CRZ Formula	Modification	<i>Critical Root Zone (CRZ): Tree Protection Area calculated by 1 foot radius for every 1 inch DBH, or a 10-foot radius of the trunk of a tree, whichever is greater.</i>	<i>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.</i>	The Proposed Draft increases the CRZ calculation from 1 ft. per inch DBH to 1.5 ft. per inch DBH, expanding the required tree protection radius by 50%.
6 3	C.5.18 / Art. 9 -- Tree Preservation, Credit, and Replacement	Modification	<i>Table 9-2 Significant and Historic Trees: 16 species listed. Significant Tree = 10 in. DBH (Live Oak = 8 in. DBH significant). Historic Tree = 30 in. DBH (Live Oak = 24 in. DBH historic). Any tree in good health greater than 30 in. DBH considered a Historic Tree. Historic Tree removal mitigated by planting 2 recommended trees of equivalent species.</i>	<i>Table C.5.9 Significant and Grand Trees: 24 species listed at 24 in. DBH (Any tree in good health greater than 30 in. DBH considered a Grand Tree, except species on USDA Noxious and Invasive Plant List. Grand Tree removal mitigated by planting 6 recommended trees of equivalent species (increased from 2). Added "Significant Stand of Trees" equivalent to 1 Grand Tree at 5,000 of continuous canopy.</i>	The Proposed Draft renames Historic Trees to Grand Trees, increases Grand Tree replacement from 2 to 6 trees per removal, adds four new species to the protected list, changes the Live Oak thresholds to align with all other species (10 in. significant / 30 in. grand), and adds an exception for USDA Invasive species.
6 4	C.5.15.1 -- Tree Bank Program (New Section)	Addition	—	<i>Tree Bank Program established as alternative compliance for tree replacement and canopy requirements when on-site planting is infeasible due to physical site constraints, utility conflicts, or approved design alternatives. Applicability: when required replacement cannot be accommodated on-site;</i>	The Proposed Draft introduces a formal Tree Bank Program as an alternative to on-site tree replacement, with fee-based contributions calculated by species and size, specific fund uses,

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>urban infill or constrained parcels; mitigation for unauthorized tree removal. Contributions calculated based on size and species of trees not replaced using a fee schedule adopted by City Council and updated annually. Fund uses: tree planting on public property or ROWs; tree giveaway/distribution programs; maintenance of public landscaping; urban forestry education and outreach; tree canopy studies or inventories. Administration: dedicated Tree Bank account maintained by City; City Arborist reviews and approves contributions; annual reports to Planning Commission and made available to public. Applicants must demonstrate on-site planting infeasibility and submit a Tree Bank Contribution Plan.</i>	City Arborist administration, and formal application requirements.
6 5	C.6.1 -- Fence Height, Setback, Materials, and Color Standards	Addition	<i>Art. 9 Sec. C.2.t: Walls and Fences: shall be placed in a linear, serpentine, or stepped alignment; min 5 ft. height, not to exceed 8 ft.; solid continuous structures of brick, stone, stucco, concrete, wood, synthetic wood, or composite material; finished side installed on outside of property. No standalone fence permit, color, or material permit section equivalent to Section C.6.1.</i>	<i>Section 6.1 and Table 6.1: Fences and walls require a permit (unless otherwise stated). Approved materials: 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 other like materials as approved by the Zoning Administrator. Prohibited materials: barbed wire, razor wire, scrap metal, railroad ties, or any other material determined detrimental to public health, safety and welfare (unless required by law). Vegetation planted on exterior side of fence for required screening; for multifamily screening from more intense zoning, vegetation may be planted on interior side. No fence or wall shall impede or divert</i>	The Proposed Draft introduces a comprehensive standalone fencing standards section establishing permit requirements, explicit approved and prohibited material lists, gate standards, drainage restrictions, maximum height standards, a 2-ft. ROW setback, a color prohibition on bright colors, and a 3-ft. DTC street frontage height limit.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>flow of water through any drainageway. All gates shall not encroach onto public rights-of-way or adjacent property when opened. Table 6.1: Maximum fence height = 8 ft. above ground level (except industrial); posts/columns/decorative details may exceed limit by up to 1 ft.; fences must be placed 2 ft. from Right-of-Way or any sidewalk unless encroachment permit obtained; support structures on inside of fence covering material; bright colors including orange, yellow, and red not permitted for permanent fences; DTC fences limited to 3 ft. in height along public street frontages.</i>	
6 6	C.6.3 -- Electric Fences	Addition	—	<i>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; all other instances require approval from the Zoning Administrator. Underground electric fences used in conjunction with electric transponder collars for pets are permitted in all districts. Electric fences may be powered only by a commercial storage battery not to exceed 12 volts DC. Warning signs shall be required on all electric fences and meet all safety and emergency services requirements.</i>	The Proposed Draft introduces explicit electric fence standards specifying permissible districts, a 12V DC power limit, a pet fence exception for all districts, and mandatory warning sign requirements.
6 7	C.6.3 -- Barbed Wire Fences	Addition	—	<i>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</i>	The Proposed Draft restricts barbed wire fencing to industrial activities with a special exception pathway for agricultural and civic uses. The Current Code contained no

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>structures, landfills, airports or similar civic uses.</i>	equivalent restriction on barbed wire.
6 8	C.6.4 / Art. 9.c.2.a -- Berm Standards	Modification	<i>Berms constructed to satisfy buffer requirements shall be physical barriers which screen incompatible land uses. If included in the landscape design, berms more than 24 in. in height shall be: constructed with max slope of 1:3; min crown of 6 ft. width; max slope 1:4 when greater than 6 ft. in height; designed and constructed with an undulating appearance; substantially planted and covered with live vegetation; fully installed and stabilized before issuance of CO; designed to prevent standing water or impede storm water flow from adjacent properties; free of structures including fences unless approved by Planning Commission.</i>	<i>Section 6.4: 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. Berms in Required Yard Setbacks: fences, walls, berms, and retaining walls are exempt from setback requirements; no berm may extend over the property line; no berm may encroach into a public right-of-way; no berm in visibility triangles. Specific Berm Standards: max grade of 1 ft. rise in 3 ft. of length (1:3 slope retained); berms shall be landscaped and meet all landscape requirements; berms shall not exceed 8 ft. above the toe of the berm; min crown width of 2 ft. (reduced from 6 ft.); natural shaped; drainage shall not drain onto neighboring yards.</i>	The Proposed Draft allows berms to substitute for up to 50% of required evergreen buffer yard plantings, reduces the minimum crown width from 6 ft. to 2 ft., establishes an 8-ft. maximum height above the toe of the berm, exempts berms from setback requirements (while prohibiting encroachment over the property line), and adds a drainage requirement.
6 9	C.6.5 -- Walls Standards (New Section)	Addition	—	<i>Walls constructed to satisfy buffer requirements shall be physical barriers which screen incompatible land uses. Walls in Required Yard Setbacks: walls and retaining walls are exempt from setback requirements; no wall may encroach into a public right-of-way; no wall in visibility triangles. Specific Wall Standards: walls shall not exceed 8 ft. in height; drainage shall not cause undue pooling of water and shall be directed into appropriate drainage easements or facilities. Figure C.6.1 Berms and Walls added.</i>	The Proposed Draft introduces a dedicated Walls section establishing an 8-ft. maximum height, setback exemption, right-of-way prohibition, visibility triangle prohibition, and drainage requirement. Figure C.6.1 illustrates berms and walls.
7 0	C.7 / Art. 8.c -- Open Space	Modification	<i>Art. 8.c Open Space and Recreation: open space required in</i>	<i>Section C.7: All new major subdivisions and planned developments shall comply</i>	The Proposed Draft fundamentally

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
	(New Framework for Major Subdivisions)		<i>Planned Development Districts only. Two categories: developed open space (active/passive recreation facilities) and undeveloped open space (preserved natural state). 25% of PD tract set aside for developed and/or undeveloped open space. Planning Commission may require recreation facilities in developed open space. Undeveloped open space left in natural state with possible improvements. Exceptions permitted by Planning Commission. Deed restrictions required. Ownership options: City/County, HOA/condo/cooperative, shared undivided interest, individually owned. Maintenance responsibility on owner/entity identified as owner.</i>	<i>(except individual commercial uses). Repair or Renovation (no increase in GFA) = exempt. Major (greater than 25% increase in GFA or improved site area) = open space required for entire property. Change in Use (no major or minor increases) = not required. Single-Family Dwellings (not part of new subdivision) = exempt. Three open space sizes: Small (500 SF to 1.0 Acre); Medium (1.0 to 2.5 Acres); Large (2.5 Acres or more). Six open space forms: Small: Pocket Park (min 500 sq. ft., shade structures, seating, playground, etc.); Medium: Amenity Centers (pools, fitness, clubhouse; residents/guests only), Green (min 0.5 acre, active and passive, within 0.5 mile of majority of residents); Large: Linear Park/Greenway (walkways min 8 ft. width, connects to other open spaces, accessory structures), Neighborhood Park (min 1 acre, min 25% active, shade structures, seating, sports fields); Other/Medium: Plaza/Square (primarily nonresidential, paved, focal point). Minimum Open Space (Table C.7.2): Residential Subdivisions 0-50 Acres = 10% (2 forms); greater than 50 Acres = 20% (3 forms); Mixed-Use PD less than 25 Acres = 10% (2 forms); greater than 25 Acres = 15% (2 forms). Active and Passive requirement: min 25% of required open space (gross sq. ft.) shall be dedicated to active recreation. Ownership: City/County or HOA/condo/cooperative only (shared undivided interest and individual ownership removed). Maintenance failure = code</i>	restructures open space requirements: applicability expands from Planned Development Districts only to all major subdivisions and planned developments; six defined open space forms replace the undifferentiated developed/undeveloped categories; percentage-based minimums replace the flat 25% PD requirement; and active/passive splits, design standards, and ownership restrictions are added.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>violation and potential penalty. Figures C.7.1-C.7.6 added.</i>	
7 1	C.7 -- Open Space Design Standards	Addition	—	<i>Open Space Design Standards: evenly distributed throughout development to maximum extent practicable; shall not be consolidated to meet requirements; no 2 open space forms adjacent or within 100 feet of each other (active use areas exempted); ADA accessible; public seating appropriate to intended use; refuse and recycling receptacles required at each entrance and gathering space; maximum 50% of total required passive open space may be stormwater facilities (must be publicly accessible through improved or primitive trail); maximum 20% may be environmentally sensitive/unique lands or floodplains; maximum 20% for ponds and lakes; multi-phased developments must provide open space per phase. Areas not included: private yards not part of an open space or conservation easement; street right-of-way or private easements; vehicular parking areas; designated outdoor storage areas.</i>	The Proposed Draft introduces comprehensive open space design standards including a 100-ft. separation rule between forms, ADA accessibility mandate, refuse receptacle requirements, a 50% stormwater cap, 20% floodplain/sensitive lands caps, phasing requirements, and explicit exclusions from open space credit.
7 2	C.8 -- Wetlands (Entirely New Section -- New in Version 4)	Addition	<i>No standalone wetland protection section exists in the Current Code. Wetland references appear only in Article 9 landscaping exemptions for parcels containing wetlands 30 ft. or wider and in tree protection provisions.</i>	<i>Section C.8 Wetlands introduces a comprehensive City-level wetland protection framework. Purpose: protect, conserve, and enhance existing wetlands and wetland buffer areas; integral part of City surface and groundwater management plans; crucial element of City resiliency planning. Applicability: any person proposing wetland disturbance must obtain a Wetlands Certification from the City of Sumter prior to</i>	The Proposed Draft introduces an entirely new Wetlands section (first appearing in Version 4) establishing a City-level wetland certification process independent of state and federal permits, with mandatory buffers of 50-200 ft. depending on context, an

