

CHAPTER 6: SUPPLEMENTAL REGULATIONS**ARTICLE 1. PARKING AND LOADING****6.1.1. General Parking Requirements**

Permanent off-street parking for all structures and uses of land shall conform to the minimum requirements of *Table 6.1* except for properties zoned Core Commercial (CC). These standards, to be used as a guide to the development team, are based on national parking standards for general land use categories. The developer is ultimately responsible for ensuring that sufficient parking is provided.

6.1.1.1. Calculation of Off-Street Parking Requirements

- A. The number of parking spaces required shall be calculated so that fractional portions of parking spaces are considered a full space (*i.e.* 56.12 parking spaces shall be calculated as 57 total spaces).
- B. Calculation for required off-street parking for any bar, lounge, nightclub or restaurant shall include all outdoor seating areas.

6.1.1.2. Change or Expansion of an Existing Use

- A. Change in the use of an existing structure or site shall also require compliance with the minimum parking requirements applicable to the new use.
- B. Any expansion of an existing use shall be required to provide additional off-street parking related to the expansion area only, and shall not be required to provide additional off-street parking related to the existing use. Existing spaces cannot be used to offset the expansion areas.
- C. Any addition of personnel, seats, chairs, slips, *etc.* upon which the parking standards are established within *Table 6.1* shall require upgrading of parking facilities under the standards provided herein.

6.1.1.3. Parking for Uses Not Listed in Table

Parking for uses not expressly provided for in *Table 6.1* shall be determined by the Zoning Official, who shall apply the unit of measurement set forth in the table which he/she deems to be most similar to the proposed use.

6.1.1.4. Mixed Uses

Combined parking areas serving two (2) or more principal uses shall contain spaces equal in number to the total spaces required for all principal uses served. This requirement is also in effect if the principal uses are the same or have the same parking requirements.

