



**NEWBERRY COUNTY COUNCIL
WORK SESSION
MINUTES
MARCH 16, 2015**

Newberry County Council met on Monday, March 16, 2015, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a zoning work session.

PRESENT: Henry H. Livingston, III, Chairman
Kirksey Koon, Vice Chairman
Bill Waldrop, Councilman
Leslie (Les) Hipp, Councilman
Steve Stockman, Councilman
Scott Cain, Councilman
Travis Reeder, Councilman
Wayne Adams, County Administrator
A.J. Tothacer, County Attorney
Laurie Renwick, Clerk to Council

MEDIA: None Present

The meeting was duly advertised as required by law.

Chairman Livingston called the meeting to order.

1. Introduction

Mr. Adams reported that in December of 2001, Newberry County adopted its first zoning ordinance which is still in effect today. There have been map changes but not much in the way of text changes. By in large, this zoning ordinance has been a durable document; however, there have been some controversies; some dealing with animal ownership in residential areas and some dealing with what is allowable in the R2 Rural District. These issues have not occurred frequently; therefore, Council can take its time with this ordinance. This meeting is an overview but you may want to consider future work sessions

to further discuss areas that are more contentious or areas you feel need more focus.

We've tried to simplify the language; limit to the greatest degree the level of discretion given to the Zoning Administrator; and make our table of permitted uses easier to read. Policy wise, most of the work has concentrated on the R2 Rural District which by far is the largest area district in the county; approximately 80% of the land area. The delicate balance we are trying to accomplish with this ordinance is on one hand to allow freedom and on the other to control incompatibility.

Finally, we are trying to be mindful of the zoning staffing we have; equivalent to 1.5 full time, and we have tried to write the regulations accordingly. If you are looking for a focus on property appearance standards, you will not find it here. Those things take patrolling, complaint investigation and time spent in magistrate's court and will take more staff resources to accomplish. This is a small government version of zoning and mostly addresses the permitting phase. Mr. Adams encouraged Council to take the time to make this the kind of ordinance you think Newberry County needs. There is no emergency, no reason to hurry, and every reason to get it right. It has been 14 years since it has been done and we know Council will be thorough and staff will be here every step of the way.

2. *Presentation of Proposed Zoning Ordinance* – Cheryl Matheny, The Matheny-Burns Group and Carol Rhea, Orion Planning Group

Ms. Matheny reported that their mission was to review the goals that Council and staff had given them and summarize the major changes they would like to propose. She welcomed Councils' input and discussion. Ms. Matheny and Ms. Rhea proceeded with a PowerPoint presentation of the proposed revisions to the zoning ordinance to date (Attached and part of the official minutes).

3. *Public Comments*

No comments.

4. *Adjournment*

Chairman Livingston declared the meeting adjourned at 9:30 p.m.

NEWBERRY COUNTY COUNCIL

Henry H. Livingston, Chairman

APPROVED:

Laurie N. Renwick, Clerk to Council

Newberry County Council Work Session on the Zoning Ordinance Update



March 16, 2015

Work Session Agenda

- Review of Council and Staff Goals and Priorities for the ZO update
- Summary of Major Proposed Changes
- Additional Council Discussion and Input

Project Goal

- To produce a zoning ordinance that is:
 - Individually tailored to Newberry County
 - What the County wants
 - What the County needs

Review of Council and Staff Goals and Priorities for the ZO Update



Identified Council Priorities

- Simplify and streamline regulations
- Make ZO simpler to read, interpret and administer
- Make R2 district more flexible and appropriate for a rural area
 - Regulate scale and intensity of development
 - Allow appropriate commercial, industrial and other uses associated with residential use
 - Protect existing residential uses from sensory pollution
- Reduce the number of special exceptions

Identified Council Priorities

- Find and remove errors and inconsistencies and address known problems identified by staff and consultants
- Remove provisions that require counting of animals
- Remove landscaping and tree requirements except for trees in parking areas
- Allow horses on 2+ acre properties in R2 residential districts without conditions

Identified Council Priorities

- Remove redundant/overlapping requirements in SOB regulations as appropriate
 - ZO – issues such as distance from other uses, where SOBs can locate, signage
 - Sheriff – issues related to operations, inspections, interior arrangement, and enforcement
- Accommodate the use of recreational vehicles in the R2 district as temporary residences

Additional Identified Priorities

- Make staff decisions quantifiable rather than subjective, provide clear standards for interpretation
- Remove or minimize regulations that are not needed, used, or enforceable
- Develop tables where appropriate to improve usability and prevent inconsistency
- Focus on protecting residential uses from other uses that would disturb normal residential living

Additional Identified Priorities

- Regulate sensory pollution (noise, light, odor, etc.), scale and intensity of use rather than appearance
- Consolidate zoning districts where possible

Summary of Major Proposed Changes to the Zoning Ordinance



Article 1 – Authority and Purpose

- No major changes
- A few sections moved to chapter for readability and reference purposes
- Several sections added for administrative purposes

Article 2 – Applicability and Conformity

- New article added for organizational purposes
- General applicability – added language to be more specific and descriptive
- Conformity
 - Added requirement that no building permit be issued unless it meets ZO requirements
 - Conformity – added language to be more specific and descriptive of relationship of ZO to other laws

Article 3 – General Regulations

- Application of Deed Restrictions – much of this section was moved to *Article 2 – Applicability and Conformity*
- Nonconformities combines, reformats and reconfigures all nonconformity sections in the ZO for readability, organizational and administrative purposes
 - Divided into different types of nonconformances-lots, structures, uses, accessory uses and structures, temporary nonconformances, manufactured homes

Article 3 – General Regulations

- Nonconformities, continued
 - Nonconforming use cannot be changed into another nonconforming use unless BZA finds proposed use to be in character with district
 - Nonconforming manufactured home must be replaced with another manufactured home that is HUD compliant (conforming)
 - Nonconforming off-premises signs cannot be replaced unless they meet requirements for repair/replacement under damage clause
 - Removed exemption for reconstruction of industry and business, but is still allowed within 6 months if degree of nonconformity is not increased

Article 3 – General Regulations

- Visibility Requirements, Sight Triangle
 - Moved to this chapter to apply to all applicable situations
 - Additional language and illustrations added for clarity and to assist with interpretation
 - Description of sight triangle measurement added
 - Sight triangle changed from 15' on either side of measurement to more effective 10' (minor road) x 40' (major road)
 - Measurement of required sight triangle for driveways clarified

Article 3 – General Regulations

- Fences and Walls added to address requirements for these structures as applied in all districts
- Light and Glare added per staff to address issue of light/glare trespass onto adjacent properties for all uses, except those exempted, and in all districts. Exterior lighting must:
 - Be shielded so as not to produce light that spills onto adjacent properties or rights-of-way
 - No flashing lights permitted, or lights that can be confused with warning, emergency or traffic signals
 - No direct or reflected glare may be visible at any property line or right-of-way