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>commencement of any activity; applicable to major/minor site plans, preliminary plats, major commercial/subdivision land disturbances; no approval or permit for land disturbance shall be issued until the Wetlands Certification has been completed; permits from state or federal agencies do not relieve City approval requirement. Wetland Delineation: USACE-approved delineations constitute wetlands; NWI-indicated wetlands require professional delineation or certification of no wetlands; all other cases require affidavit or professional delineation. Procedures: applicants who will not impact wetlands may submit a Wetlands Notification; applicants who will impact wetlands or buffers must submit a Wetlands Impact Application with description of impacts, explanation of why upland locations are not feasible, mitigation measures, and statement of overriding public interest. Prohibited and Exempted Activities: all wetland disturbance prohibited without Wetlands Certification; exemptions include nature trails, vegetation trimming/pruning, native species planting, invasive species removal, outdoor recreation, research, maintenance of existing water-control devices and utilities/roadways. Approval Standards: City will not approve application unless proposed disturbance will not cause net loss of wetland area functions; will avoid wetlands to maximum extent practicable; will not increase flood, erosion, subsidence, or pollution; will preserve natural</i>	additional 15-ft. setback from buffer edges, specific approval standards, exempted activities, and criminal penalties for violations.

#	Section / Article	Type of Change	Original Language (Current Code — Deleted)	Revised Language (Proposed Draft — Added)	Summary of Change
				<i>drainage features; will not permanently alter aquatic ecosystem; will not adversely modify wildlife habitat; will not threaten public health or safety; will not negatively impact recreational opportunities; will not create a nuisance; will not violate other applicable laws. Wetland Buffers: General Wetland Buffers = 50 ft.; Wildlife Refuge/Sanctuary/Preserve = 200 ft.; Local/State/National Park or Forest = 100 ft.; Riparian Wetlands (adjacent to river or tributary) = 100 ft.; Industrial uses = 100 ft.; Agricultural uses = 50 ft. Wetland setback: additional 15 ft. from edge of any wetland buffer area. Enforcement: criminal penalties; stop work orders and permit revocation; restoration authority.</i>	

SECTION 2 — SIGNIFICANT CHANGES

32 changes have been identified as substantively significant. These changes meaningfully alter the intent, scope, standards, or requirements of the ordinance.

The number in each entry heading below corresponds to the row number in Section 1.

2. Amendment #2 — C.1.2 / Sec. 7.d.10 -- TIS Mitigation: Developer LOS Cost-Sharing (New)

Type: Addition

Why It Is Significant: This provision creates a formal financial responsibility framework for transportation improvements not in the Current Code. Developer cost exposure can reach 100% when delay increase is 80% or higher. The City right to obtain a third-party cost estimate overriding the developer estimate is a new and material project-risk provision.

Change Summary: **Deleted:** (none). **Added:** *Where a proposed development is expected to degrade the Level of Service (LOS) for a street segment or intersection as evaluated in an approved TIS, the TIS shall identify improvements required at the developer expense to ensure that development-related traffic demands do not cause a reduction in LOS below the acceptable standard for the area evaluated. Where additional improvements are needed to maintain or raise the LOS to the acceptable standard, the developer will be required to contribute a percentage of funding equal to the percentage of delay increase for the segment or intersection towards transportation improvements within reasonable distance of the study area. If the delay increase for a segment or intersection is 80% or higher, all recommended improvements to mitigate traffic generated by the proposed development will be the responsibility of the developer. The City of Sumter reserves the right to obtain a third-party estimate for the cost of transportation improvements. The third-party estimate will prevail over the estimate received from the developer..*

3. Amendment #3 — C.1.2 / Sec. 7.d.10 -- Transportation Impact Study (TIS) Thresholds

Type: Modification

Why It Is Significant: The prior single threshold of 100 peak hour trips is replaced with a tiered system that expands both the scope and type of projects requiring a TIS. New ADT-based triggers and qualitative triggers -- LOS C proximity, safety concerns, and 30+ lot subdivisions -- will capture projects that previously fell below the threshold. Two distinct submittal levels (Minor and Major) create differentiated requirements that did not exist in the Current Code.

Change Summary: **Deleted:** *Any development that generates more than 100 vehicle trips during the peak hours of the day requires a submission of a Traffic Impact Study (TIS), consistent with SCDOT ARMS Chapter 6. Specific land use thresholds listed in Table 1..* **Added:** *A TIS prepared by an engineer licensed in South Carolina shall be submitted for projects meeting at least one of the following thresholds: Minor TIS -- Project generates between 200-400 ADT or 50-99 peak hour trips. Major TIS -- Project generates more than 400 ADT; or 100 or more peak hour trips; or is located in vicinity of an intersection known to be operating at or below Level of Service C; or is of a nature or in a location that causes a concern for traffic safety; or is a proposed residential subdivision containing 30 or more lots..*

4. Amendment #4 — C.1.2 / Sec. 7.d.10 -- TIS Expiration / Validity

Type: Addition

Why It Is Significant: The Current Code has no TIS expiration standard. The Proposed Draft creates four distinct expiration triggers including a 12-month build-year limit and thresholds tied to unit count and floor area increases. Projects with phased construction or scope changes will now need to reassess TIS validity before proceeding.

Change Summary: **Deleted:** (none). **Added:** *An approved TIS is considered valid unless: (1) the build year date is exceeded by more than 12 months; (2) transportation improvements identified in the TIS are not completed within the projected timeframe; (3) the developer proposes to increase residential units by more than 10% or increase commercial GFA by more than 20%; (4) a change in use or scale is proposed that may result in an increase in trip generation, change in traffic distribution, change in access points, or additional reduction in LOS..*

12. Amendment #12 — C.1.3 -- Commercial Driveway Spacing

Type: Addition

Why It Is Significant: The Commercial Driveway Spacing provision introduces three distinct enforceable standards for commercial sites: a 30-ft. maximum curb cut width, 25-ft. minimum separation between curb cuts, and a 250-ft. minimum setback from street intersections. These standards do not exist as a consolidated commercial-specific requirement in the Current Code and will directly affect site layout and access design for all new commercial development.

Change Summary: **Deleted:** *(none)*. **Added:** *Lot entrance and exit drive curb cuts shall be no more than 30 feet in width. Curb cuts shall not be less than 25 feet apart. 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..*

13. Amendment #13 — C.1.3 -- Street Network Connection (Residential Developments >30 DU)

Type: Addition

Why It Is Significant: This provision directly affects subdivision layout for any residential development exceeding 30 units, mandating dual access points with a minimum separation based on site geometry. The Fire Marshal authority to modify requirements adds an interdepartmental review step. No equivalent standard exists in the Current Code.

Change Summary: **Deleted:** *(none)*. **Added:** *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. At no point in the developed subdivision area may more than 30 lots have less than 2 full access points. 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. The Fire Marshal shall have authority to waive or increase requirements..*

14. Amendment #14 — C.1.3 -- Site Access for Multifamily Residential Developments

Type: Addition

Why It Is Significant: The multifamily access requirement establishes a 50-dwelling-unit threshold that triggers mandatory dual access -- a standard that does not exist in the Current Code. This is separate from the single-family subdivision requirement (30 units) and will affect the site design of apartment complexes, condominiums, and other multifamily projects.

Change Summary: **Deleted:** *(none)*. **Added:** *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. At no point in the developed subdivision area may more than 30 lots have less than 2 full access points. The Fire Marshal shall have authority to waive or increase requirements..*

15. Amendment #15 — C.1.3 -- Cross Access

Type: Addition

Why It Is Significant: Cross access is an entirely new regulatory tool in the Proposed Draft. The Zoning Administrator and City Engineer may require cross access as a condition of site plan or subdivision approval, with mandatory stub-outs and recorded easements when adjacent parcels are vacant. This provision can fundamentally alter site design and create legal obligations for commercial and mixed-use development along major corridors.

Change Summary: **Deleted:** *(none)*. **Added:** *The Zoning Administrator in coordination with the City Engineer shall be authorized to 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. Each site plan or subdivision plan shall provide for appropriate stub-outs to support cross access*

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

16. Amendment #16 — C.2.2 -- Maximum Allowable Vehicular Parking Cap

Type: **Modification**

Why It Is Significant: The mitigation trigger nearly triples (10% to 25%), giving applicants more flexibility before mitigation is required. The absolute cap doubles (25% to 50%), allowing substantially more over-parking before an APP is required. Approval authority shifts from the City Engineer to the Zoning Administrator. These changes cumulatively relax the maximum parking provisions compared to the Current Code.

Change Summary: **Deleted:** *No Use shall provide greater than ten (10) percent over the minimum parking requirement without incorporating at least two (2) of the following mitigating design features, subject to approval by the City Engineer. In no case, shall a Use provide over twenty-five (25) percent more parking spaces than the requirement unless approved as part of an APP..* **Added:** *No use shall provide greater than 25% over the minimum parking requirement without incorporating at least 1 of the following mitigating design features, subject to approval by the Zoning Administrator: increase frontage buffer in width by 30% and apply Type D side and rear buffer regardless of adjacent uses; increase interior parking lot landscaping by 10% over the minimum requirements; utilize pervious surface for additional parking over the minimum; or an additional mitigation method reviewed and approved by the Zoning Administrator. In no case, shall a Use provide over 50% more parking spaces than the requirement unless approved as part of an APP..*

21. Amendment #21 — C.2.3 -- Site Frontage and Permitted Parking Lot Driveways

Type: **Modification**

Why It Is Significant: The 150-ft. frontage threshold and the commercial/industrial per-street exception are eliminated. The new tiered system raises the threshold for a single driveway from 150 ft. to 200 ft. The maximum individual curb cut width drops from 30 ft. to 11 ft., with a separate driveway width maximum of 22 ft. (standard) for the approach at the property line. This significantly restricts commercial curb cut width.