Table 6.1. PARKING REQUIREMENTS

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|----------------------------|--|---|
| RESIDENTIAL | | |
| <i>Residential</i> | Duplex | 2 spaces per dwelling unit |
| | Group Home, Limited | 3 spaces per home |
| | Houseboat | 2 spaces per dwelling unit |
| | Manufactured Home | 2 spaces per dwelling unit |
| | Manufactured Home – Residentially Designed | 2 spaces per dwelling unit |
| | Manufactured Home Park | 2 spaces per dwelling unit |
| | Mobile Home | 2 spaces per dwelling unit |
| | Multi-Family | 1 space per 1 bedroom unit 1.5 spaces per 2 bedroom unit 2 spaces per 3 or more bedroom unit and 1 space per 5 total units |
| | Single Family Attached (3 or more units) | 2 spaces per dwelling unit |
| Single Family Detached | 2 spaces per dwelling unit | |
| CIVIC | | |
| <i>Cultural</i> | Auditorium/Arena | 1 space per 4 seats based on maximum seating capacity |
| | Cultural Arts Center | 1 space per 4 seats based on maximum seating capacity |
| | Library | 10 spaces, plus 1 space for each 300 sq ft of gross floor area |
| | Museum/Art Gallery | 1.2 spaces per 1,000 sq ft of gross floor area |
| | Public Assembly Hall | 1 space per each 3 persons allowed with the maximum occupancy load |
| <i>Day Care</i> | Child/Adult Care Center | 1 space designed for the safe and convenient loading and unloading of persons for every 10 persons, based upon center's regulated parking capacity, with a minimum of 4 spaces, plus 1 parking space per every room plus sufficient area for 8 parking spaces |
| | Child/Adult Day Care Center | 1 space designed for the safe and convenient loading and unloading of persons for every 10 persons, based upon center's regulated parking capacity, with a minimum of 4 spaces, plus 1 parking space per every room plus sufficient area for 8 parking spaces |
| | Child/Adult Day Care Home | 2 spaces designed for the safe and convenient loading and unloading of persons |
| | Family Child/Adult Day Care Home | 2 spaces designed for the safe and convenient loading and unloading of persons |
| | Group Child/Adult Day Care Home | 1 space designed for the safe and convenient loading and unloading of persons for every 5 persons, based upon the center's regulated capacity, with a minimum of 3 spaces |
| <i>Government Services</i> | Animal Shelter | 1 space per 400 sq ft, but no fewer than 4 spaces |
| | Correctional Institution | 1 space per employee, plus one space per 10 cells |
| | Government/Public Utility Office | 1 space per employee based upon largest shift |
| | Military Armory | 1 space per 250 sq ft of gross floor area |
| | Police, Fire, & EMS Station | 1 space per each person on largest shift or 1 per 300 sq ft, whichever is greater |
| | Post Office | 1 space per 400 sq ft of gross floor area |
| | Other Government Services | 1 space per 300 sq ft of gross floor area |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|----------------------|---|--|
| <i>Institutional</i> | Administrative Offices | 1 space per 400 sq ft of gross floor area |
| | Assisted Living | 1.2 spaces per room or 0.6 spaces per bed, whichever is greater |
| | Beauty/Barber School | 3 spaces, plus 1 space for each operator station |
| | College/University Building | 1.25 spaces per student, based on the design capacity of the building |
| | Commercial/Trade School | 1.25 spaces per student, based on the design capacity of the building |
| | Dormitory | |
| | Educational Institution | 1.25 spaces per student, based on the design capacity of the building |
| | Group Home, Extensive | 1 space per every 10 persons, based upon occupancy level, with a minimum of 3 spaces |
| | Hospitals/Sanatoriums | 2.25 spaces per bed at design capacity |
| | Medical Clinic | 1 space per 100 sq ft of gross floor area |
| | Nursing/Convalescent Home | 1.2 spaces per room or 0.6 spaces per bed, whichever is greater |
| | Outpatient Hospital | 2.25 spaces per bed at design capacity of the building |
| | School, Elementary | 1.6 spaces per classroom |
| | School, Middle/Intermediate/Junior High | 2.5 spaces per classroom |
| | School, High | 1 space per 1.5 students, faculty and staff, based on design capacity |
| | Technical School or College | 1.25 spaces per student, based on the design capacity of the building |
| | Other Institutional | The most similar institutional regulations shall apply at the discretion of the Zoning Official |
| <i>Recreation</i> | Amusement Center | 1 space per 150 sq ft of gross floor area |
| | Amusement Park | 1 space per 200 sq ft of area within enclosed buildings, plus 1 space for every 3 persons that the facility is designed to accommodate when used to the maximum capacity |
| | Baseball/Softball/Soccer Park | 10 spaces per field |
| | Basketball Court, Outdoor | 5 spaces per court |
| | Batting Cages – Commercial | 3 spaces per batting cage |
| | Botanical Garden | 2 spaces per total acre of land |
| | Bowling Alley | 4 spaces per each alley |
| | Camp | 1 space per every 2 dormitories, plus 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in the operation of the camp, plus general parking area to accommodate drop-off/pickup of campers |
| | Campground | 1 – 10 ft x 30 ft space per each campsite |
| | Community Center | 1 space per 250 sq ft of gross floor area |
| | Community/Neighborhood Recreation | 1 space per 1,000 sq ft of gross floor area |
| | Driving Range | 1 space per each driving tee |
| | Fairground | 1 space per 50 sq ft of total acreage used |
| | Golf Course, including Clubhouse | 4 spaces per each golf hole, plus 1 space per each 500 sq ft of gross floor area |
| | Golf Course, Par 3 | 6 spaces per each golf hole |
| Gymnasium | 1 space per each 3 seats at maximum seating capacity, plus 1 space for each 200 sq ft of gross floor area | |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|------------------------------|--|---|
| <i>Recreation</i> | Health Club | 1 space per 200 sq ft of gross floor area, with a minimum of 5 spaces |
| | Indoor Athletic Field | 1 space per each 2.5 spectator seats, or 1 space per each 300 sq ft of gross floor area, whichever is greater |
| | Indoor Racquet/Tennis | 3 spaces per each court |
| | Marina | 1 space per 2 slips |
| | Miniature Golf Course | 1.25 spaces per each hole |
| | Outdoor Recreation | 1 space per 500 sq ft of total acreage used |
| | Pistol/Rifle Firing Range | 1 space per target area |
| | Private Recreation Area | 1 space per 20,000 sq ft of total acreage used for recreation |
| | Public Park and Playground | 2 spaces per acre of total area included in park or playground |
| | Racetrack | 1 space for each 4 spectator seats |
| | Recreational Vehicle Park | 1.5 space per each RV site |
| | Riding Stable | 1 space per every 4 stalls |
| | Skating Rink | 1 space per 250 sq ft of gross floor area |
| | Stadium | 1 space per every 4 seats |
| | Swimming Pool, Public Outdoor | 1 space per 4 persons, based on design capacity of the pool |
| | Swimming Pool, Public Indoor | 1 space per 4 persons, based on design capacity of the pool |
| | Tennis Club | 2 spaces per court |
| | Theater, Indoor | 1 space per 4 seats |
| | Theater, Outdoor | 1 space per 3 patrons to the maximum capacity of the facility |
| | Ultra-Light Flight Park | 0.5 spaces per tie-down or storage area |
| Zoo or Wildlife Park | 1 space per 2,000 sq ft of land area of the zoo or park | |
| Other Recreation | The most similar recreation regulations shall apply at the discretion of the Zoning Official | |
| <i>Religious Uses</i> | Cemetery | 1 space per each full-time employee |
| | Cemetery, Pet | 1 space per 1,000 sq ft of land area of the cemetery |
| | Church, Temple, Synagogue | 1 space per 4 seats in the principal place of worship, based on the maximum seating capacity |
| | Convent or Monastery | 1 space for each 1,000 sq ft of gross floor area or 1 per 2 beds, whichever is greater |
| | Mausoleum | Parking area equal to ground floor area of the facility |
| <i>Service Organizations</i> | Civic Club/Lodge | 1 space for each 4 persons based upon design capacity of the facility |
| | Sorority/Fraternity House | 3.3 spaces per 1,000 sq ft of gross floor area |
| | Other Service Organizations | The most similar service organization regulations shall apply at the discretion of the Zoning Official |
| COMMERCIAL | | |
| <i>Professional</i> | Accountant | 1 space per 350 square feet of gross floor area |
| | Architect/Engineer Office | 1 space per 350 square feet of gross floor area |
| | Biotechnological Center | 1 space per 350 square feet of gross floor area |
| | Brokerage House | 1 space per 350 square feet of gross floor area |
| | Business Office | 1 space per 350 square feet of gross floor area |
| | Contractor, General | 1 space per 500 square feet of gross floor area |
| | Corporate Headquarters | 1 space per 400 square feet of gross floor area |
| | Laboratory/Research | 1 space per 500 square feet of gross floor area |
| | Medical/Dental/Doctor Office | 1 space per 200 square feet of gross floor area |
| | Office Building | 1 space per 350 square feet of gross floor area |
| | Real Estate Office | 1 space per 350 square feet of gross floor area |
| | Other Office | 1 space per 350 square feet of gross floor area |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|-----------------|--|--|
| <i>Retail</i> | ABC Package Store | 1 space per 200 sq ft of gross floor area |
| | Antique Shop | 1 space per 400 sq ft of gross floor area |
| | Art Store | 1 space per 400 sq ft of gross floor area |
| | Automobile/Truck/Motorcycle/Boat Sales | 1 space per 1,000 sq ft of gross floor area |
| | Automotive Parts | 3.3 spaces per 1,000 sq ft of gross floor area |
| | Bait Shop | 1 space per 200 sq ft of gross floor area |
| | Bakery/Candy Store | 1 space per 500 sq ft of gross floor area |
| | Book Store | 1 space per 250 sq ft of gross floor area |
| | Building/Plumbing Supplies | 1 space per 500 sq ft of gross floor area |
| | Business Machine Sales and Service | 1 space per 900 sq ft of gross floor area |
| | Business Services, General | 1 space per 350 sq ft of gross floor area |
| | Camera Shop | 1 space per 350 sq ft of gross floor area |
| | Carpet/Wallpaper/Window Treatment Sales | 1 space per 350 sq ft of gross floor area |
| | Ceramic Shop | 1 space per 350 sq ft of gross floor area |
| | Clothing/Apparel Store | 1 space per 350 sq ft of gross floor area |
| | Contractor – Shop/Yard | 1 space per 2,500 sq ft of gross floor area |
| | Convenience Store – Gasoline Sales | 1 space per 250 sq ft of gross floor area |
| | Dairy Product Sales | 1 space per 350 sq ft of gross floor area |
| | Department Store | 1 space per 350 sq ft of gross floor area |
| | Farm Equipment Sales and Service | 1 space per 1,000 sq ft of gross floor area |
| | Feed and Seed Store | 1 space per 750 sq ft of gross floor area |
| | Flower/Gift/Card Shop | 1 space per 350 sq ft of gross floor area |
| | Furniture/Appliance Retail | 1 space per 1,000 sq ft of gross floor area |
| | Gas Station, Full Service | 1 space per 500 sq ft of gross floor area |
| | Gas Station, Self-Service | 1 space per 250 sq ft of gross floor area |
| | General Merchandise | 1 space per 500 sq ft of gross floor area |
| | Grocery Store/Supermarket | 6.5 spaces per 1,000 sq ft of gross floor area |
| | Gun Sales and Service | 3 spaces per 1,000 sq ft of gross floor area |
| | Hardware/Paint/Fixture Store | 3 spaces per 1,000 sq ft of gross floor area |
| | Jewelry Store | 1 space per 200 sq ft of gross floor area |
| | Manufactured Home Sales | 1 space per 7,500 sq ft of gross floor area |
| | Monument and Tombstone Sales | 1 space per 2,000 sq ft of gross floor area |
| | Newspaper/Magazine Stand | 1 space per 300 sq ft of gross floor area |
| | Outdoor Retail (permanent) | 1 space per 10,000 sq ft of available lot area |
| | Pawn Shop | 1 space per 300 sq ft of gross floor area |
| | Pet Store/Pet Supplies | 1 space per 300 sq ft of gross floor area |
| | Pharmacy/Drug Store | 1 space per 250 sq ft of gross floor area |
| | Rental Center | 1 space per 300 sq ft of gross floor area |
| | Retail, Extensive | 1 space per 350 sq ft of gross floor area |
| | Shoe Store | 1 space per 250 sq ft of gross floor area |
| Shopping Center | 1 space per 350 sq ft of gross floor area | |
| Sporting Goods | 1 space per 350 sq ft of gross floor area | |
| Tire Recapping | 1 space per 500 sq ft of gross floor area | |
| Toy Store | 1 space per 350 sq ft of gross floor area | |
| Video Rental | 1 space per 100 sq ft of gross floor area | |
| Other Retail | The most similar retail regulations shall apply at the discretion of the Zoning Official | |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|-------------------|--|---|
| Service | Appliance Service | 1 space per 500 sq ft of gross floor area |
| | Animal Grooming | 1 space per 300 sq ft of gross floor area |
| | Automobile Detailing | 1 space per 1,000 sq ft of gross floor area, plus 1 space for each bay/stall |
| | Automobile Rental | 1 space per 500 sq ft of gross floor area |
| | Automobile/Truck/Motorcycle Repair/Service | 1 space per 1,000 sq ft of gross floor area, plus 1 space for each bay/stall |
| | Automatic Teller Machines | 2 spaces per machine, plus stacking room for 3 cars |
| | Bank | 1 space per 400 sq ft of gross floor area up to 20,000 sq ft, plus 1 space per 500 sq ft of gross floor area in excess of 20,000 sq ft, plus stacking spaces shall be provided at a ratio of 4 spaces per drive-thru window |
| | Bank, Drive-Thru Only | 1 space per 200 sq ft, plus stacking spaces shall be provided at a ratio of 9 per service window stacking tub (171 feet) |
| | Bar/Lounge/Nightclub | 1 space per 100 sq ft of gross floor area or 1 space per 3 persons of maximum seating capacity, whichever is greater |
| | Barber/Beauty Shop | 3 spaces per barber/stylist chair |
| | Bed and Breakfast | 2 spaces, plus 1 space per guestroom |
| | Bicycle Sales and Service | 1 space per 400 sq ft of gross floor area |
| | Bingo Parlor | 1 space per 100 sq ft of gross floor area or 1 space per 3 persons of maximum seating capacity, whichever is greater |
| | Boat Repair | 1 space per 1,000 sq ft of gross floor area |
| | Body Shop | 1 space per 150 sq ft of gross floor area |
| | Car Wash, Full Service | 1 space per 1,000 sq ft of gross floor area, plus stacking spaces shall be provided at a ratio of 10 per bay/stall |
| | Car Wash, Self Service | 4 stacking spaces per each washing stall, plus 2 drying spaces per each stall |
| | Catering Establishment – No On-Site Sales | 1 space per 1,000 sq ft of gross floor area |
| | Cellular Telephone Provider | 1 space per 200 sq ft of gross floor area |
| | Crematorium | 1 space per 4 seats of chapel capacity, plus 0.22 spaces per employee |
| | Dance Studio or School | 1 space per 3 persons, based upon the design capacity of the building |
| | Dancing/Staged Entertainment | 1 space per 3 persons, based upon the design capacity of the building |
| | Dry Cleaning/Laundry Establishment | 3 spaces, plus 1 space for each 500 sq ft of gross floor area in excess of 1,000 sq ft of gross floor area |
| | Employment Agency | 1 space per 250 sq ft of gross floor area |
| | Financial Institution | 1 space per 400 sq ft of gross floor area |
| | Funeral Home | 1 space per 100 sq ft of gross floor area or 1 per 3 persons of maximum seating capacity in the viewing rooms and chapel, whichever is greater |
| | Hotel/Motel | 1.2 spaces per guest room, plus 50% of accessory uses |
| | HVAC Service | 1 space per 500 sq ft of gross floor area |
| | Interior Decorating Shop | 1 space per 1,000 sq ft of gross floor area |
| | Janitorial Service | 1 space per 1,000 sq ft of gross floor area |
| | Kennel Operations/Care | 1 space per 400 sq ft of gross floor area |
| | Laundromat | 1 space per 200 sq ft of gross floor area used by the general public |
| | Lawnmower Repair | 1 space per 500 sq ft of gross floor area |
| Locksmith | 3 spaces per 1,000 sq ft of gross floor area | |
| Mail/Fax Services | 1 space per 200 sq ft of gross floor area | |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|-------------------------------------|---|---|
| <i>Service</i> | Mechanical/Repair Shop | 1 space per 500 sq ft of gross floor area |
| | Mini-Warehouse Storage | 1 space per 10 storage units |
| | Movie Theater | 1 space per 5 seats |
| | Music Studio | 4 spaces per each recording studio |
| | Newspaper/Publishing Business | 1 space per 600 sq ft of gross floor area or 1 space per employee on the largest shift and vehicles stored on the premises, whichever is greater |
| | Oil Change Service | 2 spaces per service bay, plus 1 space per employee |
| | Optician | 1 space per 200 sq ft of gross floor area |
| | Parking Garage | 1 space for each anticipated vehicle |
| | Parking Lot, Commercial | 1 space for each anticipated vehicle |
| | Pest/Insect Control Business | 1 space per 800 sq ft of gross floor area |
| | Photography Studio | 1 space per 400 sq ft of gross floor area |
| | Pool/Video Game Room | 1 space per 5 persons, based on the design capacity of the building |
| | Printing/Copying Business | 1 space per 600 sq ft of gross floor area |
| | Rescue Mission | 1 space per personnel on largest shift |
| | Restaurant (Drive-Thru) | 1 space per each 3 seating accommodations plus 1 space per each 3 employees on largest shift, plus sufficient area for 8 stacking spaces for the 1 st drive-thru window and 6 stacking spaces for each additional window |
| | Restaurant (No Drive-Thru) | 1 space per each 3 seating accommodations, plus 1 space per each 2 employees on largest shift |
| | Rooming/Boarding House | 1.7 spaces per dwelling unit |
| | Sewing Machines/Vacuum Cleaner Repair/Sales | 1 space per 350 sq ft of gross floor area |
| | Sexually Oriented Business | 1 space per person, based on the design capacity of the building or 1 space per 1,000 sq ft of gross floor area, whichever is greater |
| | Tailor/Shoe Shop | 1 space per 200 sq ft of gross floor area |
| | Taxi Business | 1 space per each employee on the largest shift |
| Therapeutic Massage | 1 space per 400 sq ft of gross floor area | |
| Travel Agent | 1 space per 250 sq ft of gross floor area | |
| Tourist Welcome Center | 1 space per 400 sq ft of gross floor area | |
| Veterinary Clinic/Office | 1 space per 500 sq ft of gross floor area | |
| Other Services | The most similar service regulations shall apply at the discretion of the Zoning Official | |
| INDUSTRIAL | | |
| <i>Processing and Manufacturing</i> | Acid Manufacturing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Apparel/Clothing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Animal Processing/Sales | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Asphalt/Petroleum Refining | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Blacksmith | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Boat Manufacturing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Bottling Works | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|-------------------------------------|--|--|
| <i>Processing and Manufacturing</i> | Chemical and Allied Products | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Computer Products | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Dairy Product Processing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Explosives Manufacturing and/or Storage | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Fabricating/Assembling – Enclosed in Building | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Fertilizer Manufacturing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Fish Oil Manufacturing/Refining | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Furniture and Fixtures | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Games/Toys | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Glass, Stone and Clay Products | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Ice | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Metal Industries – Bolts, Screws, Nuts, Washers, Rivets, Rails | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Metallic Smelting | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Musical Instrument | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Office Machines | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Paper and Allied Products | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Pharmaceuticals | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Plastic Products | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Precision Instrumentation | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Printing, Publishing and Allied Industries | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Pulp Manufacturing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Saw Mill | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Scrap Metal Processors | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Sign Manufacturing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Silverware | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Tobacco Storage and Processing | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| Textiles | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises | |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|---------------------------------------|--|---|
| <i>Processing and Manufacturing</i> | Welding Shop | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Wood Products | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Other Light Industrial | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Other Heavy Industrial | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| <i>Transportation/ Infrastructure</i> | Airport Facility | 2 spaces per each 3 employees on the largest shift, plus 1 space per 100 sq ft of gross floor area of waiting area(s) |
| | Airport Terminal | 2 spaces per each 3 employees on the largest shift, plus 1 space per 100 sq ft of gross floor area of waiting area(s) |
| | Bus Terminal | 2 spaces per each 3 employees on the largest shift, plus 1 space per 100 sq ft of gross floor area of waiting area(s) |
| | Cartage, Express, and Parcel Delivery | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises |
| | Communications Tower | 2 spaces, plus 1 space per 250 sq ft of gross floor area of building |
| | Heliport | 1 space per 1,000 sq ft of operational gross floor area |
| | Helistop | A maximum of 5 spaces for commercial helistops and a minimum of 2 spaces for non-commercial helistops |
| | Public Utility | 1 space per employee based on the largest shift, plus 1 space per vehicle stored |
| | Private Airstrip | 1 space per airline storage building or pad |
| | Railroad Facility/Switching Yard | 1 space per employee based on the largest shift |
| | Railroad Terminal | 1 space per 500 sq ft of gross floor area |
| | Radio/Television Station | 1 space per 1,000 sq ft of gross floor area |
| | Radio/Television Station Mast | 2 spaces, plus 1 space per 250 sq ft of gross floor area of building |
| | Radio/Television Studio | 1 space per 500 sq ft of gross floor area |
| | Sanitary Landfill | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle stored |
| | Sewage Treatment Facility | 1 space per employee based on the largest shift, plus 1 space per vehicle stored |
| | Solid Waste Convenience/ Recycling Center | 1 space for each 500 sq ft of facility area, with a minimum of 5 spaces |
| | Trucking/Shipping Terminal | 1 space per employee based on the largest shift, plus 1 space per vehicle stored |
| | Utility Station/Substation | 1 space per employee based on the largest shift |
| | Water Treatment/Storage | 1 space per employee based on the largest shift |
| Other Infrastructure/ Transportation | The most similar warehousing/distribution regulations shall apply at the discretion of the Zoning Official | |
| <i>Warehousing/ Distribution</i> | Beverage Distribution | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle stored |
| | Distribution Center | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle stored |
| | Scrap Operation | 2 spaces per acre of total land used for storage |
| | Storage Yard – Not Scrap | 1 space per 20,000 sq ft of lot area |
| | Surplus Materials, Heavy Machinery | 2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle stored |
| | Warehouse | 2 spaces per each 3 employees on the largest shift or 1 space per 5,000 sq ft, whichever is greater |