Article 3 – General Regulations

- Light and Glare – exempted uses because of their unique requirements for night-time operation:
 - Stadiums, ball fields, playing fields, tennis courts
 - However, lighting for these uses must be shielded to minimize light and glare trespass onto adjacent and nearby properties

Article 3 – General Regulations

- Parking of Commercial Vehicles was added per staff to preserve the integrity of County roads and applies to overnight or regular parking of commercial vehicles weighing more than 10 tons
 - Commercial vehicles may not park on any County road right-of-way
 - Commercial vehicles weighing more than 10 tons may not park on any lot accessed by a paved County road where the general character of the neighborhood is residential or the primary use of the property itself is residential

Article 4 – Administration & Enforcement

- Language edited to better explain processes and procedures, for clarification, and to reflect language specifically provided by the *SC Enabling Act*
- Added explanation of the duties of the County Administrator, elected and appointed boards, and commissions in the zoning process
- Moved the Board of Zoning Appeals (BZA) to this Chapter
- Clarified that property posting requirements for BZA apply only to site specific requests

Article 4 – Administration & Enforcement

- Added language to describe the types of BZA appeals determinations
- Changed all references from “administrative variances” to “administrative waivers”
- Variances – replaced description with language from *SC Enabling Act*, clarified variance filing procedure
- Special Exceptions – clarified text describing BZA process for reviewing and ruling on requests

Article 4 – Administration & Enforcement

- Amendments – added language clarifying who can initiate an amendment to the ZO
- Enforcement – added clarifying language to enforcement provisions

Article 5 – Zoning Districts

- Combined zoning districts:
 - BI + LI = IND (*Industrial*)
 - RS1 + RS2 = RS (*Single-family Residential*)
 - RS3 + RS4 = RM (*Single-family, allows manufactured homes*)
 - RS-1A renamed to RSV (*Single-family residential, allows temporary recreational vehicles*)
- Deleted overlay districts RIV (River Preservation) and FP (Flood Hazard Area)

Industrial

- Current requirements for Light Industrial (LI) and Basic Industrial (BI) zoning districts are almost identical
- Industrial recruitment is primarily focused on BI
- Combined the two into new Industrial (IND) district
- All land in LI and BI will now be IND
- All uses formerly allowed in LI will be now be allowed in IND and/or another compatible district such as General Commercial or R2

Industrial

- “Manufacturing, limited” allowed in R2 as conditional use (and IND), includes less intense uses such as:
 - Grain milling
 - Fruit and vegetables, specialty foods
 - Dairy products
 - Bakeries and other food manufacturing
 - Apparel, footwear and other leather products
 - Fabricated metal products
 - Optical Equipment and Lens
 - Computers and Electronics
 - Furniture
 - Professional, scientific and technical services

Article 5 – Zoning Districts

- Placed all uses in a Zoning District Table of Uses for ease of use and administration
 - Organized by major types of use
 - Includes NAICS number for reference and use by staff
 - Denotes if each use is Permitted (P), Conditional (C), Special Exception (SE) or not permitted (-) within each district
 - Includes references to specific sections for conditional uses and special exceptions

Article 5 – Zoning Districts

- Zoning District Table of Uses, continued
 - Table developed by staff based on current requirements and updated as needed for inconsistencies and errors
 - Substantially updated R2 permitted uses to provide more flexibility and accommodate uses compatible in a rural environment (*Article 6 – Conditional Use Regulations* and *Article 7 – Special Exception Regulations*)

Table of Permitted Uses

Description of Use	2012 NAICS	P= Permitted C= Conditional SE= Special Exception Dash (-)= Not Permitted										C/SE Reference
		R2	R3	RSV	RSW	RG	LC	GC	IND			
RESIDENTIAL												
Cluster Development, Single-Family	NA	C	-	-	C	C	-	-	-	-	-	153.090
Dwelling, Above Non-residential Use	NA	C	-	-	-	C	C	-	-	-	-	153.091
Dwelling, Duplex	NA	P	-	-	-	P	P	-	-	-	-	
Dwelling, Multi-Family	NA	-	-	-	-	C	-	-	-	-	-	153.092
Dwelling, Single-Family Attached - Patio Home - Townhouse	NA	-	-	-	-	C	-	-	-	-	-	153.093
Dwelling, Single-Family Detached	NA	P	P	P	P	P	P	-	-	-	-	
Dwelling, Zero Lot Line	NA	C	-	-	C	C	C	-	-	-	-	153.094
Equestrian Subdivision Development	NA	C	-	-	-	-	-	-	-	-	-	153.095
Manufactured Home (built after June 15, 1976) on individual property	NA	P	-	-	P	P	-	-	-	-	-	
Manufactured Home Park	531190	-	-	-	-	SE	-	-	-	-	-	153.138
Mobile Home (built before June 15, 1976)	NA	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding House	721310	P	-	-	-	-	P	P	-	-	-	

Article 5 – Zoning Districts

- Planned Development Districts section was restructured for usability and updated to require a true mix of uses, additional info added for clarification and to better outline rights and requirements

Article 5 – Zoning Districts

- Planned Development Districts, continued
 - Require a true mix of residential and non-residential land uses per court ruling
 - Stipulate how a PDD is established
 - Clarify conceptual plan requirements
 - Change minimum size for PDD to 10 acres (from 4 acres) to accommodate mixture of land uses
 - List development standards required

Article 5 – Zoning Districts

- Corridor Protection Overlay District (CPO) was added per staff to preserve and enhance the overall visual appearance and quality of important roadway corridors to preserve property values, promote economic development, and protect the County's image
 - Uses prohibited in these corridors - junkyards, landfills, salvage and scrap operations, outdoor storage of any number of junked vehicles, CAFOs, manufactured home parks, commercial campgrounds and RV parks, communications towers, and sexually-oriented businesses

Article 5 – Zoning Districts

- Airport Height and Land Use Protection Overlay District (AP)
 - Updated per specific recommendations from the SC Aeronautics Commission to reflect changes in technology and new Federal and State requirements
 - County staff and airport consultants also participated in discussion and review of updates
 - Updates also include mapping component
 - Updates will improve staff interpretation, administration of regulations

What are Conditional Uses?