Change Summary: **Deleted:** *Curb Cuts: Ingress and egress openings (i.e., curb cuts) shall not be less than 10 ft. from residential uses or more than 30 ft. in width. Only 1 curb cut shall be permitted on lots less than 150 ft. of frontage. No more than 2 curb cuts per lot shall be permitted except in commercial or industrial districts where 2 shall be permitted on each street upon which the lot fronts..* **Added:** *Table C.2.2 Site Frontage and Permitted Parking Lot Driveways: 200 feet of frontage or less = 1 driveway; 201 feet to 499 feet = 2 driveways; Over 500 ft = 3 driveways. Curb cuts shall not be less than 10 ft. from residential uses or more than 11 ft. in width..*

29. Amendment #29 — C.2.4 -- Required Bicycle Parking (Use-Specific Ratios)

Type: **Modification**

Why It Is Significant: The bicycle parking ratio doubles for four major use categories (Civic/Institutional, Retail and Restaurant, Service, Office) from 1 per 10 vehicular spaces to 1 per 5. Removal of the 2,500 sq. ft. exemption means small establishments that previously had no bicycle parking obligation may now be subject to the requirement. These changes will increase bicycle parking obligations for many commercial and institutional projects.

Change Summary: **Deleted:** *Table 8xxxx Required Bicycle Parking: Multiple Family (all sizes) = 1 per 2 Vehicular Spaces for buildings with more than 8 units; Civic/Institutional = 1 per 10 Vehicular Spaces, min of 4; Retail and Restaurant = 1 per 10 Vehicular Spaces; Service = 1 per 10; Office = 1 per 10; Neighborhood Open Space / Civic Open Space = Per MPC; General Open Space = Per MPC; Large Scale Open Space = 1 per 10; Preserve/Conserve = Per MPC. Not required for uses less than 2,500 square feet..* **Added:** *Table C.2.5 Required Bicycle Parking: Multifamily Apartment = 1 per 2 Vehicular Spaces for buildings with more than 8 units (unchanged); Civic/Institutional = 1 per 5 Vehicular Spaces, min of 4 (increased from 1 per 10); Retail and Restaurant = 1 per 5 Vehicular Spaces (increased from 1 per 10); Service = 1 per 5 (increased from 1 per 10); Office = 1 per 5 (increased from 1 per 10); Neighborhood Open Space / Civic Open Space = By Individual*

Review; General Open Space = By Individual Review; Large Scale Open Space = 1 per 5 Vehicular Spaces (increased from 1 per 10); Preserve/Conserve category removed. Uses under 2,500 sq. ft. exemption removed..

31. Amendment #31 — C.2.6 -- Off-Street Loading / Off-Street Loading Table

Type: **Modification**

Why It Is Significant: The multifamily loading space trigger drops from 50 dwelling units to 21 dwelling units per building. Any multifamily building with 21 or more units must now provide a dedicated off-street loading space, whereas previously only buildings with 50 or more units were required to do so. This materially increases the loading space obligation for medium-sized multifamily development.

Change Summary: **Deleted:** *Table Required Loading/Unloading Spaces: Multi-family buildings -- less than 50 units per building = 0; 50 or more dwelling units per building = 1 space per building. 5,000 to 25,000 sq. ft. = 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. One additional space per 90,000 sq. ft. over 290,000..* **Added:** *Table C.2.7 Required Loading/Unloading Spaces: Multi-family buildings -- less than 20 units per building = 0; 21+ dwelling units per building = 1 space per building. 5,000 to 25,000 sq. ft. = 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. One additional space per 90,000 sq. ft. over 290,000..*

32. Amendment #32 — C.3.1 / Sec. H -- Sign General Provisions

Type: **Modification**

Why It Is Significant: The removal of the 50% repair-cost trigger means non-conforming signs are only required to comply when abandoned -- a significant relaxation of the compliance standard. The street address signage requirement is eliminated. The allowance for incidental signs without a permit is removed, meaning all signs now require permits unless specifically exempted. These changes have direct enforcement implications.

Change Summary: **Deleted:** *Regulations designed to: establish permit system; allow incidental signs without permit; provide for temporary signs; prohibit all unpermitted signs; require sign plan; require non-conforming signs to comply upon abandonment or when costs of repairs/replacement exceed 50% of their replacement costs; require a street address on the entrances of a building or freestanding sign for each commercial or industrial property..* **Added:** *Regulations designed to: establish permit system in all districts; provide for temporary signs; prohibit all unpermitted signs; require sign plan; require non-conforming signs to comply when abandoned (reference to Section 3.8(A) Nonconforming Signs). The allowance for incidental signs without a permit and the street address requirement are removed. Cross-references to sign subsections (3.2 through 3.11) added..*

33. Amendment #33 — C.3.2 -- Permanent Signs Allowed on Private Property (Restructured)

Type: **Modification**

Why It Is Significant: Public educational institutions -- universities, colleges, and school districts -- are added as a new exempt category for sign count and size limits, which is not present in the Current Code. The off-premise business directional sign allowance (up to 16 sq. ft., max 500 ft. from business) is eliminated from the permanent signs section. These changes affect sign planning for all institutional campuses and eliminate a standalone off-premise directional sign option.

Change Summary: **Deleted:** *Permanent Signs Allowed on Private Property: One freestanding business identification sign advertising the on-site business shall be permitted. Off-premise business directional signs permitted under specific conditions (max 16 sq. ft., max 500 ft. from business, written permission, Board of Appeals variance up to 1,000 ft., 5 ft. setback, not in residential districts, counts against on-premise signage). Signs types allowed set forth in Exhibit 8-6. Permanent signs by governmental entities allowed under specific conditions. Regional Transit Authority signage permitted..* **Added:** *Section 3.2 restructures permanent sign locations into three categories: (1) Permanent Signs Allowed on Private Property -- sign types per Section C.3.10 Permitted Signs By Zoning Districts; Public Signage for governmental entities; Transit Authority Signage. (2) Permanent Signs Allowed on Public Property. (3) Permanent Signs Allowed Within Public Rights-of-Way. Off-*

premise business directional sign standards removed. Public educational institutions (universities, colleges, school districts) added as entities whose signage does not count against size/quantity limits..

38. Amendment #38 — C.3.6 -- Special Purpose Signs: Drive-Through Menu Signs

Type: Addition

Why It Is Significant: Drive-through menu signs are recognized and regulated for the first time in the Proposed Draft with specific size limits and permit requirements. Up to 2 signs per drive-through lane are now expressly permitted in addition to all other allowed signage, eliminating prior regulatory ambiguity for drive-through businesses.

Change Summary: **Deleted:** *(none).* **Added:** *For each establishment with a lawful, permitted use that utilizes a drive-through lane, a maximum 2 drive-through menu signs shall be allowed for each drive-through lane. Each allowed 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. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed. Drive-through signs shall require a permit..*

42. Amendment #42 — C.3.6 / Sec. H -- Billboards (Off-Premise Outdoor Advertising)

Type: Modification

Why It Is Significant: The replacement of HCPD with CPD as the conditional billboard district changes the geography of where billboard approvals may be sought. The GC district is removed from the allowable list. Billboard landscaping requirements are eliminated. The nonconformity conversion provision (which allowed existing billboards to convert to digital without triggering nonconformity review) is removed. The updated 1,000-ft. buffer now references DTC and DTT rather than the CBD and historic district designations.

Change Summary: **Deleted:** *Billboards permitted in LI-W and HI districts; may be a conditional use in the Highway Corridor Protection District (HCPD). Billboard square footage allowance includes GC district (300 sq. ft.). New billboards shall not be closer than 1,000 ft. to any entrance or access to a residential subdivision, historic district, design review district, historic building, or the CBD. Landscaping requirements: landscaping strip, hedge or durable planting reaching 6 ft. in 4 years, and 3 equally spaced 8-ft. evergreen trees at rear of single-faced billboard. Existing billboard-to-digital conversion is permitted without being considered removal or replacement of a nonconformity..* **Added:** *Billboards permitted in LI-W and HI districts; Planning Commission may allow as a Major Site Plan within the Corridor Protection District (CPD) regardless of zoning district (replaces HCPD conditional use). GC district allowance removed. New billboards shall not be closer than 1,000 ft. to any entrance to a residential subdivision, locally designated design overlay district, historic building, Downtown Transition (DTT) or Downtown Core (DTC). Landscaping requirements removed. Existing billboard-to-digital conversion provision removed..*

44. Amendment #44 — C.3.7 -- Permitted Sign Types (Permanent) -- New Section with Named Types

Type: Addition

Why It Is Significant: The exhibit-based sign permitting system is replaced by eight named sign types with specific dimensional standards and illustrative figures (C.3.5-C.3.12). New requirements such as physical addresses on monument signs, minimum clearance standards for awnings and projecting signs, and sign-height limits for projecting signs are introduced. All sign applications must now be evaluated against the specific type standards rather than exhibit tables.

Change Summary: **Deleted:** *Art. 8.h: Signs types allowed set forth in Exhibit 8-6 with 'P' and 'P*' (no permit required) designations. Development standards set forth in Exhibit 8-5..* **Added:** *Section 3.7 establishes six named and illustrated permanent sign types with specific standards: Awning Signs (max 20% of awning area, max 12 ft. length, min 8 ft. clearance, not illuminated); Monument Signs (max 10 ft. wide, max 15 ft. column height, max 75 sq. ft., must include physical address); Neighborhood/Subdivision Signs (max 8 ft. wide, max 7 ft. total height, max 40 sq. ft.); Projecting Signs (max 3 ft. x 3 ft., max 9 sq. ft., min 8 ft. clearance, max second story or 27 ft.); Wall Signs (1.5 sq. ft. per linear ft. of building frontage, max 400 sq. ft., max 4 ft. height); Directory*

Signs (max 20 sq. ft., max 4 ft. height); Window Signs (max 25% of window area); Pole/Pylon Signs (max 40 sq. ft., max 15 ft. height). All types illustrated with Figures C.3.5-C.3.12..

46. Amendment #46 — C.3.9 -- Permitted Sign Area and Number of Signs -- New Structured Tables

Type: Addition

Why It Is Significant: The exhibit-based sign standards are replaced by structured tables covering every zoning district with specific maximum areas, quantities, heights, setbacks, and wall percentages. New districts (DTC, DTT, IG) receive higher wall area allowances (25%). Shopping center standards are made explicit. All sign applicants must now consult Tables C.3.1 and C.3.2 instead of Exhibits 8-5 and 8-6.