| USE CATEGORY | SPECIFIC USE | PARKING RATIO |
|--------------------------------------|---|---|
| <i>Warehousing/ Distribution</i> | Other Warehouse/ Distribution | The most similar warehousing/distribution regulations shall apply at the discretion of the Zoning Official |
| NATURAL RESOURCE | | |
| <i>Agriculture</i> | Agricultural Sales and Service | 1 space per employee on the largest shift |
| | Animal Production/ Breeding Facility | 1 space per employee on the largest shift |
| | Animal/Livestock Keeping | 1 space per employee on the largest shift |
| | Crop Storage and Sales | 1 space per 300 sq ft of gross retail floor area |
| | Dairy Farming/Cattle Farming | 1 space per 300 sq ft of gross retail floor area |
| | Field Crops | 1 space per 300 sq ft of gross retail floor area |
| | Christmas Tree Sales | 1 space per 300 sq ft of gross retail floor area |
| | Game Farm | 1 space per 300 sq ft of gross retail floor area |
| | Greenhouse/Nursery – Commercial | 1 space per 300 sq ft of gross retail floor area |
| | Grove/Orchard/Vineyard | 1 space per 300 sq ft of gross retail floor area |
| | Greenhouse – Private | 1 space per 300 sq ft of gross retail floor area |
| | Hatchery Operation | 1 space per 300 sq ft of gross floor area |
| | Hunting Club/Preserve | 1 space per 300 sq ft of gross floor area |
| | Livestock Auction House | 1 space per 300 sq ft of show area |
| | Mulch Sales/Landscaping Products | 1 space per 300 sq ft of gross sales floor area, or 1 space per employee on the largest shift, whichever is greater |
| | Poultry House | 1 space per employee on the largest shift |
| | Produce Stand/Shelter | 1 space per 300 sq ft of gross floor area |
| | Slaughterhouse | 1 space per employee on the largest shift |
| | Stockyard | 1 space per employee on the largest shift |
| | Truck Farm/Farmer's Market | 1 space per 300 sq ft of gross floor area of building |
| | Wildlife Refuge | N/A |
| | Other Agricultural | The most similar agriculture regulations shall apply at the discretion of the Zoning Official |
| <i>Extractive</i> | Mining | 1 space per employee based on the largest shift, plus 1 space per vehicle stored |
| <i>Forestry</i> | Forest Management Area | N/A |
| | Park/Forest Reserve | N/A |