- Uses that are allowed only if conditions are met as specified in the Zoning Ordinance
- Conditions can address a wide range of issues such as sensory impacts, buffers, road access, traffic generation
- Administered by the Zoning Administrator (ZA)
- Administrative decisions of the ZA may be appealed to the BZA

Article 6 - Conditional Uses

- Any conditions not defensible or quantifiable were changed to be so
- Any conditions that are subjective were removed or changed to special exceptions
- Conditions for all uses were reviewed for consistency with similar conditions and edited as needed
- If conditions were found inadequate to address the needs of the use, additional conditions were added as needed

R2 – Current Requirements

- Currently allows: single-family residential, agriculture, schools, healthcare, parks, golf courses, recreational facilities, churches, professional offices, civic clubs
- Conditional uses: cemeteries, temporary Christmas tree sales, private hunting facilities, veterinary facilities, confined animal feeding operations (cattle and poultry), manufactured homes
- Special Exceptions: aviation hangers/runways, kennels and animal auctions, solid waste convenience centers, landfills, cultural/community facilities, shooting ranges, commercial campgrounds, motor vehicle service and repair, personal services and repair, government buildings

Article 6 - Conditional Uses

- R2 Rural District Conditional Uses added to allow appropriate commercial and industrial uses in rural areas, with conditions that make them compatible with residential and agricultural uses
 - Conditional use requirements apply for uses that are less than 5,000 sq ft in GFA for structure(s)
 - Allows these uses to be associated with, but secondary to, single-family residential on the same property
 - Council has reviewed and provided edits and provisions for R2 conditional uses and special exceptions in previous work sessions

Article 6 - Conditional Uses

- R2 Rural District Conditional Uses include:
 - Buffer of 100' from adjoining property lines of existing single-family residential uses and adjacent residentially zoned properties
 - Maneuvering of associated vehicles must be accommodated on the property
 - Waste materials must be covered from public view
 - All manufacturing processes must be within the structure
 - Uses must comply with light, glare, odor and vibration requirements and general County noise requirements

R2 Performance Requirements

- Light – as required in *Article 3 – General Regulations*, all exterior lighting shall be fully shielded and may not spill over on adjacent properties or rights-of-way.
- Glare – as required in *Article 3 – General Regulations*, no direct or sky-reflected glare allowed so as to be visible at the property line.
- Odor – No omission of odorous gases or other odorous matter in such quantities as to be offensive to a person of normal sensibilities at the property line or right-of-way.
- Vibration – no vibration allowed beyond the property line that would cause another person to be aware of the vibration by touch or visual observation of moving objects at the property line.

Article 6 - Conditional Uses

- Conditional uses for Horses and Horse Stables, Accessory to Residential were added
- Conditional uses for Junked Vehicle Storage were added per staff
- Child and Adult Day Care Centers were combined and changed from special exception to conditional use

Article 6 - Conditional Uses

- Communications Towers and Antennas was updated to more current and enforceable conditions
 - Any proposed new antenna on an existing tower and any new tower in non-residential districts (where allowed) that adheres to height limitations will be permitted as conditional use
 - Any new tower in residential district, any new tower in other district that exceeds height limitations, any increase in the height of an existing tower, and waivers to required fencing and screening must be permitted as a special exception

Article 6 - Conditional Uses

- Communications Towers and Antennas, continued
 - New antennas/towers on existing towers in residential districts are conditional uses
 - New free-standing monopoles in residential districts not over 100' in height are special exceptions
 - Towers on roofs/walls must be screened or designed to match structure
 - Fencing and screening required for new towers/antennas, requirements are provided
 - Requires additional setbacks from historic and architecturally significant properties
 - Applicants must provide compliance statement that equipment meets Federal emission standards

Article 6 - Conditional Uses

- Air Transportation, Public, Air Transportation Support and Air Transportation, Private updated per recommendation of SC Aeronautics Commission, County Airport consultants and staff
- Concentrated Animal Feeding Operations (CAFO) – clarified and revised requirements per State requirements and for consistency - also reflected in *Article 7 - Special Exception Regulations* under CAFO, Swine and Slaughterhouses
- Added conditions for Helipads per staff request

Article 6 - Conditional Uses

- Added conditions and definitions for Transport Containers as Accessory Storage and Portable On-demand Container as Temporary Storage per staff request
- Updated and clarified conditions for Recreational Vehicles as Temporary Accommodation and added conditions for use in R2 district
 - Conditions for this use in RSV district are unchanged
 - Purpose - to enable limited use of RVs as temporary accommodations for workers employed in or near County but do not intend to permanently relocate to the area

Article 6 - Conditional Uses

- Recreational Vehicles as Temporary Accommodation, continued
 - Parcel must be 5 or more acres
 - One temporary RV allowed per acre, no more than 10 RVs on one parcel
 - Each RV must have individual water, sewer, electrical service and connections
 - Minimum 100' setback required between perimeter of all RV sites and all property lines and rights-of-way
 - Minimum 50' buffer required along side and rear property lines
 - Permit valid for 6 months, may be renewed

What is a Special Exception?

- A use that would not be appropriate generally or without restriction in a zoning district, but if controlled as to number, area, location, or relation to the surrounding land could be appropriate
- Permitted by Board of Zoning Appeals (BZA) subject to terms and conditions as specified in the ZO
- BZA review must include a public hearing
- BZA rulings must be based on findings of fact and conclusions of law

Article 7 – Special Exceptions

- Updated Special Exceptions to be clear and defensible
- Inconsistencies among special exceptions and with conditional uses were reviewed and edited
- Where requirements/considerations were inadequate to address the needs of the use, additional requirements/conditions were included

Article 7 – Special Exceptions

- R2 – Rural District Special Exceptions required for structures larger than 5,000 sq ft in gross floor area
 - Structures must meet all conditions in *Article 6 - Conditional Use Regulations*
 - Primary vehicular access must be on paved arterial or collector road (see map)
 - Applicants must also provide additional info including size/location of building(s), type of use, distance to existing residential and residentially zoned properties, hours of operation, number of employees, traffic impact

SC DOT Functional Road Classifications



Article 7 – Special Exceptions

- R2 – Rural District Special Exceptions, continued
 - BZA may require additional buffer distances from adjoining residential, limit hours of operation, require access to paved road, etc. depending on their findings
- Added Correctional Institutions, Tattoo and Body Piercing Establishments and Drive-in Movie Theaters as special exceptions per staff request
- Requirements for Sexually-Oriented Businesses updated to remove redundancies with *Chapter 11 of the Newberry County Code of Laws*

Sexually Oriented Businesses

- Sexually Oriented Businesses – currently there are overlapping regulations for Sheriff and ZO
 - ZO will regulate exterior physical issues related to building location and use such as distances from other uses and signage
 - Sheriff is more equipped to deal with enforcement requirements related to operation, inspections and interior arrangement as provided in Chapter 11 of the *Newberry County Code of Laws*