Change Summary: **Deleted:** *Permanent signs must be established in accordance with the development standards outlined in Exhibit 8-5 and sign types must be in accordance with Exhibit 8-6..* **Added:** *Section 3.9 establishes: Building signs for residential districts shall not exceed 25 sq. ft. Table C.3.1 Permanent Sign Area and Number By Zoning District (Non-Residential Uses): R-15/R-9/R-6/GR/RMF (40 sq. ft. for non-residential uses, 1 freestanding sign, 20 ft., 5 ft. setback, 10% wall area); PO (1 sq. ft. per LF, max 50 sq. ft., 3 signs, 15 ft., 10 ft., 10% wall); NC (1 sq. ft. per LF, max 200 sq. ft., 3, 15 ft., 10 ft., 10%); LC (1 sq. ft. per LF, max 200 sq. ft., 3, 30 ft., 10 ft., 10%); GC (1 sq. ft. per LF, max 200 sq. ft., 3, 30 ft., 10 ft., 10%); LI-W (max 150 sq. ft., 3, 15 ft., 10 ft., 5%); HI (max 150 sq. ft., 3, 15 ft., 10/20 ft., 5%); AC (max 100 sq. ft., 3, 10 ft., 10/20 ft., 10%); CP (max 35 sq. ft., 3, 10 ft., 10/20 ft., 10%); DTC (max 50 sq. ft., 3, 15 ft., 10 ft., 25%); DTT (max 50 sq. ft., 3, 15 ft., 10 ft., 25%); IG (max 50 sq. ft., 3, 15 ft., 10 ft., 25%). Shopping Centers: 2 freestanding per street front at minimum 50,000 sq. ft. GFA and 200 ft. frontage, each not exceeding 350 sq. ft. Table C.3.2: Residential use sign standards by district..*

48. Amendment #48 — C.3.11 -- Temporary Signs (Restructured with Table C.3.4)

Type: Modification

Why It Is Significant: Feather flags become a recognized and regulated sign category for the first time, with specific dimensional standards and district limitations (commercial/industrial/AC only, indefinite duration if maintained). Campaign Signs retain similar political speech content standards but are renamed. Commercial Banners in DTC/DTT receive specific standards. The removal of the wood/metal-only material requirement and individual sign permit requirements significantly changes how temporary signs are regulated.

Change Summary: **Deleted:** *Temporary Signs general standards: min 24 inch ground clearance; wood and metal are only approved materials; all surfaces painted or laminated; no illumination; sign removed at close of business each day; shall not interfere with visibility or pedestrian/motorist safety; 2-leg support max; message permanently affixed; 1 sign per business per street frontage; 5 ft. setback; permit required and permit number displayed. Temporary types: Sandwich Board Signs, Project and Contractors Signs, Residential Subdivisions Under Construction, Real Estate Signs, Commercial Banners (CBD/commercial/industrial), Political Signs..*

Added: *Temporary Signs general standards (Table C.3.4): min 2 ft. ground clearance (same); surfaces painted or laminated; no temporary sign illuminated; removed at close of business; no cross-visibility interference; 1 sign per business per street frontage; 5 ft. setback. Material (wood/metal only) and 2-leg support requirements removed. Permit required per sign and permit number requirements removed. Types in Table C.3.4: Sandwich Board Signs, Construction Signs (commercial, residential, subdivision under construction, real estate), Commercial Banners (general requirements in all districts; DTC/DTT specific standards; commercial/industrial limited to 45 days), Campaign Signs (renamed from Political Signs; not permitted on public ROW, parks, government offices, or other public properties), Feather Flags (new: max 12 ft. height, max 3 ft. width, max 36 sq. ft.; 2-4 flags by frontage; commercial/industrial/AC districts only; indefinite duration if in good condition)..*

49. Amendment #49 — C.4 -- Lighting Section (New Comprehensive Section)

Type: Addition

Why It Is Significant: This section creates a complete site lighting regulatory framework where none previously existed. Applicants must now submit photometric plans for many projects. The cutoff fixture requirement affects all new site lighting. Property-line illumination maximums (Table C.4.1)

create new enforceable limits for the first time. Gas station canopy lighting, athletic field lighting, and pedestrian lighting are all specifically regulated. Illustrative figures C.4.1-C.4.4 are primary reference material.

Change Summary: **Deleted:** *No standalone site lighting section exists in the Current Code. Street lighting requirements appear within Section 8.d.11 (Design and Improvement Standards): streetlights per plan by electric utility; Arterial = 6 lux/0.6 fc; Collector = 4 lux/0.4 fc; Access = 3 lux/0.3 fc; max height lesser of building height or 25 ft. No general site lighting standards, no property line illumination maximums, no prohibited lighting categories..* **Added:** *Section C.4 introduces a comprehensive site lighting framework: Purpose and Intent (safety, glare minimization, light pollution reduction, security); Applicability (minor <25% GFA improvement = lighting for added area only; major >25% = full site compliance); 9 Exemption categories (residential uses not on site plan, ROW lighting, state/federal law exemptions, public safety lighting, permitted temporary uses, holiday displays, FAA-required lighting, construction lighting, flags/monuments/statues); Maximum illumination at property line (Table C.4.1: multi-family = 1.0 fc; nonresidential = 2.0 fc; industrial and logistics = 3.0 fc); Lighting plan requirements; General design standards (cutoff fixtures required for all except streetlights; canopy fixtures recessed; rooftop garage lighting 15-ft. setback; wall packs fully shielded downward; ground-based fixtures min 10 ft. from property line; 12-15 ft. height in pedestrian areas); External building lighting standards; Parking area lighting (staggered heights); Pedestrian lighting (1.0-2.0 fc, bollard max 4 ft.); Sign lighting; Athletic field lighting (IESNA standards, 11 PM curfew); Gas station lighting (15.0 fc at canopy edge max, 10.0 fc outside canopy max); Residential lighting (0.5-2.0 fc, max 16 ft. fixture height, photometric plan required); Prohibited lighting (flashing/moving/blinking, floodlights unless approved architectural, tube/neon exterior, traffic-control-imitating). Figures C.4.1-C.4.4 added..*

52. Amendment #52 — C.5 -- Landscape Yard General Standards

Type: Addition

Why It Is Significant: These standards establish foundational rules for where and how landscape yards are laid out on a site. The prohibition on parking and drive aisles within the landscape yard, the requirement that fences/walls be placed inside the yard (not at the perimeter), and the plant-in-front-of-fence rule for mixed-adjacency sites are new obligations that will affect site layout for many projects.

Change Summary: **Deleted:** *(none).* **Added:** *Perimeter landscape yard is determined separately from required setback but may be located in required setbacks. Landscape Yards shall be located along the entire outer perimeter of the lot, parallel to and extending to the lot line. 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 landscape yards. If a perimeter easement does not allow landscape yard plantings, the landscape yard shall be placed as close to the property line as possible; presence of an easement shall not result in reduction of required width or plantings. Plant material may be planted parallel to the landscape yard perimeter or meandered for aesthetic purposes. Fences, walls, and berms shall not be installed along the outer perimeter/boundary line and shall be installed inside the landscape yard. 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..*

54. Amendment #54 — C.5 / Art. 9.b.4 -- Landscape Buffer Type Dimensions

Type: Modification

Why It Is Significant: The buffer dimension increases are among the most significant site-layout changes in the Proposed Draft. Type A triples in width from 5 ft. to 15 ft. Type D increases 2.5x from 20 ft. to 50 ft. and now requires both an 8-ft. wall and a continuous hedge. These changes directly reduce buildable area on sites with adjacency triggers. The fence-reduces-width allowances are removed, eliminating a design flexibility option that existed in the Current Code. Figures C.5.1-C.5.4 are required reading for any project subject to buffering.

Change Summary: **Deleted:** *Street Landscaping: 10 ft. buffer width; 3 canopy trees + 20 shrubs per 100 LF. Type A: 5 ft. buffer width; 2 canopy + 2 understory trees per 100 LF; 15 shrubs per 100 LF. Type B: 10 ft. buffer width; 2 canopy + 6 evergreen trees per 100 LF; 15 tall shrubs per 100 LF; walls/fences min 5 ft. may reduce width by 5 ft. Type C: 15 ft. buffer width; 3 canopy + 8 evergreen trees per 100 LF; 15 tall shrubs per 100 LF; walls/fences min 5 ft. may reduce width by 5 ft. Type D: 20 ft. buffer width; 4 canopy + 10 evergreen trees per 100 LF; 20 tall shrubs per 100 LF; required fence of type described in B and C, located with landscaping in front..* **Added:** *Type A: 5 ft. width (UNCHANGED from Current Code); 3 trees per 100 LF (increased from 2 canopy +*

2 understory); 25 shrubs per 100 LF (increased from 15). Type B: 10 ft. width (unchanged); 3 trees per 100 LF (changed from 2 canopy + 6 evergreen); 25 shrubs per 100 LF (increased from 15 tall shrubs). Type C: 15 ft. width (unchanged); 4 trees per 100 LF (changed from 3 canopy + 8 evergreen); 2 understory trees per 100 LF (new); 50 shrubs per 100 LF (increased from 15). Type D: 50 ft. width (increased from 20 ft.); 8 trees per 100 LF (increased from 4 canopy); 4 understory trees per 100 LF (new); continuous hedge (new); 8-ft. wall (new); 5-ft. berm optional (new). Wall/fence width-reduction provisions removed from B and C. Illustrative Figures C.5.1-C.5.4 added..

55. Amendment #55 — C.5 / Art. 9.c.6 -- Residential Subdivision Landscaping

Type: **Modification**

Why It Is Significant: The subdivision front bufferyard width increases dramatically for all three options: Heavy Landscaping and Berms double (20 ft. to 50 ft.), and the Wall option increases fivefold (10 ft. to 50 ft.). All three options now require the same 50-ft. width. This directly reduces buildable depth and lot yield for new residential subdivisions fronting on public streets. The 40-ft. streetscape plan interval increases required tree density by 25% compared to the 50-ft. interval.

Change Summary: **Deleted:** *Entrance Plantings: min 2 canopy, 6 understory, 14 shrubs. Subdivision Front Bufferyard options: (1) Heavy Landscaping = Type D without fence, minimum bufferyard width 20 feet; (2) Berms = min bufferyard width 20 feet; (3) Walls (brick/stucco/stone, min 6 ft.) with Type A landscaping, minimum bufferyard width 10 feet. Side bufferyard per Table 9-1. Interior Street Tree: at least one tree within 10 ft. of front property line per lot. Alternative master streetscape plan: trees at 50-ft. intervals on both sides of the street..*

Added: *Subdivision Front Bufferyard options (entrance plantings provision removed): (1) Heavy Landscaping = Type D landscaping without fence, as described in Figure C.5.4 Type D Landscape Yard, minimum buffer yard width 50 feet; (2) Berms = per Figure C.5.4 Type D Landscape Yard and Section C.6.4 Berms, minimum buffer yard width 50 feet; (3) Walls (brick/stucco/stone, min 6 ft.) with Type A landscaping per Figure C.5.4 Type D Landscape Yard, minimum buffer yard width 50 feet. Side buffer yards per Section C.5. Interior Street Tree: at least 1 tree within 10 ft. of front property line per lot (unchanged). Alternative master streetscape plan: trees at 40-ft. intervals on both sides of the street (reduced from 50 ft.)..*

56. Amendment #56 — C.5 / Art. 9.c.3 -- Parking Area Landscape Islands

Type: **Modification**

Why It Is Significant: The reorganization into four distinct parking landscape components, reduction of maximum contiguous spaces from 15 to 10, and new mandatory lighting in divider medians are material changes. The 50% island reduction for LID design methods is eliminated. New Figures C.5.5-C.5.7 are primary reference material for parking lot landscaping standards.