6.1.2. Developer-Submitted Parking Data

The Zoning Official may accept a higher or lower number of parking spaces than required in *Table 6.1*. (or a specific number of spaces for a use not listed) based upon developer-submitted parking data such as a shared parking analysis or appropriate standards for another accepted source, provided the following:

- A. If the Zoning Official accepts the lower number of parking spaces than is required in *Table 6.1*, the site may be required to accommodate the higher number of spaces in case of future need. The design and location of these additional parking spaces shall meet current design standards.
 1. The area necessary to accommodate these spaces shall not be included as part of the site's minimum open space requirement.
 2. The area necessary to accommodate these spaces shall not be included in the impervious coverage for the site and accounted for in the drainage design.
 3. Until or unless such spaces are needed, as determined by the Zoning Official, the area shall be maintained as open space, and the clearing of trees and other vegetation and subsequent adherence to the requirements of *Chapter 6, Article 2 – Landscaping*, shall not occur until or unless such additional parking is required to be constructed.
- B. Any shared parking analysis shall follow the guidelines of the Urban Land Institute's *Shared Parking*. Any off-site parking to be utilized shall require the recording of a perpetual easement, in form and substance acceptable to the Zoning Official, in the office of the Clerk of Court of Greenwood County.

6.1.3. Parking Design Standards

All off-street parking areas except single family detached and manufactured or mobile homes shall be designed and constructed in accordance with the following design standards:

6.1.3.1. Accessibility and Functionality

- A. Unless no other practicable alternative is available, any off-street parking area shall be designed so that vehicles may exit such areas without backing onto a public street or private road.
- B. Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public vehicles can serve such developments.
- C. Off-street parking areas shall be designed so that vehicles cannot extend onto public rights-of-way, sidewalks, or tend to bump against or damage any wall, vegetation, or other obstruction.
- D. Circulation areas shall be designed so vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.

- E. Off-street parking areas shall be free of obstructions, displays, storage and the like that prevents the free flow of traffic and results in the reduction in parking spaces available for potential users. Cart storage is allowed within the parking area, but the space allocated shall not be considered in the total number of parking spaces.

6.1.3.2. Location

- A. No off-street parking area shall be located over an active or auxiliary septic tank field.
- B. The land designated for parking must be contiguous to the building site that it relates to.
- C. All designated parking areas must be set back at least five (5) feet from all property lines.

6.1.3.3. Construction and Maintenance

- A. All off-street parking shall be constructed of asphalt or concrete.
- B. Off-street parking facilities shall be properly graded so as to prevent damage to abutting property or roadways.
- C. Off-street parking areas shall be maintained in a clean, orderly, dust-free and weed-free condition.

6.1.4. Dimensional Standards for Parking

- A. Parking Space Dimensions – Each parking space (other than those designed for the disabled) shall contain a rectangular area at least 19 feet long and nine (9) feet wide. Parking spaces set aside for parallel parking shall be not less than 20 feet by eight (8) feet.
- B. Aisle and Driveway Widths – Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking.

Table 6.2. ANGLE OF PARKING

| AISLE WIDTH | ANGLE OF PARKING | | | | |
|-----------------|------------------|-------|-------|-------|-------|
| | 0° | 30° | 45° | 60° | 90° |
| One Way Traffic | 13 ft | 13 ft | 13 ft | 18 ft | 20 ft |
| Two Way Traffic | 19 ft | 19 ft | 20 ft | 22 ft | 24 ft |

- C. Cart Storage – Retail stores and other uses that provide carts for patrons may provide cart return storage within the parking area. These storage areas shall be noted on the parking plans and shall not be counted towards the total number of spaces as required in *Table 6.1*.

6.1.5. Parking Spaces for Disabled Persons

Except for a lot containing a single family or duplex dwelling, all uses shall be required to provide the following number of spaces designed for disabled persons and such spaces shall be counted towards the total number of spaces as required in *Section 6.1.1.1*.

Table 6.3. PARKING SPACES REQUIRED FOR DISABLED PERONS

| TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES | TOTAL NUMBER OF REQUIRED SPACES FOR THE DISABLED |
|--|---|
| Up to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| Over 200 | 7 plus one space for every additional 100 spaces over 300 |

Parking spaces for the disabled shall be designed as a rectangle with minimum dimensions of at least twelve (12) feet by 20 feet or eight (8) feet in width with an adjacent access aisle of eight (8) feet in width. All spaces for the disabled shall have access to a curb-ramp or curb-cut to allow access to the building, shall be located so that users will not be compelled to wheel behind parked vehicles, and shall be located the shortest distance between the parking area and the entrance to the principal building it serves. Each space shall be paved and prominently outlined in paint, with a permanent sign of a color and design approved by the South Carolina Department of Transportation, bearing the internationally accepted wheelchair symbol, posted at the head of the parking space.

6.1.6. Marking in Parking Areas

Parking areas containing ten (10) or more spaces shall be marked by easily seen painted lines of white, yellow or gold tones to indicate individual spaces.

6.1.7. Lighting for Parking Areas

Adequate lighting shall be provided in accordance with *Chapter 5, Article 5 – Performance Standards*.

6.1.8. Landscaping for Parking Areas

Off-street parking areas shall be landscaped in accordance with the provisions of *Chapter 6, Article 2 – Landscaping*.

6.1.9. Parking and Storage of Specified Vehicles

Parking, storage and use of certain vehicles shall be subject to the following conditions:

- A. No automobile, truck or trailer of any kind or type without current license plates or vehicle registration shall be parked, and construction equipment shall not be stored on any residentially occupied lot of less than ten (10) acres, other than in completely enclosed buildings within the municipal boundary of the City of Greenwood.
- B. The parking or storage of buses, school buses, wreckers, tractor trailer rigs and/or cabs and any other type of vehicles are not permitted in residential zoning districts, with the exception of vehicles not exceeding one (1) ton loading capacity.

- C. Not more than one (1) travel or camping trailer per family living on the premises shall be permitted on a lot in any residential district; and such vehicle shall not be occupied temporarily or permanently while it is parked or stored. Said trailers shall not be located in the road right-of-way.
- D. All uses not in compliance with the provisions of this section shall be removed or brought into conformity within six (6) months of the effective date of this ordinance.

6.1.10. Off-Street Loading and Unloading Spaces

6.1.10.1. Off-Street Loading Area Required

Whenever the normal operation of any land use requires that goods, merchandise, or equipment be routinely delivered to or shipped from that site, a sufficient off-street loading and unloading area must be provided in accordance with this Section to accommodate the delivery or shipment operations in a safe and convenient manner.

6.1.10.2. Required Dimensions for Loading Space

Each loading space shall be a minimum of 45 feet long and ten (10) feet wide and be clear and free of obstructions at all times.

6.1.10.3. Required Loading Spaces

Requirements for the number of loading/unloading space(s) required for particular land uses as calculated related to gross floor area of the proposed land use are included in *Table 6.4* as follows.

Table 6.4. OFF-STREET LOADING AND UNLOADING REQUIREMENTS

| USE | GROSS FLOOR AREA | SPACE(S) REQUIRED |
|---|--------------------------|---|
| Retail, Restaurant, Wholesale, Warehouse, Service, Manufacturing, or Industrial | Up to 25,000 sq ft | 1 |
| | 25,000 to 40,000 sq ft | 2 |
| | 40,001 to 100,000 sq ft | 3 |
| | 100,001 to 160,000 sq ft | 4 |
| | Over 160,000 sq ft | 4 plus 1 space for each additional 90,000 sq ft over 160,000 sq ft |
| Hotel, Motel, Office Building, Hospital, or Similar Institution or Place of Public Assembly | Up to 10,000 sq ft | 1 |
| | 10,001 to 100,000 sq ft | 2 |
| | 100,001 to 200,000 sq ft | 3 |
| | Over 200,000 sq ft | 3 plus 1 space for each additional 100,000 sq ft over 200,000 sq ft |

6.1.10.4. Loading Space Requirement for Land Uses Not Included in Table

Loading spaces required for land uses not expressly provided for in *Table 6.4* shall be determined by the Zoning Official, who shall apply the unit of measurement set forth in the table which he/she deems to be most similar to the proposed use.

6.1.10.5. Loading Space Access, Location and Design

Each loading or unloading space shall have access from an alley or public street. Loading and unloading areas shall be located and designed so that the vehicles intended to use them can

maneuver safely and conveniently to and from a street right-of-way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking aisle.

ARTICLE 2. LANDSCAPING**6.2.1. Purpose**

The purpose of landscaping requirements is primarily to preserve existing stands of trees and promote increased use of trees and other vegetation within developments while intercepting storm water runoff through pervious surfaces which promotes water filtration through the soil. Additional benefits of these regulations include: the preservation of vegetation; provision of adequate light and air; reduction of glare; filtration of automobile exhaust; encouragement of moderate temperatures; provision of visual buffering; preservation, protection, and restoration of the unique identity and environment; conservation of energy; and the provision of habitat for living things that might not otherwise be found in urban and suburban environs.