Article 7 – Special Exceptions

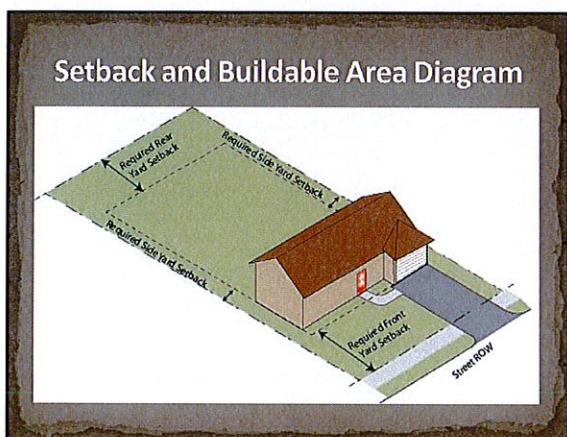
- Concentrated Animal Feeding Operations for Swine, Slaughterhouse Operations were separated from the general CAFO requirements provided in *Article 6 - Conditional Use Regulations* and terminology requirements were updated per SC DHEC and staff
 - May be permitted by special exception in R2 district
 - Site design must ensure safe, predictable vehicular parking, access and movement onto and off of the site
 - New CAFOs for swine must be separated from another swine CAFO by at least 5 miles

Article 7 – Special Exceptions

- Concentrated Animal Feeding Operations for Swine, Slaughterhouse Operations, continued
 - Use must not be injurious to the use/enjoyment for permitted uses of adjacent properties
 - Use must not discourage or negate the use of surrounding properties for permitted uses
 - Use must not substantially injure the value of adjoining properties
 - Additional conditions may be imposed by BZA to ensure that use will not constitute a nuisance or a safety, health or traffic hazard

Article 8 – Area, Setback and Dimensional Requirements

- Added new sections for *administrative purposes* and clarification
- Consolidated requirements, reviewed and edited to remove inconsistencies, simplify administration and enforcement
- Clarified confusing sections
- Added diagrams for illustration as needed
- Placed lot area, width and setback requirements in table format
- Requirements provided by staff, based on current requirements



Lot Area, Width and Setback Requirements

Zoning Districts	Lot Area (sq. ft.)		Lot Width Front Bldg. Line (ft.)	Yard and Building Setbacks (ft.)			
	Residential	Non-Residential		Front Yard from Street ROW ¹	Principal Structures		Accessory Structures Side/Rear Yards
					Side Yard	Rear Yard	
R2	1 acre SF ^B 5,000/DU MF ^B	1 acre	100'	25' res. 50' nonres.	7'	20'	7'
RS	20,000	1 acre	70'	25'	7'	20'	7'
RSV	20,000	1 acre	70'	25'	7'	20'	7'
RSM	15,000	1 acre	70'	25'	7'	20'	7'
RG	10,000 SF ^B 5,000/DU MF ^B	10,000	70'	25' res. 50' nonres.	7'	20'	7'
LC	10,000 SF ^B 5,000/DU MF ^B	-	70'	25' res. 50' nonres.	10" ^C	20" ^C	7" ^C
GC	-	-	70'	50'	10" ^C	20" ^C	7" ^C
IND	-	-	100'	50'	20" ^C	20" ^C	12" ^C

^B DU = dwelling unit, SF = single-family residential, MF = multi-family residential and duplexes
^C All uses except single-family residential shall setback from any residential zoning district: 30' in LC and GC and 50' in IND
¹ For front yard setbacks: res. = single-family detached dwellings and duplexes; nonres. = single-family attached residences, multi-family dwellings, and all non-residential uses

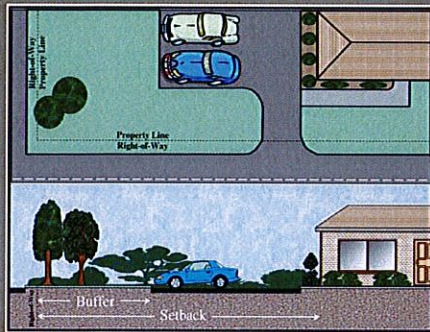
Article 9 – Buffers, Screening and Landscaping

- All landscaping requirements, including those previously required in “bufferyards,” have been removed per staff and Council request, except for trees in parking lots or that are included as conditions for conditional uses or special exceptions
- Buffers are required along all applicable property boundaries for new development, redevelopment sites, and when an existing commercial or industrial use is expanded by more than 25%

Article 9 – Buffers, Screening and Landscaping

- **Buffers**
 - Revised former “bufferyard” requirements, now called “buffers” with no landscaping requirements
 - Clarified requirements for buffers – no structures or parking allowed in a buffer, may be used for passive recreation, storm drainage
 - Added Buffer Width Table, updated required distances for more intense uses - if no “screening” via landscaping is now required, buffers were increased to provide additional separation from incompatible uses
 - Increased minimum buffer for streams from 20’ to 50’

Buffer and Setback Diagram



Buffer Width Table

Proposed Use	Existing Use			
	Residential, Single-family ¹	Residential, Duplex ¹	Residential, Multi-family ¹	Manufactured Home Park
Residential, Single-family Detached	0'	0'	0'	0'
Residential, Duplex	0'	0'	0'	0'
Residential, Single-family Attached	25'	25'	25'	25'
Residential, Zero Lot Line	25'	25'	25'	25'
Residential, Multi-family	50' 0"	50' 0"	50'	50'
Manufactured Home Park	50' 0"	50' 0"	50'	50'
Commercial	50' 30"	50' 30"	30'	30'
Industrial	50' 30"	50' 30"	50' 30"	50' 30"

¹ Existing residential and residentially zoned properties

Article 9 – Buffers, Screening and Landscaping

- **Screening**
 - Added screening requirements to replace former “bufferyard” requirements for more intense features or incompatible land uses/activities
 - Requires opaque screening
 - Provides height and length requirements including measurement
 - Provides requirements for screening of features

Article 9 – Buffers, Screening and Landscaping

- **Screening, continued**
 - Requires screening for some land uses per staff request between proposed commercial or industrial uses and existing adjacent residential and residentially zoned properties
 - Provides requirements for berms, if used as screening
 - Allows use of natural areas as screening of uses/activities if adequate for the purpose

Article 9 – Buffers, Screening and Landscaping

- Parking Lot Tree Canopy (trees in parking lots) added to protect health, provide shade, reduce expanses of asphalt, and reduce ambient temperatures in parking lots
 - Provides requirements for maintenance, planting, location, replacement, irrigation, pruning
 - Updates previous requirements for parking lot trees for clarity and to provide reasonable and enforceable installation and maintenance requirements

Article 9 – Buffers, Screening and Landscaping

- Open Space requirements were updated to clarify how to calculate required open space, what can be included or located within required open space, ownership

Article 10 – Parking & Loading Regulations

- Off-street Parking Requirements
 - Consolidates all parking requirements in one chapter
 - Clarifies requirements as needed
 - Encourages shared parking for adjacent uses where possible and practical
 - Adds an option for applicants to apply for a lower number of parking spaces if site meets certain criteria