Change Summary: **Deleted:** *Parking areas shall contain landscape islands and peninsulas. Min. island/peninsula width: 9 ft. parallel to parking space; min. length 17 ft. Each island shall contain min. 1 canopy tree and 3 shrubs. No more than 15 spaces between landscape islands. End of each row requires landscape island unless adjacent to perimeter screen. In lots with 5+ rows or 100+ spaces: every third group of rows separated by 7-ft. wide landscape island with integrated 5-ft. wide sidewalk extending full length. Zoning Administrator may reduce island width and plant materials up to 50% for LID design methods..* **Added:** *Sections 5.7 and 5.8 establish four parking landscape components: (1) Terminal Islands: each row ends with terminal island; min 275 sq. ft.; 1 canopy tree min per island; 100% groundcover coverage within 2 years; set back min 2 ft. from curb; lighting permitted; parking areas not visible from street exempt. (2) Interior Islands: no more than 10 contiguous spaces; min 10 ft. x 18 ft. measured from inside of curb; Zoning Administrator may reduce up to 3 ft. for site constraints; 1 canopy tree min per island; set back min 2 ft. from curb; lighting at least 15 ft. from trees. (3) Divider Medians: continuous landscaped strip between abutting rows; min 7 ft. wide; 1 canopy tree or 2 understory trees per 30 LF; continuous shrub hedge where adjacent to access drives; lighting required. (4) Perimeter Plantings: single continuous row of shrubs, max 3 ft. on-center, within 5 ft. of parking lot edge, max 4 ft. height; not required between adjacent parking lots on different lots. Table C.5.11 establishes minimum development standards. Figures C.5.5-C.5.7 added..*

59. Amendment #59 — C.5 / Art. 9.d.2 -- Irrigation Requirements

Type: **Modification**

Why It Is Significant: The expansion from a one-sentence irrigation mandate to a comprehensive framework creates new design obligations for all applicable projects. Permanent irrigation is now expressly required for commercial and multifamily developments. Rain sensor and weather shutoff requirements are new standards. Exemptions for areas under 500 sq. ft. and drought-tolerant species provide new design flexibility. These changes affect irrigation design, permitting, and maintenance for all new development.

Change Summary: **Deleted:** *All landscape areas shall be required to have an irrigation system (see definition) that provides coverage to all plant materials. All components of irrigation systems shall be maintained in proper working order..* **Added:** *Section 4.11.2 Irrigation Requirements: Permanent irrigation required for: high-maintenance landscape areas (turf, formal plantings); commercial or multifamily developments; subdivision entrances and medians maintained by HOA. Temporary irrigation (portable systems, hoses) permitted for: low-maintenance or drought-tolerant landscapes; single-family residential lots; native planting areas with 2-year minimum establishment period. System design must: prevent overspray onto sidewalks/streets/buildings; include rain sensors or weather shutoff devices; zone by plant water needs; avoid runoff and erosion. Water source: rainwater harvesting, irrigation wells, and non-potable water systems encouraged. Maintenance: systems kept in good working condition; controllers seasonally adjusted; shut off during freezing weather. Exemptions: landscaped areas less than 500 sq. ft.; landscapes planted entirely with drought-tolerant or native species..*

60. Amendment #60 — C.5.13 -- Screening Requirements (New Section)

Type: Addition

Why It Is Significant: Screening requirements are entirely new to the ordinance. The Proposed Draft mandates screening for four distinct site elements: loading areas, service areas, roof-mounted equipment, and ground-mounted equipment. These requirements will affect the design and cost of commercial and industrial development, requiring opaque screens, evergreen plantings, or parapet walls for multiple site elements.

Change Summary: **Deleted:** *(none).* **Added:** *Section 5.13 Screening: Loading Areas: outdoor loading areas 50 sq. ft. or larger not screened by an intervening building must be screened for their entire length from adjacent property or public street ROW; enclosed loading areas must use roll-down door or opaque screen; evergreen plant material reaching 6 ft. height with 4 ft. spread within 3 years. Service Areas: trash collection, trash compaction, recycling, utility service areas located to side or rear of buildings and screened from adjacent property or public street ROW; fully integrated service areas screened with roll-down door or opaque screen; screening not required if more than 50 ft. from adjacent property or ROW. Roof-Mounted Equipment: screened from ground level view from adjacent property and public ROW; parapet walls shall screen equipment; for existing buildings with no/low parapet, opaque screen on all sides compatible with principal building material. Ground-Mounted Equipment: screened by evergreen plant material or opaque screen as high as highest point of equipment..*

61. Amendment #61 — C.5.14 -- Recommended Plants (Expanded with Poor Performers Table)

Type: Modification

Why It Is Significant: The addition of Table C.5.6 Poor Performers is a first-time prohibition: eight tree species including Bradford Pear, Norway Maple, Silver Maple, and Siberian Elm are now expressly prohibited for use in landscaping applications. No equivalent prohibition exists in the Current Code. The use-category designations in the plant tables provide new guidance on which species are appropriate for street trees, vehicle use areas, and landscape yards.

Change Summary: **Deleted:** *Section E Recommended Plants: Table 9-3 Canopy Trees (recommended but not required). Table 9-4 Understory Trees (recommended but not required)..* **Added:** *Section 5.14 Recommended Plants: Table C.5.2 Canopy Trees (35+ species with height, sun requirements, and Street Tree/VUA/Landscape Yard use designations); Table C.5.3 Understory Trees (26+ species); Table C.5.4 Evergreen Trees (16 species); Table C.5.5 Tall Shrubs (15 species); Table C.5.6 Poor Performers (8 species NOT permitted: Norway Maple, Silver Maple, Catalpa, Honeylocust, Eastern White Pine, Bradford Pear, Scarlet Oak, Siberian Elm); Table C.5.8 Native Plants (14 native species for retention areas). All tables include use-category designations (Street Tree, VUA, Landscape Yard)..*

62. Amendment #62 — C.5.15 / Art. 9.d.3 -- Tree Preservation: CRZ Formula

Type: **Modification**

Why It Is Significant: The CRZ radius increases by 50%, which directly enlarges the protected zone around every significant tree. For a tree with a 20-inch DBH, the required protection radius grows from 20 ft. to 30 ft. This affects construction setbacks, grading, utility routing, and parking layout near protected trees on all development projects.

Change Summary: **Deleted:** *Critical Root Zone (CRZ): Tree Protection Area calculated by 1 foot radius for every 1 inch DBH, or a 10-foot radius of the trunk of a tree, whichever is greater..* **Added:** *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..*

63. Amendment #63 — C.5.15 / Art. 9 -- Tree Preservation: Significant and Grand Trees (Renamed from Historic)

Type: **Modification**

Why It Is Significant: Grand Tree replacement increases by 200% (from 2 trees to 6 trees per removed Grand Tree), increasing mitigation burden for all Grand Tree removals. Category of significant trees removed. "Significant Stand of Trees" added as a category, equivalent to a grand tree at 5,000 of continuous canopy. The Live Oak Grand threshold changes from 24 in. to 30 in. DBH (raising the bar for Grand designation). New species are added. These changes affect tree mitigation calculations for all development.

Change Summary: **Deleted:** *Table 9-2 Significant and Historic Trees: 16 species listed. Significant Tree = 10 in. DBH (Live Oak = 8 in. DBH significant). Historic Tree = 30 in. DBH (Live Oak = 24 in. DBH historic). Any tree in good health greater than 30 in. DBH considered a Historic Tree. Historic Tree removal mitigated by planting 2 recommended trees of equivalent species..* **Added:** *Table C.5.9 Grand Trees: 24 species listed. Any tree in good health greater than 30 in. DBH considered a Grand Tree, except species on USDA Noxious and Invasive Plant List. Grand Tree removal mitigated by planting 6 recommended trees of equivalent species (increased from 2).*

64. Amendment #64 — C.5.15.1 -- Tree Bank Program (New Section)

Type: **Addition**

Why It Is Significant: The Tree Bank Program creates a new off-site mitigation pathway for tree removal not available in the Current Code. Fees are set by City Council annually and administered by the City Arborist. Applicants must formally demonstrate on-site planting infeasibility. The program's defined fund uses provide new mechanisms for urban forestry investment citywide. This is significant for urban infill and constrained sites where on-site replanting is difficult.

Change Summary: **Deleted:** *(none).* **Added:** *Tree Bank Program established as alternative compliance for tree replacement and canopy requirements when on-site planting is infeasible due to physical site constraints, utility conflicts, or approved design alternatives. Applicability: when required replacement cannot be accommodated on-site; urban infill or constrained parcels; mitigation for unauthorized tree removal. Contributions calculated based on size and species of trees not replaced using a fee schedule adopted by City Council and updated annually. Fund uses: tree planting on public property or ROWs; tree giveaway/distribution programs; maintenance of public landscaping; urban forestry education and outreach; tree canopy studies or inventories. Administration: dedicated Tree Bank account maintained by City; City Arborist reviews and approves contributions; annual reports to Planning Commission and made available to public. Applicants must demonstrate on-site planting infeasibility and submit a Tree Bank Contribution Plan..*

65. Amendment #65 — C.6.1 -- Fence Height, Setback, Materials, and Color Standards

Type: **Addition**

Why It Is Significant: Section C.6.1 consolidates and expands fence regulation significantly. New standards include: explicit prohibited materials list (barbed wire, razor wire, scrap metal, railroad ties); 2-ft. ROW setback (replacing the prior 12-inch setback in Article 4); bright color prohibition (orange, yellow, red); 3-ft. maximum height at DTC street frontages; and permit requirements for all fences.

These changes create new enforceable design and placement standards not previously codified in a single section.

Change Summary: ~~Art. 9 Sec. C.2.t: Walls and Fences: shall be placed in a linear, serpentine, or stepped alignment; min 5 ft. height, not to exceed 8 ft.; solid continuous structures of brick, stone, stucco, concrete, wood, synthetic wood, or composite material; finished side installed on outside of property. No standalone fence permit, color, or material permit section equivalent to Section C.6.1..~~ **Added:** Section 6.1 and Table 6.1: Fences and walls require a permit (unless otherwise stated). Approved materials: 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 other like materials as approved by the Zoning Administrator. Prohibited materials: barbed wire, razor wire, scrap metal, railroad ties, or any other material determined detrimental to public health, safety and welfare (unless required by law). Vegetation planted on exterior side of fence for required screening; for multifamily screening from more intense zoning, vegetation may be planted on interior side. No fence or wall shall impede or divert flow of water through any drainageway. All gates shall not encroach onto public rights-of-way or adjacent property when opened. Table 6.1: Maximum fence height = 8 ft. above ground level (except industrial); posts/columns/decorative details may exceed limit by up to 1 ft.; fences must be placed 2 ft. from Right-of-Way or any sidewalk unless encroachment permit obtained; support structures on inside of fence covering material; bright colors including orange, yellow, and red not permitted for permanent fences; DTC fences limited to 3 ft. in height along public street frontages..