6.2.2. Definitions Specific to this Article

HEDGE: A continuous linear planting of shrubs.

SHRUB: A single or multiple stem plant species normally characterized by the ability to obtain a mature height of less than 12 feet.

TREE: Any hard-wooded perennial plant, whether coniferous or deciduous, of a species which normally reaches a height of 12 feet or more.

TREE, SMALL: A single or multiple stem tree species normally characterized by the ability to obtain a mature height of between 12 to 25 feet.

TREE, MEDIUM: A single or multiple stem tree species normally characterized by the ability to obtain a mature height of between 26 to 50 feet.

TREE, LARGE: A single or multiple stem tree species normally characterized by the ability to obtain a mature height of greater than 50 feet.

6.2.3. Development Requirements

A landscape plan shall be required for all new developments regardless of size, with the exception of single family detached residential projects and manufactured and mobile homes. If adequate parking exists in conformance with *Chapter 6, Article 1* for the specified land use, no additional landscaping shall be required; however, any additional parking areas shall meet the landscaping standards as set forth in *Chapter 6, Article 2*. The landscape plan shall show the extent of the project, including all landscaping locations and species, site improvements and details illustrating installation, irrigation and materials. No building permit shall be issued until the landscape plan is approved, and no Certificate of Occupancy shall be issued until the landscaping is completed and certified by on-site inspection. A bond totaling 125% of the estimated cost of materials and installation may be provided to the City thereby authorizing the issuance of a Certificate of Occupancy.

6.2.4. Design Guidelines

The intent of this Article is to provide as much flexibility in landscaping of a development as possible. However, the following guidelines shall be followed:

- A. Locations of plant material shall be provided on the preliminary construction plans for the development with species denoted.
- B. A listing of undesirable plant species shall be maintained by the Zoning Official. No development shall incorporate any species found within this list.
- C. Trees planted below overhead utility lines shall be of appropriate species so as to not impede the utility network.
- D. No landscape materials in excess of two (2) feet in height shall be placed within site triangles.
- E. All planter islands must be curbed.

6.2.5. Installation Guidelines

Landscaping shall be performed during the optimal time of year to ensure the health and vitality of the plants. Bonds may be posted to allow for the issuance of Certificates of Occupancy. All plant material shall be installed in accordance with American Association of Nurserymen Standards for soil preparation and drainage. All landscaped areas shall be sodded or finished with a natural topping to prevent soil erosion such as ground cover, bark, pine straw, wood mulch, stone, crushed brick, or other non-organic materials as approved by the Zoning Official.

6.2.6. Maintenance

The owner of the property of record is responsible for maintaining all required plant materials and planting areas in good health and appearance into perpetuity. All dead, unhealthy or missing plants shall be replaced within 180 days of notification by the Zoning Official. Any violation of this deadline shall be subject to a fine of no more than \$500 per offense per day past the 180-day deadline. Vegetation shall conform to initial planting rates and standards required at the time of permitting unless a determination is made by the Zoning Official that the growth of existing plant materials is sufficient for the site. If preserved vegetation is included in the landscape plan, these plants shall be replaced with similar vegetation to meet the Certificate of Occupancy requirements. Landscaping shall be performed during the optimal time of year to ensure the health and vitality of the plants.

6.2.7. Retention/Detention Standards

Where retention/detention ponds are required by SC DHEC or the City/County Engineer, plant materials are required within the basin areas. All sloped must be grasses and aquatic or wetland plants utilized in the base of the structure.

6.2.8. Multi-Family Residential Standards

When parking is required for the proposed land use, the following standards shall be incorporated.

6.2.8.1. Vehicular Parking Area

- A. One (1) eight (8) foot tall, one and one-half (1 ½) inch DBH medium tree shall be required for every eight (8) parking spaces, planted in a pervious area of at least 225 square feet in size.
- B. Six (6) shrubs shall be required for every twelve (12) parking spaces, planted in a pervious area of at least 225 square feet in size.
- C. In order to encourage plant diversity within the development, differing tree species shall be required at the following rate:

Table 5.5. TREE SPECIES DIVERSITY (Multi-Family Residential Parking Area)

| TOTAL NUMBER OF MEDIUM TREES REQUIRED | MINIMUM NUMBER OF SPECIES |
|---------------------------------------|---------------------------|
| 1 to 5 | 1 |
| 6 to 10 | 2 |
| 11 to 20 | 3 |
| 21 to 50 | 4 |
| 51 or more | 5 |

- D. If more than ten (10) medium trees are required, 25% of the proposed trees and shrubs must be evergreen.
- E. The total number of medium trees required may be substituted for large or small trees at the following ratio:

One Large Tree = Two Medium Trees = Three Small Trees

6.2.8.2. Street-side Landscape Zone

Perimeter streetscape landscaping is required on all boundaries of property that are adjacent to a roadway. One (1) medium tree of at least one and one-half (1 ½) inch DBH shall be required for every 40 linear feet of road frontage. Mature height of the species shall be at least 40 feet. The minimum perimeter landscape zone width shall be ten (10) feet.

6.2.9. Non-Residential Standards

When parking is required, the following standards shall be incorporated:

6.2.9.1. Vehicular Parking Area

- A. At least one (1) planter island is required for every 15 parking spaces. Each island shall have a minimum square footage of 225 feet. The planter islands shall be located within the parking area. The dimensions of such islands shall not be less than ten (10) feet on either side. Planter islands may be combined to facilitate the creativity in design at a ratio of at least 225 square feet per every 15 parking spaces.
- B. Two (2) eight (8) foot tall, one and one-half (1 ½) inch DBH medium trees shall be required for every 15 parking spaces, planted in a pervious area of at least 225 square feet in size.

- C. Three (3) shrubs shall be required for every 25 parking spaces, planted in an area of at least 225 square feet in size.
- D. If more than 20 medium trees are required, 25% of the proposed trees and shrubs must be evergreen.
- E. In order to encourage plant diversity within the development, differing tree species shall be required at the following rate:

Table 5.6. TREE SPECIES DIVERSITY (Non-Residential Parking Area)

| TOTAL NUMBER OF MEDIUM TREES REQUIRED | MINIMUM NUMBER OF SPECIES |
|---------------------------------------|---------------------------|
| 1 to 5 | 1 |
| 6 to 10 | 2 |
| 11 to 20 | 3 |
| 21 to 50 | 4 |
| 51 or more | 5 |

- F. The total number of medium trees required may be substituted for large or small size trees at the following ratio:

One Large Tree = Two Medium Trees = Three Small Trees

6.2.9.2. Perimeter Parking Area

Parking lots shall have planted borders around the perimeter of the parking area with dimensions of at least ten (10) feet in width. These borders shall contain shrubs and ornamental plantings such as annuals or perennials that frame the parking area. Grass shall not be considered an ornamental planting.

6.2.9.3. Streetside Landscaping Zone

A ten (10) foot perimeter streetside landscaping zone shall be required on all boundaries of property that are adjacent to a roadway. Trees at least one and one-half (1 ½) inch DBH shall be required. The developer may choose the tree size at the following ratios:

Table 5.8. TREE PLANTING RATIOS (Streetside Landscape Zone)

| TREE SIZE | MINIMUM DISTANCE REQUIREMENT |
|-------------|--|
| Small Tree | One tree per 20 linear feet of road frontage |
| Medium Tree | One tree per 40 linear feet of road frontage |
| Large Tree | One tree per 60 linear feet of road frontage |

Where streetscaping is in conflict with existing underground utilities or overhead transmission lines, the required number of streetscaping trees shall be placed elsewhere on the parcel. The number of relocated trees shall be determined in the same manner as if those trees were to be placed along the frontage of the parcel. Relocating streetscaping trees shall not be credited in the place of any other landscaping or buffering requirements.

6.2.10. Landscaping of Walls, Fences or Berms**6.2.10.1. Screening**

Where a wall, fence or berm is proposed or being used to satisfy the screening requirements of this Ordinance as listed in *Chapter 5, Article 4 – Buffer and Screening*, vegetation must be used in front of at least 50% of the structure to soften the effect. The vegetation must be placed on the side of the structure that faces outward from the lot.

6.2.10.2. Specified Walls, Fences or Berms

Whether installed to meet the screening requirements of this Ordinance or not, all walls, fences or berms visible from a public road and less than 500 feet from the road right-of-way shall also have vegetation in front of at least 50% of the structure.

6.2.10.3. Access and Maintenance

Access and room for maintenance must be incorporated into the design and placement of the structure and subsequent vegetation.

6.2.11. Provisions for Preservation of On-Site Vegetation

Existing trees and understory vegetation shall be retained whenever possible with additional plantings as necessary to achieve the required landscaping.