Article 10 – Parking & Loading Regulations

- Off-street Parking Requirements placed all requirements in a table format
 - Table sorted by use categories and uses as provided in the *Zoning District Table of Permitted Uses*
 - NAICS reference is provided for staff use
 - Similar uses consolidated to reduce table size
 - Table format enabled comparison of requirements for similar uses
 - Requirements were reviewed and edited for consistency

Article 10 – Parking & Loading Regulations

- Off-Street Parking Requirements, continued
 - Where parking requirements not provided in current ZO, new requirements based on those for similar uses
 - Parking Space Design Requirements were clarified and expanded to better describe what is required, particularly for paving and pervious/impervious surfaces
 - Shielded lighting is required if off-street parking spaces are to be used at night
 - Requirements for drive-thru stacking were added

Article 10 – Parking & Loading Regulations

- Parking and Storage of Recreational Vehicles, Other Recreational Equipment and Unlicensed Vehicles – much of this section was moved to Recreational Vehicles as Temporary Accommodation in *Article 6 - Conditional Use Regulations*
- Off-street Loading and Unloading Spaces was simplified and clarified for usability

Article 11 - Signs

- Staff requested that the chapter be significantly improved for administration, readability/usability and enforceability
- Much of the language is new, though specific requirements for individual sign types are unchanged or based on current requirements
- Requires permanent signs to be made of permanent durable material and temporary signs should be able to withstand normal weather
- Added provisions for electronic billboards per staff request

Article 11 - Signs

- Clarified that maximum sign height for freestanding signs is 40'
- Required signs to be set back at least 10' from street ROW as base measurement
- Added detailed measurement including illustrations on how sign standards are to be measured
- Made clear that signs placed illegally on public property are forfeit
- Clarified types and placements of prohibited signs

Article 11 - Signs

- Expanded list of signs allowed without a permit to include governmental signs, flags and traffic control signs
- Placed permitted sign standards for individual sign types in a table format for easier comparison and readability
- Reviewed and edited sign standards for consistency
- Added standards for projecting signs

Article 12 - Definitions

- All definitions reviewed and updated as needed
- Definitions not relevant or not referenced in the ZO were deleted
- Added new definitions as needed
 - Examples include – Body Piercing, Home for the Handicapped, Monopole Tower, Open Space Ratio

Additional Council Discussion and Input



**Summary of Major Changes
Newberry County Zoning Ordinance Update
March 9, 2015**

Primary Goals per Council and Staff Guidance

- Simplify and streamline the size of the Zoning Ordinance
- Make the Zoning Ordinance simpler to read, interpret and administer
- Make staff decisions quantifiable rather than subjective, provide clear standards, reduce need for staff interpretation
- Remove or minimize regulations that are not needed, are unused, or are not enforceable
- Develop tables where appropriate to improve usability
- Focus on protecting residential uses from other uses that would disturb normal residential living
- Regulate sensory pollution (noise, light, vibration, odor, etc), scale and intensity of uses rather than appearance
- Make the R-2 district more flexible and appropriate for a rural area:
 - Regulate the scale and intensity of development in the R2 district
 - Allow appropriate commercial, industrial and other uses associated with residential use
 - Protect existing residential uses from sensory pollution
- Reduce the number of special exceptions
- Find and remove errors and inconsistencies, fix known problems identified by staff and consultants
- Remove provisions that require the counting of animals
- Consolidate zoning districts as much as possible
- Remove landscaping and tree protection requirements, except for trees in parking areas
- Allow horses in residential districts on 2 acre properties, in R2 without conditions
- Remove redundancy/overlapping requirements in Sexually Oriented Businesses regulations. The Zoning Ordinance should deal with issues such as distances from other uses and signage, the Sheriff with operation, inspections, interior arrangement and enforcement.
- Update Planned Development District provisions to reflect the recent court ruling that requires a true mix of uses
- Accommodate the use of recreational vehicles in R2 as temporary residences
- Update airport requirements per guidance from the SC Aeronautics Commission and County Airport consultants

Chapter Summaries

The following are summaries of all major changes to the Zoning Ordinance chapter drafts. Major changes are those that change regulations or how regulations are interpreted. Minor changes such as text or sections that have been moved, minor text edits, and minor wording changes are not noted.

Article 1 - Authority and Purpose

This article has very few changes to note. Most changes are for formatting and organizational purposes. A few sections from other chapters were moved to this chapter for readability and reference purposes, and several sections were added for administrative purposes.

Article 2 – Applicability and Conformity

This article is new and was added for organizational purposes. This article basically consists of sections moved from Article 1, and as such contains very few major changes.

1. Added language under **153.018 – General Applicability** to be more specific and descriptive.
2. Under **153.019 – Conformity**, added requirement that no building permit be issued unless it meets the requirements of the ZO.
3. Under **153.019 – Conformity**, added language to be more specific and descriptive regarding the relationship of the Zoning Ordinance to other county, state and federal laws.

Article 3 – General Regulations

The following major changes were made to this chapter:

1. Section **153.026 – Application of Deed Restrictions** – much of this section was moved to Article 2.
2. Section **153.030 – Nonconformities** combines, reformats and reconfigures all nonconformity sections in the current ZO. This was done for readability, organizational, and administrative purposes. The premise of the new language is that nonconformances are not encouraged to remain forever – that if a use, structure, or lot does not meet the requirements of the Zoning Ordinance then it should eventually disappear. This is consistent with long-standing court opinion. If this change is not made, nonconformances are potentially grandfathered in perpetuity perhaps calling into question the validity of the standards to which they do not conform. Specifically, the following changes were made:
 - a. The section was divided into nonconforming lots, nonconforming structures, nonconforming uses, nonconforming accessory uses and structures, temporary nonconformances and nonconforming manufactured home parks, importing relevant language from other parts of the code to consolidate all nonconformity requirements in one subsection.