70. Amendment #70 — C.7 / Art. 8.c -- Open Space (New Framework for Major Subdivisions)

Type: **Modification**

Why It Is Significant: This is the most sweeping change in Chapter C. Open space requirements now apply to all major subdivisions -- not just PDs. Every new major residential subdivision and mixed-use planned development will face open space obligations for the first time. Six specific open space forms must be used, eliminating the prior flexibility of any open space counting toward requirements. Active recreation must comprise at least 25% of required open space. Shared undivided interest and individual ownership are no longer permissible. Maintenance failures now constitute code violations. Figures C.7.1-C.7.6 are primary reference material for form character.

Change Summary: ~~Art. 8.c Open Space and Recreation: open space required in Planned Development Districts only. Two categories: developed open space (active/passive recreation facilities) and undeveloped open space (preserved natural state). 25% of PD tract set aside for developed and/or undeveloped open space. Planning Commission may require recreation facilities in developed open space. Undeveloped open space left in natural state with possible improvements. Exceptions permitted by Planning Commission. Deed restrictions required. Ownership options: City/County, HOA/condo/cooperative, shared undivided interest, individually owned. Maintenance responsibility on owner/entity identified as owner..~~ **Added:** Section C.7: All new major subdivisions and planned developments shall comply (except individual commercial uses). Repair or Renovation (no increase in GFA) = exempt. Major (greater than 25% increase in GFA or improved site area) = open space required for entire property. Change in Use (no major or minor increases) = not required. Single-Family Dwellings (not part of new subdivision) = exempt. Three open space sizes: Small (500 SF to 1.0 Acre); Medium (1.0 to 2.5 Acres); Large (2.5 Acres or more). Six open space forms: Small: Pocket Park (min 500 sq. ft., shade structures, seating, playground, etc.); Medium: Amenity Centers (pools, fitness, clubhouse; residents/guests only), Green (min 0.5 acre, active and passive, within 0.5 mile of majority of residents); Large: Linear Park/Greenway (walkways min 8 ft. width, connects to other open spaces, accessory structures), Neighborhood Park (min 1 acre, min 25% active, shade structures, seating, sports fields); Other/Medium: Plaza/Square (primarily nonresidential, paved, focal point). Minimum Open Space (Table C.7.2): Residential Subdivisions 0-50 Acres = 10% (2 forms); greater than 50 Acres = 20% (3 forms); Mixed-Use PD less than 25 Acres = 10% (2 forms); greater than 25 Acres = 15% (2 forms). Active and Passive requirement: min 25% of required open space (gross sq. ft.) shall be dedicated to active recreation. Ownership: City/County or HOA/condo/cooperative only (shared undivided interest and individual ownership removed). Maintenance failure = code violation and potential penalty. Figures C.7.1-C.7.6 added..

72. Amendment #72 — C.8 -- Wetlands (Entirely New Section -- New in Version 4)

Type: **Addition**

Why It Is Significant: Section C.8 is an entirely new regulatory layer in Version 4 -- not present in prior Chapter C drafts. Any proposed land disturbance near a wetland now requires a City Wetlands Certification before any permit may be issued, regardless of whether state or federal permits are also

required. Buffer widths range from 50 ft. (agricultural) to 200 ft. (wildlife refuge/sanctuary proximity), plus an additional 15-ft. setback from those buffer edges. Criminal penalties, stop-work orders, and City restoration authority create new enforcement tools that did not exist in the Current Code.

Change Summary: **Deleted:** *No standalone wetland protection section exists in the Current Code. Wetland references appear only in Article 9 landscaping exemptions for parcels containing wetlands 30 ft. or wider and in tree protection provisions..* **Added:** *Section C.8 Wetlands introduces a comprehensive City-level wetland protection framework. Purpose: protect, conserve, and enhance existing wetlands and wetland buffer areas; integral part of City surface and groundwater management plans; crucial element of City resiliency planning. Applicability: any person proposing wetland disturbance must obtain a Wetlands Certification from the City of Sumter prior to commencement of any activity; applicable to major/minor site plans, preliminary plats, major commercial/subdivision land disturbances; no approval or permit for land disturbance shall be issued until the Wetlands Certification has been completed; permits from state or federal agencies do not relieve City approval requirement. Wetland Delineation: USACE-approved delineations constitute wetlands; NWI-indicated wetlands require professional delineation or certification of no wetlands; all other cases require affidavit or professional delineation. Procedures: applicants who will not impact wetlands may submit a Wetlands Notification; applicants who will impact wetlands or buffers must submit a Wetlands Impact Application with description of impacts, explanation of why upland locations are not feasible, mitigation measures, and statement of overriding public interest. Prohibited and Exempted Activities: all wetland disturbance prohibited without Wetlands Certification; exemptions include nature trails, vegetation trimming/pruning, native species planting, invasive species removal, outdoor recreation, research, maintenance of existing water-control devices and utilities/roadways. Approval Standards: City will not approve application unless proposed disturbance will not cause net loss of wetland area functions; will avoid wetlands to maximum extent practicable; will not increase flood, erosion, subsidence, or pollution; will preserve natural drainage features; will not permanently alter aquatic ecosystem; will not adversely modify wildlife habitat; will not threaten public health or safety; will not negatively impact recreational opportunities; will not create a nuisance; will not violate other applicable laws. Wetland Buffers: General Wetland Buffers = 50 ft.; Wildlife Refuge/Sanctuary/Preserve = 200 ft.; Local/State/National Park or Forest = 100 ft.; Riparian Wetlands (adjacent to river or tributary) = 100 ft.; Industrial uses = 100 ft.; Agricultural uses = 50 ft. Wetland setback: additional 15 ft. from edge of any wetland buffer area. Enforcement: criminal penalties; stop work orders and permit revocation; restoration authority.*

SECTION 3 — INSTRUCTION MANUAL

This section explains the Proposed Draft to someone familiar with the Current Code. It is organized by topic rather than section number. All content is drawn exclusively from the two source documents.

TOPIC: Transportation, Access, and Site Circulation

What it was (Current Code)

Transportation impact study requirements lived in Section 7.d.10 of the Current Code (Subdivision and Site Plan Procedures). The single threshold was 100 peak hour trips consistent with SCDOT ARMS Chapter 6. Driveway and curb cut standards were in Article 8, Section I (curb cuts: max 30 ft. wide; 10 ft. from residential uses; 1 on lots under 150 ft. frontage; 2 per street in commercial/industrial). Sight distances and driveway spacing were addressed only generally. There was no standalone intent statement for transportation, no cross-access requirement, and no multifamily-specific access standard.

What it is now (Proposed Draft)

Section C.1 is a comprehensive standalone transportation chapter. The TIS system is tiered: Minor TIS (200-400 ADT or 50-99 peak hour trips) and Major TIS (400+ ADT, 100+ peak hour trips, LOS C vicinity, safety concern, or 30+ lot residential subdivision). TIS expiration is explicitly addressed with four triggers. Driveway standards are detailed: residential lots under 0.5 acre have specific maximum widths; a new table governs maximum driveways by frontage (200 ft. or less = 1; 201-499 ft. = 2; over 500 ft. = 3); commercial driveway spacing establishes 30-ft. max width, 25-ft. minimum separation, and 250-ft. setback from intersections; speed-based driveway separation standards apply on arterials and collectors; turning radii are specified by use. Connectivity requirements: residential subdivisions over 30 units require 2 access points with minimum 50% diagonal spacing; multifamily projects over

50 units require 2 access points. Cross-access corridors may be required along arterials and major collectors with mandatory stub-outs and recorded easements.

What changed and why it matters

The TIS thresholds are now tiered and include ADT-based and qualitative triggers, expanding scope. TIS validity is now time-limited. The commercial driveway spacing section introduces three new enforceable commercial-site standards. Cross-access requirements fundamentally change site design obligations along major corridors. Residential subdivision connectivity requirements mandate dual access points for developments over 30 units; a separate 50-unit threshold applies to multifamily. The individual curb cut width maximum drops from 30 ft. to 11 ft. for lots following Table C.2.2.

Where to look

- Section C.1.1 -- Intent Statement
- Section C.1.2 -- Transportation Impact Study (thresholds, expiration, waiver)
- Section C.1.3 -- Access, Cross Access, and Circulation (driveways, curb cuts, sight distance, commercial driveway spacing, residential network connectivity, multifamily site access, cross access)

TOPIC: Parking

What it was (Current Code)

Parking was governed by Article 8.i and Exhibit 8-9. Parking maximum: 10% over minimum required 2 mitigation features (City Engineer approval); 25% absolute cap. Compact car allowance: 20%. Standard stall: 9 ft. x 19 ft.; compact: 8 ft. x 16 ft. Aisle widths: 30-deg = 12 ft., 60-deg = 20 ft., 90-deg = 24 ft. Off-site parking: 25% cap within 400 ft. On-street parking credit: 10% of required within 1,000 ft. Bicycle parking: use-based table with 1 per 10 vehicular spaces for most uses; not required for uses under 2,500 sq. ft. Stacking: full table including 'All Other = placeholder.' Loading: Table with 50+ unit multifamily threshold for 1 loading space. Exception to off-street requirement in CBD only.

What it is now (Proposed Draft)

Section C.2 restructures the parking framework throughout. Parking maximum: 25% over minimum requires 1 mitigation feature (Zoning Administrator approval); 50% absolute cap. Compact car allowance: 10% maximum. Aisle widths: 30-deg = 11 ft. (reduced), 60-deg = 18 ft. (reduced), 90-deg = 24 ft. (unchanged). Off-site parking: 25% cap within 400 ft. (same); must be under same ownership or lease term. Public Parking Credit: 1 credit per 3 public spaces within 660 ft. (replaces 10% credit within 1,000 ft.). Bicycle parking: ratios doubled to 1 per 5 vehicular spaces for most uses; 2,500 sq. ft. exemption removed. Stacking: Table C.2.6 (same requirements; placeholder 'All Other' removed). Loading: Table C.2.7 with 21+ unit multifamily threshold (reduced from 50). Exception to off-street requirement in DTC (replaced CBD). APP: approval by Zoning Administrator with Site Plan Review. Figure C.2.1 adds parking dimensional standards graphic.