6.2.12. Preservation of Existing Vegetation in Required Buffer Areas

To maximize the effect and benefit of required buffers, except as otherwise provided in this Ordinance, the removal of healthy medium or large trees or evergreen shrubs within required buffer areas is strongly discouraged. Retention of healthy plant materials within these areas reduces the costs of development on the site.

6.2.12.1. Replanting

Where there is not sufficient existing vegetation, or where topography requires encroachment into the buffer during the development process, vegetation shall be planted or re-planted within the buffer at a minimum average density of one (1) group for every 35 feet, or portion thereof, of buffer area. Groupings of materials shall be any approved combination of the following:

- A. One (1) large tree and three (3) medium trees;
- B. One (1) large tree and three (3) large evergreen shrubs; or
- C. Equivalent combination as approved by the Zoning Official.

ARTICLE 3: SIGN REGULATIONS**6.3.1. Purpose**

The purpose of this section is to provide fair and comprehensive regulations that will:

- A. Provide a pleasing overall environment setting and good community appearance which is deemed vital to tourism and to the continued economic attractiveness of the City;
- B. Allow signs appropriate to the planned character of each zoning district;
- C. Promote highway safety, the welfare and comfort of travelers, the convenience of the public, and the enjoyment of public travel;
- D. Restrict private signs which overload the public's capacity to receive information and increase the probability of accidents by distracting attention or obstructing vision;
- E. Protect property values within the City of Greenwood; and,
- F. Reduce conflict among private signs and between private and public information systems.

6.3.2. Scope of this Article

The provisions set forth in this article shall apply and govern in all districts, except Planned Development District (PDD), and shall regulate the construction, erection, alteration, use, location, size and height of all signs, regardless of their cost of construction. The provisions of this article shall not apply to:

- A. Signs not visible beyond the boundaries of the lot or parcel upon which they are situated or from any public thoroughfare or right-of-way.
- B. Traffic signs, and all other signs, erected or maintained by a municipal or governmental body or agency, including danger signs, and signs or businesses on governmental property. Signs of a commercial nature shall not be exempt.
- C. Temporary signs customarily associated with festivals and occasions recognized by the City Council during the duration of these festivals.

6.3.3. Definitions

Except as specifically defined herein, all words used below have their customary dictionary definitions. For the purpose of the sign ordinance, certain words or terms used are herein defined as follows:

ANIMATION: The movement or optical illusion of movement of any part of the sign. Also included in this definition are signs having "chasing action" which is the action of a row of lights commonly used to create the appearance of motion. Automatic changeable copy boards are permitted subject to the conditions set forth within *Chapter 6, Article 3*.

BANNER: A sign or outside advertising display having the letters, illustrations or visual representation applied to cloth, paper, vinyl, fabric or similar material with or without a frame.

BUILDING FRONTAGE: The linear length of a building facing the principal street right-of-way.

BUILDING IDENTIFICATION SIGN: A sign bearing only the name, number(s), letter(s) and/or symbol(s) which identifies a particular building.

BUILDING INSPECTOR: The persons designated by the City Manager to enforce the provisions of the International Building Code.

BUSINESS IDENTIFICATION SIGN: A sign bearing the name, trademark, or symbol of the business located on the premises. A business identification sign contains the name of the business enterprise located on the same premises as the sign and the nature of the business conducted there.

CHANGEABLE COPY SIGN: A sign on which message copy is changed manually as events change through the utilization of attachable letters, numbers or symbols.

COMMERCIAL CENTER: Two (2) or more retail stores, or service establishments, professional offices or any other businesses serving a community or neighborhood, not necessarily owned by one (1) party nor by a single land ownership, which occupy a common and/or adjacent building(s) on premise and utilize common parking area(s).

DECORATIVE LIGHTING: A string of outdoor lights suspended between two (2) points.

DIRECTIONAL SIGN: An on-premise sign designed to direct and regulate traffic for the safety of the public. It may contain a symbol and/or the wording “Enter” or “Exit”.

DOUBLE-FACED SIGN: A sign with two (2) faces which are usually parallel, but may be V-shaped.

FREESTANDING SIGN: A sign supported by a sign structure placed in the ground and which is wholly independent of any building, fence, vehicle or object (other than the sign structure) for support. A freestanding sign may contain a sign or signs on one (1) side only or it may be a V-shaped structure or one containing signs back-to-back. A freestanding sign structure is one (1) sign (*See Figure 6.1*).

FRONTAGE: The length of the property line of any one (1) premise serving as a public street right-of-way line. For lots with multiple frontages, the principal street frontage shall be the same as that to which the building is oriented. Should the owner wish to direct the sign solely to a frontage other than the principal frontage, the linear length of this frontage will be used to calculate the allowable area of the sign. Should the owner wish to direct the sign to both frontages, the frontage having the highest traffic volume shall be used to calculate the allowable area.

GROUP DEVELOPMENT: Multi-family development having multi-family units grouped within more than one (1) structure; does not include townhouse developments.

HEIGHT OF SIGN: The vertical distance measured from the ground to the top of the sign face or sign structure, whichever is greater.

MANSARD ROOF: A type of roof construction in which all four (4) sides of the roof have two (2) slopes. The lower slope is typically steeper than the upper slope.

MONUMENT SIGN: A detached sign where the width of the base of the sign is a minimum of one-half ($\frac{1}{2}$) the width of the widest part of the sign face and where the base consists of two (2) or more supports where the sign face is not more than two (2) feet above the average grade of the ground.

OFF-SITE SIGN: A sign that identifies or communicates a message related to an activity conducted, a service rendered, or a commodity sold, which is not the primary activity, service or commodity provided on the premises where the sign is located. Off-site business identification signs and billboards shall be characterized as off-site signs.

ON-SITE SIGN: A sign that identifies or communicates a message related to the activity conducted, the service offered, of the commodity sold, on the premises upon which the sign is located.

PARAPET WALL: A low wall projecting from the edge of a platform, terrace, or roof. Parapets may rise above the cornice of a building or form the upper portion of a decorative façade feature similar to a castle.

PORTABLE SIGNS: Any sign designed or intended to be readily moved. The term includes signs on wheels or on portable structures, tent signs, A-frame signs and similar devices and any sign not secured or securely affixed to the ground or a permanent structure (*See Figure 6.1*).

PUBLIC AGENCY: An agency of the local, state or federal government.

SIGN: Any letters, pictorial representation, symbol, emblem, flag, banner, illuminated or animated device, displayed in any manner whatsoever, which directs attention of persons to such device, and which is located within the view of the general public from a public way. Customary graphics found on soft drink and newspaper dispensers and similar machines shall not be considered as signs.

SIGN, PROJECTING: Any sign other than a parallel sign, which projects from a wall or other vertical surface to which it is attached more than six (6) inches. Projecting signs shall project no more than four (4) feet from the building, nor project any closer than two (2) feet from the face of a curb, and must have a minimum clearance of at least nine (9) feet (*See Figure 6.1*).

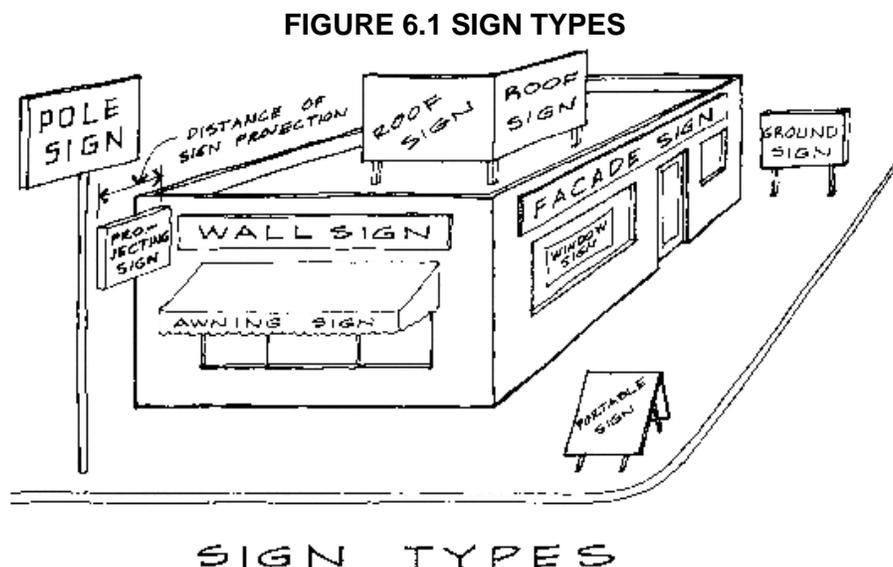
SIGN, ROOF: A sign that is mounted on the roof of a building or that is wholly dependent upon a building for a support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof, or the deck line of a building with a mansard roof (*See Figure 6.1*).

SIGN STRUCTURE: A supporting structure intended for identifying/advertising purposes, with or without a sign thereon, situated upon or attached to real property, upon which any sign is fastened, affixed, displayed, applied or a part of, provided however, said definition shall not include a building, fence, flagpole, illumination standards or sailboat masts.