- b. Unlike existing regulations, nonconforming uses cannot be changed into another nonconforming use unless the BZA finds that the new proposed use is in character with the uses and development of the zoning district.
 - c. A nonconforming manufactured home must be replaced with another manufactured home that meets HUD standards and therefore is conforming, and is the same size or larger. The current regulations allow the replacement manufactured home to be larger, which does not address the issues of nonconformity. The size of the home is usually not the nonconformity, it is the fact that it is a manufactured home. Therefore, allowing larger manufactured homes does not decrease the degree of nonconformity and it perpetuates the nonconformity.
 - d. Nonconforming structures are allowed to expand as long as the expansion doesn't increase the degree of nonconformity.
 - e. Nonconforming off-premises signs cannot be replaced except to the extent they meet the requirements for repair/replacement under the damage clause. The loss of these signs through attrition caused by age and extreme damage is often the only way to get rid of unwanted off-premises signs without great cost to the County.
 - f. While the exemption for the reconstruction for industry and business has been eliminated, it is still allowed within six months if the degree of nonconformity is not increased. In our experience, active businesses usually formally begin reconstruction within the six-month window. Again, this applies only to those buildings used for nonconforming uses, which normally means they are not compatible with the area so they should be encouraged to go away or at least be discouraged from continuing indefinitely. If it is determined that a particular structure previously used for a nonconforming use should not be made to go away, then the zoning district or text should be amended to make it conforming.
3. Requirements for Section **153.032 – Visibility Requirements, Sight Triangle** were moved to this chapter to apply to all applicable situations. Additional language has been added to these requirements for clarity and administrative purposes and a diagram was added to assist with interpretation. In addition, the following changes were made:
- a. A description of how the sight triangle is to be measured was added.
 - b. A diagram was added to illustrate the application of sight triangles.
 - c. Sight triangle was changed from 15' of either intersection to a more reasonable and effective 10' x 40' triangle, with 10' applied to the minor road and 40' applied to the major road.
 - d. Additional language was added to the sight triangle required for driveways that describes how it is to be measured.
4. Section **153.033 – Fences and Walls** was added to address requirements for these structures, as applied to all districts.
5. Section **153.034 – Light and Glare** was added at the request of the Zoning Administrator to address the issue of light/glare trespass onto adjacent properties for all uses, except for those specifically exempted, and in all zoning districts. To summarize, exterior lighting must be fully shielded and shall not produce light that spills over onto adjacent properties or rights-of-way, and no direct or reflected glare may be visible at any property line or right-of-way.

6. Section 153.035 – Parking of Commercial Vehicles was added at the request of the County Administrator to preserve the integrity of county roads and applies to the overnight or regular parking of commercial vehicles weighing more than ten tons.
 - a. Commercial vehicles may not park on any county road right-of-way
 - b. Commercial vehicles weighing more than 10 tons may not park on any lot accessed by a paved county road where either the general character of the neighborhood is residential or where the primary use of the property itself is residential

Article 4 – Administration and Enforcement

1. Generally cleaned up and tweaked a number of sections to better explain processes and procedures. Also replaced, where needed, any language specifically provided by the SC Enabling Act for specific types of administrative procedures.
2. Section **153.046 – Zoning Administrator** - made minor changes for clarification to the duties of the zoning administrator.
3. Section **153.047** – added an explanation of the duties of the county administrator
4. Section **153-048** included the following:
 - a. Added the duties of the elected and appointed boards and commissions, moved the duties of the Board of Zoning Appeals to this section.
 - b. Clarified that property posting requirements for the BZA only apply to site specific requests.
 - c. Added language to describe the types of BZA appeals determinations.
5. Section **153-051 – Administrative Waivers** - changed all references regarding administrative “variances” to administrative “waivers.”
6. Section **153-052 – Variances** – replaced description with language from the SC Enabling Act and clarified variance filing procedure.
7. Section **153-053 – Special Exceptions** – clarified text describing the BZA process for reviewing and ruling on requests for special exceptions.
8. Section **153-054 - Amendments** - Added language clarifying who can initiate an amendment to the Zoning Ordinance.
9. Section **153-005 - Enforcement** -Added a significant amount of clarifying language to the enforcement provisions.

Article 5 – Zoning Districts

1. Combined districts:
 - BI + LI = IND (*Industrial*)
 - RS1 + RS2 = RS (*Single-family Residential*)
 - RS3 + RS4 = RM (*Single-family, allows manufactured homes*)
 - Renamed RS-1A to RSV (*Single-family, allows temporary*)

recreational vehicles)

2. Deleted overlay districts RIV (river preservation) and FP (Flood hazard area)
3. Current requirements for Light Industrial (LI) and Basic Industrial (BI) are almost identical, with industrial recruitment primarily focused on BI. The two districts were combined into the Industrial (IND) district, with all land currently in LI and BI now in the IND district. All uses formerly allowed in LI will now be allowed in IND and other compatible districts such as General Commercial or R2. Manufacturing, Limited uses such as grain milling, dairy products, bakeries, furniture, computers, furniture, professional/scientific/technical services, etc., are now allowed in R2 as conditional uses.
4. Section **153-073 – Zoning District Table of Uses** - Placed all uses in a table format for ease of use, administration.
 - a. Organized by major types of use – Residential, Education, Commercial, etc.
 - b. Includes NAICS number for reference and use by staff
 - c. Denotes if each use is Permitted (P), Conditional (C), Special Exception (SE) or not permitted (-) within each district
 - d. Includes references to specific sections for conditional uses and special exceptions
 - e. Table was developed by staff based on current requirements and updated as needed, then edited for inconsistencies, errors, etc.
 - f. Substantially updated R2 permitted uses to provide more flexibility and accommodate uses that are compatible in a rural environment – see Articles 6 and 7 for specifics on these changes
 - g. See full Zoning District Table of Uses in Chapter 5 of the Zoning Ordinance draft
5. Section **153.074 – Planned Development Districts** - section restructured for usability, updated to require a mixture of residential and non-residential uses per court ruling, additional info added to clarify and tie down rights and necessary requirements. Specifically, the following changes were made:
 - a. Require a minimum mixture of land uses (residential and other uses) - this is now required per court ruling.
 - b. Stipulate how a PDD is established.
 - c. Clarify conceptual plan requirements.
 - d. Establish a minimum size for PDD requests at 10 acres, rather than the 4 now required. This is to accommodate a mixture of land uses per the court ruling.
 - e. List development standards required.

6. Section **153.075 (D) – Corridor Protection Overlay District (CPO)** was added per the County Administrator to preserve and enhance the overall visual appearance and quality of important roadway corridors within the county in order to preserve property values, promote economic development, and protect the image of Newberry County.
 - a. All regulations and requirements in the underlying zoning districts still apply
 - b. The following uses are prohibited: junkyards, landfills, salvage and scrap operations, outdoor storage of any number of junked vehicles, CAFOs, manufactured home parks, commercial campgrounds and RV parks, communications towers, and sexually-oriented businesses
7. Section **153.075 (E) – Airport Height and Land Use Protection Overlay District (AP)** has been updated per recommendations provided by Mihr Shah of the SC Aeronautics Commission to reflect changes in technology and requirements at the Federal and State levels as they apply to Newberry County.