What changed and why it matters

The parking maximum cap loosens (10% to 25% before mitigation; 25% to 50% absolute), and approval shifts from City Engineer to Zoning Administrator. Bicycle parking ratios double for most uses and the 2,500 sq. ft. small-use exemption is removed. The multifamily loading space trigger drops from 50 to 21 units per building. The parking credit system changes from a 10% allowance within 1,000 ft. to a 1-per-3-public-space credit within 660 ft. Aisle widths decrease for 30-deg and 60-deg stalls.

Where to look

- Section C.2.2 -- General Provisions (parking maximum cap, compact car allowance)
- Table C.2.1 -- Parking Requirements (use table)
- Table C.2.2 -- Site Frontage and Permitted Parking Lot Driveways
- Table C.2.3 -- Dimensional Standards (stall and aisle dimensions)

- Section C.2.4 -- Alternative Off-Street Parking Standards (off-site, shared, APP, valet, accessible, bicycle)
- Table C.2.5 -- Required Bicycle Parking
- Table C.2.6 -- Required Stacking Distances
- Table C.2.7 -- Required Loading/Unloading Spaces

TOPIC: Signs

What it was (Current Code)

Sign regulations were in Article 8, Section H of the Current Code. The Current Code addressed: sign permits; incidental signs without permit; temporary signs (6 types); prohibited signs (multiple categories); special purpose signs (Canopy, Directional 2 sq. ft., Fuel Pump, Oil Rack, Automobile Franchise, Billboards in LI-W/HI/HCPD); flagpoles and flags; general sign standards; illumination standards (0.2 fc at property line; 'white' or 'daylite'); non-conforming signs triggered by abandonment or 50% repair cost; street address requirement on commercial buildings. Standards set forth in Exhibits 8-5 and 8-6. Billboards allowed in GC, LI-W, HI, and HCPD with landscaping requirements and nonconformity digital conversion provision.

What it is now (Proposed Draft)

Section C.3 is reorganized into eleven subsections (3.1-3.11). Sign location provisions restructured into three categories (private property, public property, rights-of-way). Public educational institutions added as exempt entity. General provisions: 50% repair-cost compliance trigger removed (abandonment only); incidental sign without permit removed; street address requirement removed. General design: material consistency requirement removed; metal flake and iridescent color prohibitions added; base/cap/column required on ground signs; intentional moving components prohibited. Sign illumination: 4-sq.-ft. exemption expanded to include cumulative illuminated surface visible through transparent surfaces; exterior building lighting prohibition expanded. New subsections: Section 3.6 Special Purpose Signs (adds Drive-Through Menu Signs, restructures Billboards to CCPD and removes HCPD, removes GC district and landscaping requirements); Section 3.7 Named Permanent Sign Types (8 types with specific dimensional standards and Figures C.3.5-C.3.12); Table C.3.1 and C.3.2 (district-specific sign standards); Table C.3.3 (sign type/district matrix); Table C.3.4 Temporary Signs (adds Feather Flags, renames Political to Campaign Signs, removes wood/metal-only material and 2-leg support requirements).

What changed and why it matters

The sign section is comprehensively restructured. Most notably: the 50% repair cost trigger for non-conforming signs is removed (relaxation); the incidental sign and street address requirements are removed; Drive-Through Menu Signs are expressly recognized for the first time; Billboards move from HCPD to CCPD and the GC district allowance and landscaping requirements are removed; named sign type standards with dimensional limits and illustrative figures replace the exhibit system; bicycle parking ratios double; Feather Flags become a new regulated category; and Tables C.3.1-C.3.3 provide district-specific sign standards for all current zoning districts.

Where to look

- Section C.3.1 -- General Provisions (non-conforming sign trigger, permit requirements)
- Section C.3.2 -- Permanent Sign Locations (educational institution exemption)
- Section C.3.3 -- Permanent Sign General Standards (design, illumination, design alternatives)
- Section C.3.4 -- Prohibited Signs
- Section C.3.5 -- Calculation of Sign Area (Figures C.3.1-C.3.4)
- Section C.3.6 -- Special Purpose Signs (drive-through menu signs, billboards, flagpoles)
- Section C.3.7 and Figures C.3.5-C.3.12 -- Permitted Sign Types (Permanent)
- Section C.3.8 -- Nonconforming and Abandoned Signs
- Tables C.3.1-C.3.2 -- Permitted Sign Area and Number by District

- Table C.3.3 -- Permitted Signs by Zoning District
 - Table C.3.4 -- Temporary Signs (including feather flags and campaign signs)
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TOPIC: Lighting

What it was (Current Code)

Lighting standards in the Current Code were limited to street lighting within Article 8.d.11 (Design and Improvement Standards): streetlights provided per plan by electric utility company; illumination levels by street hierarchy (Arterial = 0.6 fc; Collector = 0.4 fc; Access = 0.3 fc); max height lesser of building height or 25 ft.; ornamental light: developer pays difference. No general site lighting standards, no property line illumination maximums, no prohibited lighting categories for sites, no cutoff fixture requirements, no gas station or athletic field lighting standards.

What it is now (Proposed Draft)

Section C.4 is an entirely new and comprehensive lighting section. Key standards: maximum illumination at property line by use (Table C.4.1: multi-family = 1.0 fc; nonresidential = 2.0 fc; industrial and logistics = 3.0 fc); all fixtures (except streetlights) must be cutoff type with no uplight; canopy fixtures recessed within canopy; rooftop garage lighting setback 15 ft. from perimeter; wall packs fully shielded downward; ground-based fixtures minimum 10 ft. from property line; pedestrian lighting 1.0-2.0 fc, bollard max 4 ft. height; parking area lighting staggered heights; gas station canopy max 15.0 fc at edge, 10.0 fc outside; residential lighting 0.5-2.0 fc, max 16 ft. fixture height; athletic field lighting per IESNA, extinguished by 11 PM. Prohibited: flashing lights, floodlights (except approved architectural), tube/neon exterior lighting, traffic-control-imitating lighting. Illustrative figures C.4.1-C.4.4 added.

What changed and why it matters

This section creates a complete site lighting regulatory framework where none previously existed. All new development must now comply with property-line illumination maximums, cutoff fixture requirements, and multiple prohibited lighting categories. Photometric plans are required for residential developments. Gas station canopy lighting, athletic field lighting, and pedestrian lighting are specifically regulated for the first time. Figures C.4.1-C.4.4 are primary reference material for permitted fixture types, heights, and configurations.

Where to look

- Section C.4 (entire section) -- Lighting
 - Table C.4.1 -- Maximum Illumination of Property Line (enforcement reference)
 - Figure C.4.1 -- Permitted Fixture Type (cutoff fixture requirement visual)
 - Figure C.4.2 -- Light Fixture Height
 - Figure C.4.3 -- Parking Area Lighting (staggered height standard)
 - Figure C.4.4 -- Bollard/Path Lighting Examples
-

TOPIC: Landscape, Buffer, and Tree Protection

What it was (Current Code)

Landscaping was governed by Article 9. Applicability exempted single-family, two-family, and semi-attached dwellings on their own lots; required for all site plan/subdivision approvals. Buffer types: Type A = 5 ft., 2 canopy + 2 understory trees + 15 shrubs per 100 LF; Type B = 10 ft., 2 canopy + 6 evergreen + 15 tall shrubs; Type C = 15 ft., 3 canopy + 8 evergreen + 15 shrubs; Type D = 20 ft., 4 canopy + 10 evergreen + 20 shrubs + required fence; Types B and C allowed fence to reduce width by 5 ft. Subdivision front bufferyard: Heavy = 20 ft.; Berms = 20 ft.; Walls = 10 ft. with Type A. Parking

islands: 9 ft. x 17 ft. min., 1 canopy + 3 shrubs, max 15 spaces between islands, 7-ft. wide median every third row in large lots. Historic Trees: 2 replacement trees per removal. CRZ = 1 ft. per inch DBH. Streetscape plan interval: 50 ft. Plant minimums: Canopy 7 ft., Understory 5 ft., Evergreen 5 ft.

What it is now (Proposed Draft)

Section C.5 is comprehensively restructured. Buffer types: Type A = 15 ft. (3x increase), 3 trees + 25 shrubs; Type B = 10 ft., 3 trees + 25 shrubs; Type C = 15 ft., 4 trees + 2 understory + 50 shrubs; Type D = 50 ft. (2.5x increase) + 8 trees + 4 understory + continuous hedge + 8-ft. wall + optional 5-ft. berm; fence-reduces-width provisions removed. Subdivision front bufferyard: all three options now require 50 ft. (Heavy and Berms up from 20 ft.; Wall up from 10 ft.). Parking area landscaping: four components (Terminal Islands min 275 sq. ft.; Interior Islands 10 ft. x 18 ft., max 10 contiguous spaces; Divider Medians with required lighting; Perimeter Plantings). Trees renamed: Historic to Grand Trees; Grand Tree replacement = 6 trees (up from 2); CRZ = 1.5 ft. per inch DBH (up from 1 ft.). Streetscape plan interval: 40 ft. (down from 50 ft.). Plant minimums: Canopy 8 ft., Understory 6 ft., Evergreen 6 ft. Poor Performers list prohibits 8 species. Screening section 5.13 added. Tree Bank Program (Section 5.15.1) added. Comprehensive irrigation requirements (Section 4.11.2) added.

What changed and why it matters

The landscape buffer width increases are among the most significant site-layout changes in the Proposed Draft. Type A triples in width (5 to 15 ft.); Type D increases 2.5x (20 to 50 ft.) and now requires an 8-ft. wall and continuous hedge. All three subdivision front bufferyard options require 50 ft. minimum. The 50% fence-reduces-width allowance in Types B and C is eliminated. Grand Tree replacement increases 200% (2 to 6 trees per removal). CRZ radius increases 50%. The streetscape plan interval tightens from 50 ft. to 40 ft. Eight tree species are prohibited. Screening requirements for loading, service, and equipment areas are new. The Tree Bank Program provides a new off-site mitigation pathway. Comprehensive irrigation standards replace the one-sentence requirement.

Where to look

- Table C.5.1 -- Landscape Yard Determination (buffer type by adjacent use)
- Figures C.5.1-C.5.4 -- Buffer Type Illustrations (primary reference for widths and plantings)
- Sections C.5.7-C.5.8 and Table C.5.11 -- Parking Area Landscaping
- Section C.5.10 -- Residential Subdivision Landscaping (50-ft. bufferyard all options)
- Table C.5.12 -- Landscape Planting Minimum Standards
- Section C.5.13 -- Screening Requirements (new)
- Tables C.5.2-C.5.8 -- Recommended Plants and Poor Performers (Table C.5.6 prohibits 8 species)
- Section C.5.15 and Table C.5.9 -- Grand Trees
- Section C.5.15.1 -- Tree Bank Program
- Section 4.11.2 -- Irrigation Requirements

TOPIC: Fencing, Berms, and Walls

What it was (Current Code)

Fencing standards were distributed across Article 4 (Section F for yard regulation fences, Section L for buffer yard fence standards) and Article 9 (berm and wall definitions). Buffer-yard fences and walls: min 5 ft., max 8 ft.; solid continuous structures of brick, stone, stucco, concrete, wood, synthetic wood, or composite; finished side on outside. Berms: max slope 1:3; min crown 6 ft.; max slope 1:4 when over 6 ft. in height; undulating; substantially planted; fully installed before CO; prevent standing water. No standalone electric fence or barbed wire standards. No color restrictions.