SIGN, WALL: Any sign attached flat to the exterior surface wall or any other vertical surface of a building. Such sign may also be painted directly onto a vertical surface; does not include inside temporary window signs (See Figure 6.1).

WINDOW SIGN, PERMANENT: Any sign which is painted on, or attached to, the interior side of a window or glass door, which is mounted inside a window so as to be visible through the window. A total area of all signs displayed shall not exceed 50% of the gross window area. In no case shall the combined total area of permanent and temporary window signs cover more than 50% of the gross window area (See Figure 6.1).

WINDOW SIGN, TEMPORARY: A window sign of a temporary nature used to direct attention to the sale of merchandise, or a change in the status of the business, including signs for sales, specials, going-out-of-business, grand openings, etc. In no case shall the combined total area of permanent and temporary window signs cover more than 50% of the gross window area. Apparel with any type of printed advertisement shall be considered as a temporary sign (See Figure 6.1).



Source: Moskowitz, Harvey S. and Carl G. Lindlbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, NJ: Center of Urban Policy Research, Rutgers University, 1993.

6.3.4. General Provisions

It shall be illegal for a sign to be placed in the City of Greenwood except as provided in this article. No sign shall contain mechanically moving parts or intermittent lights. They are hereby prohibited from rotating or moving.

6.3.4.1. Traffic Hazards and Sign Illumination

- A. No flood lights shall be utilized as a part of a sign illumination system which are not hooded or shielded so that the light sources are not visible from any public right-of-way or adjacent property nor shall any sign otherwise reflect or emit a glaring light so as to impair driver vision.
- B. No sign illumination system shall contain or utilize any beacon, spot, search or stroboscopic light or reflector which is visible from any public right-of-way or adjacent

- property, nor shall such lights be operated outside, under any circumstances, except by authorized public agencies.
- C. No sign shall be animated.
 - D. No sign shall obstruct the view of motor vehicle operators entering a public roadway from a driveway, street or alley.
 - E. No sign shall be permitted which may be confused with an official traffic sign, signal, or device or any other official sign or which uses the words “stop”, “warning”, “danger”, “caution”, or similar words implying the existence of danger or need for stopping or maneuvering.

6.3.4.2. Design Standards

- A. All signs shall be constructed of durable materials and designed to meet all applicable requirements of the International Building Code.
- B. A sign shall not be erected, constructed or maintained so as to obstruct any fire escape or any window or door or opening used as a means of any fire escape or any window or door or opening used as a means of egress.
- C. All projecting signs shall be constructed entirely of metal or other noncombustible material and securely attached to a building or structure by metal supports such as bolts, anchors, supports, chains, guys or steel rods. Staples or nails shall not be used to secure any projecting sign to any building or structure.
- D. All projecting signs at the intersection of building corners shall intersect at right angles to the building front.
- E. No projecting sign shall extend above the roof line or the parapet wall, not shall they project more than four (4) feet beyond the wall face of the building.
- F. Buildings having two (2) or more stories may not locate projecting signs higher than the second story or 24 feet above grade, whichever is less.
- G. No wall sign may extend above parapet walls.
- H. No wall sign may extend above the lower eave line of a building with a pitched roof, except if the roof is a mansard-type roof in which case the sign may be attached flat against, but not extend above, said roof.
- I. Except as otherwise provided, all signs shall be permanently anchored or affixed and constructed as required in the International Building Code.
- J. Signs in Disrepair and Unsafe Signs:
 - 1. All signs, together with all their supports, braces, guys and anchors shall be kept in good repair and perpetually maintained in safe condition, free from deterioration, defective or missing parts or peeling or faded paint and able to

withstand the required wind pressure. Any sign not in compliance with this provision is hereby declared to be a nuisance.

2. The building inspector may order the repair or removal of any such signs that are not maintained in a safe condition and in good repair in accordance with the provisions of this article. If the building inspector shall find that any sign is in violation of this subsection, then he shall give notice to the property owner specifying the location of the hazard or deteriorated sign, what needs to be done to render the sign safe and in good repair, and that in the event the same is not done by the owner that the City will remove the sign at the expense of the owner of the property upon which it is located. Service shall be by registered or certified mail, return receipt requested and shall be deemed complete upon delivery. In the event the address of the person to be notified is unknown or the notice which has been mailed is returned, such notice may be served by posting the same on a conspicuous place on the premises on which the nuisance is located. The service shall be deemed complete after the preceding is accomplished.
3. The person(s) so notified shall remove or initiate alteration of such sign within 15 days of such notice and such sign condition shall be completely rectified within 60 days. In the case of the unavailability of critical replacement parts, an additional 30 days for compliance may be granted by the building inspector but such availability of parts shall not give reason to delay repair of the sign to the maximum extent feasible. If the person(s) so notified fail or refuse to remove or alter such sign within the time period specified herein above, then the building inspector may cause sign to be removed at the expense of the owner of the property upon which it is located.
4. Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the building official, the owner thereof, or the person or firm maintaining the same, shall upon written notice from the building official, in the case of immediate danger and in the case within ten (10) days, remove or secure such sign in a manner to be approved by the building official, in conformity with the provisions of this code. If such order is not complied with in ten (10) days, the building official shall remove such sign at the expense of the owner or lessee thereof.
5. The building inspector may, without notice, cause any unsafe or insecure sign to be immediately removed, if, in his/her opinion, the sign presents an immediate peril to life and limb.
6. In the event that any sign is damaged exceeding 50% of the estimate placed on the building permit at the time it was obtained, such sign may be restored, reconstructed, altered or repaired only to conform with all of the provisions of this article.

6.3.5. Prohibited Signs

The following type signs are hereby prohibited:

- A. Signs within or near the public rights-of-way:

1. No sign, signal or other informational device shall be erected or placed within or protrude into any public right-of-way, except as otherwise permitted herein. No sign, signal or other informational device, including its supporting structures, except as provided for below, shall be erected or placed nearer than five (5) feet from a property line so that a clear zone is provided for pedestrian movement.
 2. This section shall not apply to any sign, signal or other information device erected or placed by a governmental agency, not to any mailbox or postal receptacle required and approved by the United States Postal Service.
- B. Signs painted on or attached to trees, fences or fence posts, and telephone or utility poles or signs on or attached to rocks or other natural features.
- C. Any commercial identification or advertising signs on benches or refuse containers.
- D. Pavement markings except those of a customary traffic-control nature.
- E. Signs on or over the roof of a structure (Roof Signs, etc.).
- F. Signs attached to or painted on retaining walls. Signs on buildings located on piers shall not be prohibited, but shall conform to the other provisions of this article.
- G. Portable Signs.
1. Except temporary, non-illuminated signs announcing any government, charitable, educational or religious event or function are allowed provided they are located entirely within the premises of the institution, set back no less than five (5) feet from the property line, do not exceed a sign area of 40 square feet and do not constitute a safety hazard in the opinion of the building official. Such signs shall be allowed no more than 30 days prior to the event and must be removed within 48 hours after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than eight (8) feet above ground level.
 2. Except temporary, non-illuminated signs announcing a grand opening of a business or a special activity. Such sign shall only be placed on the property for a maximum of five (5) days. It can only be placed on a site a maximum of six (6) times per calendar year with the application and receipt of applicable permits.
 3. Except, temporary, non-illuminated signs as allowed in the General Commercial (GC), Core Commercial (CC), Light Industrial/Warehousing (LIW), and Heavy Industrial (HI) zoning districts.
- H. Any sign or outdoor advertising display which contains statements, words or pictures of an obscene, indecent or immoral character such as will offend public morals or decency.
- I. Any sign located or designed so as to intentionally or effectively deny an adjoining property owner reasonable visual access to an existing sign.

- J. Obsolete and abandoned signs that advertise or pertain to a business, product, service, event, activity or purpose which is no longer conducted or that has not been in use for three (3) months or any sign structure that no longer displays any sign copy.
 - 1. Signs associated with a business which is normally opened on a seasonal basis shall not be considered to be obsolete or abandoned, provided there is clear intent to continue operation of the business within nine (9) months.
 - 2. Where any sign is relocated, made operative, or removed for any reasons, except for maintenance, all structural components including the sign face and sign structure shall be removed and relocated with the sign. All structural components of freestanding signs shall be removed to the ground level.
 - 3. The City shall have the right to remove such sign if the owner thereof fails to remove such sign within 30 days of written notification, or if the owner cannot be located; and the costs thereof shall be collected as provided for real and personal property taxes.
- K. Vehicle signs: any vehicle that is used for advertisement that is parked more than two (2) days off-site from the premise being advertised.
- L. Animated signs, with the exception of automatic changeable copy boards as detailed under *Section 6.3.10*.
- M. Any other type or kind of sign which does not comply with the terms, conditions and provisions contained in this chapter.
- N. Signs located on off-site sign easement locations shall not be allowed a construction permit except for locations approved prior to August 16, 2004.