Article 6. Conditional Uses

1. Any conditions that are not defensible or quantifiable were changed to be so
2. Any conditions that are subjective were removed or changed to special exceptions
3. Conditions for all uses were reviewed for consistency with conditions for similar uses and edited as needed
4. If conditions were found not to be adequate to address the needs of the use, additional conditions were applied as needed
5. Section **153-089 – R2 Rural District Conditional Uses** – Added to allow appropriate light commercial and industrial, in addition to single-family residential and agricultural uses, with conditions that make them compatible with those residential and agricultural uses. Conditional use requirements apply for uses that are less than 5,000 sq. ft. in gross floor area for the structure or combination of structures. Uses exceeding 5,000 sq. ft. in gross floor area must be approved as Special Exceptions.
 - a. Includes provision that allows such uses to be associated with, but secondary to, single-family residential on the same property
 - b. Council has reviewed, edited, and approved provisions for R2 conditional uses/special exceptions in previous work sessions
 - c. Conditions include:
 - A buffer of 100' from adjoining property lines of existing single-family residential uses and adjacent residentially zoned properties
 - Maneuvering of associated vehicles must be accommodated on the property
 - Waste materials must be covered from public view
 - All manufacturing processes must be completed within the permitted structure(s)

- Uses must comply with light, glare, odor, and vibration requirements as well as noise requirements of the County Code of Ordinances
6. Section **153.099 - Horses and Horse Stables, Accessory to Residential** was added
 7. Section **153.100 - Junked Vehicle Storage** was added per staff
 8. Section **153.101 – Child and Adult Day Care Centers** was changed to conditional use from special exception
 9. Section **153.109 - Communications Towers and Antennas**- the current language has been augmented with the following significant suggestions. In summary, any proposed new antenna on an existing tower and any new tower in non-residential districts (where allowed) that adheres to height limitations would be permitted as a conditional use. Any new tower in residential districts, any new tower in other districts that exceeds the height limitation, any increase in the height of an existing tower, and waivers to fencing and screening are permitted only as special exceptions.
 - a. In residential districts, enables new antennas on existing towers that meet the conditions to be permitted uses.
 - b. In residential districts, new free-standing monopoles with a height not over 100' must be considered by the BZA as a special exception.
 - c. Requires towers on roofs or walls to be screened or designed to match the structure upon which they are attached.
 - d. Requires fencing and screening and details those requirements.
 - e. Establishes setbacks from historic and architecturally significant properties as well as general setbacks.
 - f. Requires compliance statements from applicants proving that equipment meets Federal emission standards.

NOTE: Subsequent to the completion of this draft, the FCC adopted new rules October 17, 2014 regulating telecommunication towers. It is recommended that the county attorney review the proposed telecommunication tower language and amend if necessary to ensure compliance.

10. Sections **153.112 – Air transportation, Public, Air Transportation Support** and **153.113 – Air Transportation, Private** – updated per recommendation of SC Aeronautics Commission, County Airport consultants and staff
11. Section **153.115 – Concentrated Animal Feeding Operations** - Clarified and revised requirements for Concentrated Animal Feeding Operations per State requirements and for consistency. This is also reflected in the Special Exceptions chapter for Concentrated Animal Feeding Operations, Swine, Slaughterhouse Operations.
12. Section **153.116 – Helipads** - Added conditions for Helipads per staff request

13. Section **153.119 – Transport Containers as Accessory Storage** - added conditions and accompanying definitions for transport containers as accessory storage and section **153.123 - Portable On-Demand Container (POD) as Temporary Storage** per staff request
14. Section **153.124 – Recreational Vehicle as Temporary Accommodation** - updated and clarified conditions for recreational vehicles as temporary accommodation, added conditions for such use in the R2 district. Conditions for this use in the RSV district are unchanged. Conditions for use in R2 district are as summarized as follows:
 - a. Purpose is to enable limited use of RVs as temporary accommodations for workers employed in or near the County but do not intend to permanently relocate to the area
 - b. Parcel must be 5 or more acres
 - c. One temporary RV allowed per acre, no more than 10 RVs allowed on one parcel
 - d. Each RV must have individual water, sewer and electrical service and connections
 - e. Minimum 100' setback required between perimeter of all RV sites and all property lines and road rights-of-way. Minimum buffer of 50' required along side and rear property lines.
 - f. Permit valid for period not to exceed 6 months, but may be renewed. Unoccupied RVs may be stored on the property if disconnected from all utilities and meets setback requirements.

Article 7. Special Exceptions

1. Updated special exception requirements to be clear and defensible
2. Pre-existing inconsistencies among special exceptions (inherent in the current ZO format) and with conditional uses were reviewed and edited as needed
3. If requirements/considerations were found not to be adequate to address the needs of the use, additional requirements/conditions were applied as needed
4. Section **153.136 – R2 Rural District Special Exceptions** - added special exception considerations for R2 – Rural District Special Exceptions for structures (or combination of structures) that exceed 5,000 sq ft in floor area.
 - a. Structures must meet all conditions in conditional use chapter
 - b. Structures must also provide additional info for consideration by the BZA including proposed size and location of building(s), type of use, distance to existing residences and residentially zoned properties, hours of operation, number of employees, primary vehicular access on a paved arterial or collector road, and traffic impacts.
5. Section **153.143 – Sexually-Oriented Businesses** - requirements were updated to remove redundancies with Chapter 111 of the County Code of Laws

6. Added special exceptions for correctional institutions, tattoo and body piercing establishments, and drive-in movie theaters as requested by staff
7. Section **153.147 – Communications Towers and Antennas** – added this as a new special exception. As is currently required, any new antenna on an existing tower is proposed to be permitted as a conditional use. This new section requires that any new tower in residential districts, any new tower exceeding the height limitations in all other districts, any increase in the height of an existing tower, and waivers to fencing and screening be permitted only as special exceptions. The most significant part of the proposed language deals with conditions and limitations. Basically, the language states that BZA has the right to attach reasonable conditions to their approval, and that any variance or waiver of standards must meet certain requirements.
8. Section **153.151 – Concentrated Animal Feeding Operations for Swine, Slaughterhouse Operations** – updated terminologies per DHEC and includes the following requirements and considerations:
 - a. No structure or facility related to such use can be located closer than 5,280 feet to any property with an existing residential use or residentially zoned property
 - b. New CAFOs for swine must be separated from another swine CAFO by no less than 5 miles
 - c. Use must not be injurious to the use or enjoyment for permitted uses of adjacent properties
 - d. Use must not discourage or negate the use of surrounding properties for permitted uses
 - e. Use must not substantially injure the value of adjoining properties

Article 8. Area, Setback and Dimensional Requirements

1. Added new sections at the beginning for administrative purposes and for clarification
2. Consolidated all of these requirements in one section, reviewed and edited to remove inconsistencies
3. Revised confusing sections as needed for clarity
4. Added diagrams as needed
5. Placed lot area, width and setback requirements in table format:
 - a. Used provisions originally provided by staff
 - b. Updated requirements and original draft format for consistency and to simplify administration and enforcement

Article 9. Buffers, Screening and Landscaping

Note – all landscaping, including landscaping previously required in “bufferyards,” has been removed from the Zoning Ordinance per staff request, with the exception of trees in parking lots or that included as conditions for conditional uses or special exceptions.