What it is now (Proposed Draft)

Section C.6 consolidates all fencing, berm, and wall standards. Section 6.1 requires permits for all fences and walls. Approved materials listed (brick/stone, stucco, treated wood, wrought iron, composite, PVC vinyl). Prohibited materials listed (barbed wire, razor wire, scrap metal, railroad ties).

Table 6.1: max 8 ft. height (posts/decorative details may add 1 ft.); 2-ft. setback from ROW; support structures inside fence; bright colors (orange, yellow, red) prohibited; DTC fences limited to 3 ft. at street frontages. Section 6.3: electric fences limited to agricultural and LI-W/HI uses; 12V DC max; pet underground fences permitted all districts; warning signs required; barbed wire limited to industrial uses with special exception pathway. Section 6.4: berms may substitute for up to 50% of evergreen buffer yard plantings; max 8 ft. above toe of berm; min crown width 2 ft. (reduced from 6 ft.); drainage requirement added. Section 6.5: walls max 8 ft.; drainage requirements. Figure C.6.1 added.

What changed and why it matters

Section C.6 creates a comprehensive fencing framework where standards were previously scattered. New standards include: approved/prohibited material lists; 2-ft. ROW setback (replacing prior 12-in.); bright color prohibition (orange, yellow, red); 3-ft. maximum height at DTC street frontages; permit requirements for all fences; explicit electric fence standards (12V DC, warning signs, district limitations); barbed wire restriction to industrial uses. Berm crown width reduces from 6 ft. to 2 ft. All of these are first-time consolidated standards.

Where to look

- Section C.6.1 and Table 6.1 -- General Standards (height, ROW setback, color, materials, DTC limit)
- Section C.6.3 -- Electric and Barbed Wire Fences
- Section C.6.4 -- Berms (50% buffer substitution, 8-ft. max, 2-ft. min crown)
- Section C.6.5 -- Walls
- Figure C.6.1 -- Berms and Walls (illustrative)

TOPIC: Parks and Open Space

What it was (Current Code)

Open space was governed by Article 8, Section C, and applied only to Planned Development Districts. The minimum was 25% of the PD tract as developed and/or undeveloped open space. Two categories: developed (active/passive recreation facilities) and undeveloped (preserved natural state with possible trails). The Planning Commission could require recreation facility installation. Ownership options: City/County, HOA/condo/cooperative, shared undivided interest, individually owned. HOA requirements: mandatory membership; permanent restrictions; liability insurance, taxes, maintenance. Deed restrictions required.

What it is now (Proposed Draft)

Section C.7 extends open space requirements to all new major subdivisions and planned developments (except individual commercial uses). Three open space sizes (Small 500 SF-1 Acre; Medium 1-2.5 Acres; Large 2.5+ Acres) and six open space forms (Pocket Park, Amenity Center, Green, Linear Park/Greenway, Neighborhood Park, Plaza/Square) replace the prior two-category system. Minimum open space: Residential Subdivisions 0-50 Acres = 10% (2 forms); greater than 50 Acres = 20% (3 forms); Mixed-Use PD less than 25 Acres = 10% (2 forms); greater than 25 Acres = 15% (2 forms). Active/passive: min 25% of required open space in residential developments must be active recreation. Design standards: evenly distributed; 100-ft. separation between forms; ADA accessible; max 50% passive may be stormwater; max 20% may be environmentally sensitive lands or floodplains; max 20% for ponds and lakes. Ownership: City/County or associations only (shared undivided interest and individual ownership removed). Maintenance failure = code violation and penalty. Illustrative figures C.7.1-C.7.6 added for each form.

What changed and why it matters

The extension of open space requirements from PD-only to all major subdivisions is a fundamental policy change. Every new major residential subdivision and mixed-use planned development will now face open space obligations. The six defined forms must be used -- applicants cannot count any undifferentiated open area. Active recreation must comprise at least 25% of required open space. Shared undivided interest and individual ownership are no longer permissible. Maintenance failures

now constitute code violations. Illustrative figures C.7.1-C.7.6 define the design character of each required open space form.

Where to look

- Table C.7.1 -- Open Space Sizes (Small, Medium, Large definitions)
- Figures C.7.1-C.7.6 -- Open Space Form Illustrations (primary reference for form character)
- Table C.7.2 -- Minimum Open Space Requirements (percentage and form requirements by district/acreage)
- Table C.7.3 -- Active and Passive Features

TOPIC: Wetlands (New in Version 4)

What it was (Current Code)

No standalone wetland protection section exists in the Current Code. Wetland references appear only in Article 9 landscaping exemptions for parcels containing wetlands 30 ft. or wider and in tree protection provisions.

What it is now (Proposed Draft)

Section C.8 Wetlands establishes a comprehensive City-level wetland protection framework. Any proposed land disturbance near a wetland requires a Wetlands Certification from the City before any permit may be issued -- independent of state and federal permits. Mandatory buffer widths: General Wetlands = 50 ft.; Wildlife Refuge/Sanctuary/Preserve = 200 ft.; Local/State/National Park or Forest = 100 ft.; Riparian Wetlands = 100 ft.; Industrial uses = 100 ft.; Agricultural uses = 50 ft. An additional 15-ft. setback from the edge of any wetland buffer area. Criminal penalties, stop-work orders, permit revocation, and City restoration authority established.

What changed and why it matters

Section C.8 creates an entirely new layer of wetland regulation -- new in Version 4. Any land disturbance near a delineated wetland now requires a City Wetlands Certification before any other permit is issued, regardless of state or federal approvals. Mandatory buffers of 50-200 ft. plus a 15-ft. setback from those buffers will affect site feasibility near any delineated wetland. Criminal penalties and City restoration authority are entirely new enforcement tools.

Where to look

- Section C.8.2 -- Applicability (Wetlands Certification requirement; pre-permit requirement)
- Section C.8.3 -- Wetland Delineation
- Section C.8.4 -- Procedures (Wetlands Notification vs. Wetlands Impact Application)
- Section C.8.5 -- Prohibited and Exempted Activities
- Section C.8.6 -- Standards and Criteria for Approval/Disapproval
- Section C.8.7 -- Wetland Buffers and Setbacks (50-200 ft. buffer + 15-ft. setback)
- Section C.8.8 -- Monitoring, Reporting, and Enforcement (criminal penalties; restoration authority)

Quick Reference — Most Common Questions

Questions a staff member or applicant would most likely ask, with Proposed Draft section answers.

Question	Where to Find It (Proposed Draft)
When is a Traffic Impact Study required?	Section C.1.2: Minor TIS -- project generates 200-400 ADT or 50-99 peak hour trips. Major TIS -- project generates more than 400 ADT, 100+ peak hour trips, is near a LOS C

Question	Where to Find It (Proposed Draft)
	intersection, raises traffic safety concerns, or is a residential subdivision of 30+ lots.
What is the maximum parking a use may provide before mitigation is required?	Section C.2.2: No use may provide more than 25% over the minimum parking requirement without incorporating at least 1 mitigating design feature (increased buffer, increased parking lot landscaping, pervious surface, or Zoning Administrator-approved method). No use may exceed 50% over the minimum without an approved APP.
Is bicycle parking required, and what ratios apply?	Yes, for specified uses. Table C.2.5: Multifamily Apartment (>8 units) = 1 per 2 vehicular spaces; Civic/Institutional = 1 per 5 vehicular spaces (min 4); Retail and Restaurant, Service, and Office = 1 per 5 vehicular spaces; Large Scale Open Space = 1 per 5. Maximum 20 spaces required. Must be within 50 ft. of primary pedestrian entrance.
What is the maximum lighting level at a property line?	Table C.4.1: Multi-family residential = 1.0 fc; Nonresidential uses = 2.0 fc; Industrial and Logistics uses = 3.0 fc. All values measured in maintained foot-candles at the edge of any lot line.
What buffer is required between commercial and residential uses?	Table C.5.1: Commercial adjacent to Residential = Type C buffer. Type C = 15 ft. width, 4 trees + 2 understory trees per 100 LF, 50 shrubs per 100 LF. See Figure C.5.3.
Are any tree species prohibited for landscaping?	Yes. Table C.5.6 Poor Performers: Norway Maple, Silver Maple, Catalpa, Honeylocust, Eastern White Pine, Bradford Pear, Scarlet Oak, and Siberian Elm are not permitted for landscaping applications. Any plant on the USDA Noxious and Invasive Plant List is also prohibited.
What is the open space requirement for a 40-acre residential subdivision?	Table C.7.2: Residential Districts 0-50 Acres: 10% of total square footage as open space in a minimum of 2 open space forms (e.g., Pocket Park and Green). At least 25% of required open space must be dedicated to active recreation.
What are the minimum loading/unloading spaces required for a multifamily building?	Table C.2.7: Multifamily buildings with fewer than 20 units per building = 0 spaces required. Multifamily buildings with 21 or more dwelling units per building = 1 space per building.
What sign types are now prohibited in the DTC district that were not restricted before?	Section C.3.10 and Table C.3.3: Pole/Pylon signs are not permitted in the Downtown Core (DTC) or Downtown Transition (DTT) districts. Table 6.1: Permanent fences in the DTC are limited to 3 feet in height along public street frontages.
How does the Tree Bank Program work?	Section C.5.15.1: When required tree replacement cannot be accommodated on-site (due to physical constraints, utility conflicts, or approved design alternatives), applicants may contribute to the City of Sumter Tree Bank. Contributions are calculated by the City Arborist based on a fee schedule adopted by City Council and updated annually. Applicants must submit a Tree Bank Contribution Plan demonstrating on-site planting infeasibility.
Is a City Wetlands Certification required even if I have state and federal wetland permits?	Yes. Section C.8.2: Any person proposing wetland disturbance must obtain a Wetlands Certification from the City of Sumter prior to commencement of any activity. No approval or permit for land disturbance shall be issued until the required Wetlands Certification has been completed.

Question	Where to Find It (Proposed Draft)
	Permits from state or federal agencies do not relieve a person of the requirement to seek City approval.
What wetland buffer applies to a site adjacent to a wildlife refuge?	Section C.8.7: A buffer of 200 feet must be observed when a wetland is part of, adjacent to, or within 100 feet of a Wildlife Refuge, Wildlife Sanctuary, or Nature Preserve established and operating under enabling state law. An additional 15-foot setback must be observed from the edge of the buffer area.

— END OF CODE COMPARISON REPORT —

Prepared for City of Sumter | Kimley-Horn | Chapter C | Draft July 8, 2026