1. Section **153.82 – Buffers:**

- a. Revised former “bufferyard” requirements – now called buffers (no landscaping required)
- b. Added language to clarify the requirements for buffers – no structures or parking are allowed in a buffer, but may be used for passive recreation
- c. Buffers are required along all applicable property boundaries for new development sites, redevelopment sites, and whenever an existing commercial or use is expanded by more than 25%
- d. Added a buffer width table, with required distances updated to accommodate the removal of landscaping requirements for more intense uses – with no screening (landscaping) via bufferyards required, buffers were increased to provide additional separation from incompatible uses. In replacing buffer yards with buffers, it was determined that 50’ is the minimum distance that would provide true separation.
 - Added a 25’ buffer between proposed Single-family Attached Residential and Single-family zoned properties or Zero Lot Line Residential and existing single-family detached, duplex, multi-family, and manufactured home parks per staff
 - Added a 50’ buffer between proposed Multi-family Residential or Manufactured Home Parks and existing single-family, duplex, multi-family, and manufactured home parks
 - Increased the buffer between proposed Commercial uses and existing single-family residential and duplexes from 30’ to 50’
 - Increased the buffer between proposed industrial uses and single-family, duplex, multi-family, and manufactured home parks from 30’ to 50’
- e. Increased minimum buffer for streams from 20’ to 50’, from each side of the stream as measured from the top of the bank, however roads and golf courses may cross the buffer

2. Section **153.183 – Screening:**

- a. Added “screening” requirements for use in place of former bufferyard requirements for more intense features or incompatible land uses and/or activities
- b. Requires opaque screening where screening is required
- c. Provides requirements for screening
- d. Provides height and length requirements for screening
- e. Provides requirements for the screening of features
- f. Requires screening for land uses per staff request – between proposed commercial and existing adjacent residential and residentially zoned properties and between proposed industrial and existing adjacent residential and residentially zoned properties
- g. Provides requirements for berms if used as screening

- h. Allows use of natural areas as screening of uses/activities if adequate for purpose
- 2. Added Section **153.184 – Parking Lot Tree Canopy** (trees in parking lots):
 - a. Requirements are designed to protect tree health, provide shade, reduce expanses of asphalt (and ambient temperatures)
 - b. Includes requirements for maintenance, planting, size, location, replacement, irrigation, pruning, etc.
 - c. Updates previous requirements for parking lot trees
- 3. Section **153.185 - Open Space** - provides additional requirements for open space to clarify how it is to be calculated, what can be included in open space, ownership, etc.

Article 10. Parking and Loading Regulations

- 1. Section **153.197 – Off-Street Parking Requirements**:
 - a. Placed all parking requirements in one chapter
 - b. Clarified requirements as needed
 - c. Encourages shared parking for adjacent uses where possible and practical
 - d. Added an option for applicants to apply for a lower number of parking spaces, if the site meets certain criteria
 - e. Placed off-street parking requirements in a table, listed by use in the same way as provided in the Table of Permitted Uses:
 - Table is sorted by use categories as in Table of Permitted uses for ease of use
 - NAICS reference is provided
 - Some uses were consolidated to reduce table size and increase usability
 - Placement in table format enabled comparison of requirements between similar uses
 - Off-street parking requirements were reviewed and edited for consistency
 - Where parking requirements were not available in the current ZO, requirements were added based on requirements for similar uses
 - f. Section **153.199 - Parking Space Design Requirements** were clarified and expanded to better describe what is required, particularly with regard to paving and pervious/impervious surface.
 - g. Shielded lighting is required if off-street parking spaces are to be used at night
 - h. Requirements for drive-thru stacking were added

2. Section **153.200 – Parking and Storage of Recreational Vehicles, Other Recreational Equipment, and Unlicensed Vehicles** – much of this section was moved to section **153.124 – Recreational Vehicle as Temporary Accommodation** (Article 6 - Conditional Uses)
3. Section **153.201 – Off-Street Loading and Unloading Spaces** - was simplified and clarified for usability

Article 11. Signs

Staff asked that this chapter be significantly improved in terms of administration, readability/usability, and enforceability. Therefore, much of the language of this article is new, with specific requirements for individual sign types now provided in a table format to improve usability. Most of what was added was needed to better explain what is required and how this article will be administered and enforced. Specific recommendations include:

1. Require permanent signs to be made of permanent, durable material and that temporary signs should be able to withstand normal weather conditions.
2. Added provisions for electronic billboards per staff request.
3. Clarified that maximum sign height for freestanding signs is 40 feet.
4. Required signs to be set back at least 10 feet from the street right-of-way, as a base measurement (but may be overridden by specific sign standards).
5. Added a detailed explanation (including illustrations) of how signs standards are to be measured.
6. Made it clear that signs placed illegally on public property are forfeit.
7. Clarified the types and placements of signs that are prohibited.
8. Expanded the list of signs allowed without a permit to include certain governmental signs, flags, and traffic control signs.
9. Section **153.218 – Permitted Signs** - placed permitted sign standards in a table for easier comparison and readability.
10. Reviewed and edited sign standards for consistency.
11. Added standards for projecting signs.

Article 12 – Definitions

1. Section **153.230 – General Terms** - Additional clarification was provided as needed
2. All definitions were reviewed and updated as needed. For example, “Landfill” was updated to reflect SC DHEC definition.
3. Definitions that are not relevant or referenced in the Zoning Ordinance were deleted.
3. New definitions were added, many per staff request, or as needed:
 - Animal Shelter, Domestic
 - Body Piercing

- Campground and Recreational Vehicle Park
- Caliper
- Concentrated Animal Feeding Operation for Swine, New
- Day Care, Child/Adult – combined adult and child day care
- Day Care Facilities, Child/Adult
- Diameter at Breast Height
- Driveway
- Driveway, Private
- Dwelling, Patio Home
- Dwelling, Single-Family Attached
- Dwelling, Zero Lot Line
- Federal Manufactured Home Construction and Safety Standards
- Flag Lot
- Freestanding Tower
- Guyed Tower
- Helipad
- Home for the Handicapped – replaced Group Home per SC Enabling Act
- Land Disturbance
- Lattice Tower
- Lot Coverage
- Mobile Home – different from definition of Manufactured Home
- Monopole Tower
- Mulch
- Open Space Ratio
- Portable On-Demand Storage Container
- Road Classifications – Arterial, Collector, Local Roads
- A number of new definitions were added related to Signs and an illustration of sign types was also added
- Slaughterhouse Operation, New
- Structural Defect, Tree
- Tattoo
- Tattoo or Body Piercing Establishment
- Transport Container
- A number of new definitions were added related to Trees