6.3.6. Signs for Which a Permit is Not Required

- A. Traffic, directional, warning or information signs authorized by any public agency.
- B. Real estate signs, advertising the sale, rental or lease of all or portion of the premises on which it is displayed during the sale, rental or lease period, subject to the following restrictions:
 - 1. Non-residential land uses, 32 square feet maximum area, eight (8) feet maximum height and must be placed no less than ten (10) feet from the right-of-way. One (1) such sign allowed per premise.
 - 2. Residential land uses, six (6) square feet for the first dwelling unit plus one (1) square foot for each additional unit with 20 square feet maximum area. Maximum height shall be four (4) feet for one (1) unit and eight (8) feet for multi-family. One (1) such sign allowed per street upon which premise abuts and said sign shall be located no less than ten (10) feet out of the road right-of-way.
- C. Temporary, non-illuminated signs announcing any government, educational or religious event or function are allowed provided they are located entirely within the

- premises of the institution, set back no less than five (5) feet from the property line; do not exceed a sign area of 40 square feet and do not constitute a safety hazard in the opinion of the building official. Such signs shall be allowed no more than 30 days prior to the event and must be removed within 48 hours after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than eight (8) feet above ground level.
- D. On-site private traffic directional signs provided said sign shall be located at least five (5) feet out of the road right-of-way. The sign shall not be elevated higher than 30 inches above the general level of the roadway, and may not exceed four (4) square feet in area for each sign. No business identification shall be allowed on such signs. A maximum of one (1) such sign shall be permitted at each point of ingress or egress.
- E. Private street or road name signs.
- F. “No trespassing”, “no dumping”, “no loitering”, and the like signs not exceeding one (1) square foot in area.
- G. “Open house” and “garage sale” signs provided there is not more than one (1) such sign per house, on the same premises, the maximum area is three (3) square feet, and the maximum height is four (4) feet. Such signs are permitted only in residential zoning districts.
- H. Construction signs may have the name of the project as the leading announcement. All other announcements such as developer, contractors, subcontractors, architects and financing shall be included as subjection only. Overall size of sign shall not exceed 64 square feet. Said sign shall be located no less than five (5) feet from the right-of-way. Such sign shall be removed from the site prior to the issuance of the final certificate of occupancy.
- I. Flat mounted building identification signs, occupant/street number signs and multi-unit identification signs including designation of “office”, “restaurant”, etc., without advertising or commercial amplification provided such signs are smaller than four (4) square feet per building. Such signs may be mounted on the building, canopy or awning.
- J. Gasoline Pump Signs shall be allowed on gasoline pumps so as to provide required information to the public such as “gallon”, “octane rating”, “self-service”, “price”, and “type of fuel”.
- K. Off-premise directional signs for churches and schools are limited to one (1) sign per intersection directional change and may only be located on Highways 25, 72, 246, 10 and 34. Should more than one (1) establishment wish to locate a directional sign at any one (1) intersection, all such signs shall be consolidated into one (1) sign structure not to exceed 20 square feet in area nor six (6) feet in height. Individual signs are limited to four (4) square feet and may not be utilized when the establishment abuts the street on which the sign is to be located. Such signage shall be submitted to the Zoning Official for approval prior to erection.

- L. Campaign signs subject to the following:
 - 1. Such signs shall not be placed within a public right-of-way.
 - 2. Such signs shall not be attached to trees, fences or utility poles.
 - 3. Such signs shall not be larger than 32 square feet in area.
 - 4. All such signs shall be removed within seven (7) days after the election.
 - 5. Locations of signs greater than 16 square feet in area shall be provided to the Zoning Official prior to erection.
 - 6. A \$150 bond shall be required by the City of Greenwood prior to the installation of a political sign within the city limits. All signs shall meet the requirements of *Section 4.4.4.1*.
- M. Temporary window signs.
- N. Flags, subject to the following:
 - 1. Flags of governments and their agencies limited to three (3) per location.
 - 2. In residential zoning districts, the height of the flag pole shall not exceed 20 feet.
 - 3. Flags and pennants are permitted.

6.3.7. Required Signs

So as to provide efficient emergency vehicle operations as well as to aid in the location of homes, businesses, and other properties with addresses, this chapter requires each detached building to display its street address number in a prominent fashion so as to allow said number to be clearly readable from the street on which the building has primary frontage. Sign size shall not exceed two (2) square feet.

6.3.8. Application for Permit

6.3.8.1. Application Requirements

All applications for sign permits shall be made within the Greenwood City/County Planning Department. The following information shall be submitted with an application for a sign permit.

- A. Identification of property ownership on which the sign is to be erected (or written authorization by the owner of the property) and tax map number of the subject property.
- B. Name and address of the owner of the sign.
- C. Site plan sketch showing the location of the sign with respect to the property and right-of-way lines and any buildings, parking areas and other improvements to the property.

- D. Exact size, shape, configuration, design, area, height, nature, number and type of sign to be erected.
- E. The value of the sign or sign structure.
- F. A completed sign application form.
- G. Any other information, specifications, photographs or the like deemed necessary by the building inspector or zoning administrator in order to assure compliance with applicable city ordinances and building codes.

6.3.8.2. Fees

Before issuing a permit, the fees established shall be collected.

6.3.8.3. Double Fees

Should any person, firm or corporation actually begin any work for which a permit is required by this chapter without applying for and receiving a permit, shall pay, in addition to the fees, an additional amount equal to 100 percent of the fees and shall be subject to all the penalty provisions of this chapter.

6.3.8.4. Inspection

The building inspector may make or require any inspections of any construction work to ascertain compliance with the provisions of this chapter and other laws which are in force and to ascertain that the sign is erected or displayed as indicated on the approved sign permit application.

6.3.8.5. Labels Required on Signs

It shall be the duty of the sign owner, or his agent, to affix permanently and maintain a permanent label or marker bearing the permit number, owner and date of erection on any sign or sign structure erected after the effective date of this chapter. Such label or marker shall be placed so it can be easily seen, but not necessarily as to be viewed as part of the identifying/ advertising message on the sign face.

6.3.8.6. Labels on Existing Signs

It shall be the duty of the sign owner, or his agent, to register all existing signs with the Greenwood City/County Planning Department, and maintain a permanent label or marker on such signs bearing the registration/permit number and owner's name. Such label shall be placed so it can be easily seen.

6.3.9. Sign Area Computation

- A. The sign area of a wall sign which consists of individual letters that are erected directly onto a wall exclusive of any sign surface, is measured by finding the area of the minimum imaginary rectangle or square of vertical and horizontal lines which fully enclose all sign words, copy or message with eight (8) lines or less.

- B. The sign area of signs with three (3) or more sides (multi-side signs) containing copy, message, decoration or announcement is measured by the sum of sides visible from a public way.
- C. Only one (1) side of a double-faced or V-shaped sign shall be counted in determining area when the angle of the V is no greater than 45 degrees.
- D. The sign area of any other sign is measured by finding the area of the minimum imaginary rectangle or square of vertical or horizontal lines which fully enclose all extremities of the sign.
- E. All sign areas denoted in *Section 6.3.10.2.* shall be calculated as the sign area only. The sign may be mounted on a wall, fence or other structure with a height restriction as noted.

6.3.10. Zoning District Sign Regulations

6.3.10.1. (Reserved)

6.3.10.2. Signs Permitted in All Residential Districts

- A. Two (2) subdivision entrance signs per entrance are allowed. Such signs may designate the subdivision by name, symbol, and the name of the developer or development company only and shall be placed on the face of a masonry entrance wall to said subdivision or residential district. Such signs shall not exceed 64 square feet per sign face. The sign structure shall not exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one (1) such sign is allowed per entrance.
- B. One (1) identification sign for each principal use allowed for religious, public, educational and public recreational uses provided it shall not exceed 64 square feet in sign area per sign face. The maximum height of the sign structure shall be ten (10) feet. Such sign may be an automatic changeable copy board based on the following conditions:
 - 1. The minimum lot size for an automatic changeable copy board shall be three (3) acres.
 - 2. The sign shall not exceed 50 square feet in surface area.
 - 3. The sign shall not flash or scroll.
 - 4. The sign shall not utilize animation of any kind. The sign may use still pictures or graphics.
 - 5. The copy shall not change more than once every 60 seconds.
 - 6. Transitions between copy shall be less than one (1) second.

7. The board must be maintained in such a way that the sign is programmed and light sources replaced so that text shall be legible at all times.
 8. No temporary sign permit shall be allowed for any location with an automatic changeable copy board.
 9. The sign must have a working photocell designed to automatically dim the light of the board.
- C. Multi-family structures and group developments are permitted building or development identification signs not to exceed 64 square feet in area. Only one (1) freestanding sign per entrance is allowed. The sign structure shall not exceed ten (10) feet in height.

6.3.10.3. Signs Permitted in the OP and IP Districts

- A. One (1) freestanding sign per location provided:
1. The sign shall not exceed 30 square feet in sign area.
 2. Maximum height of sign shall not exceed ten (10) feet.
 3. The sign must be located at least five (5) feet from all property lines.
 4. Shall be a monument sign (ground mounted) only.
- B. Wall signs shall comply with the following standards:
1. One (1) square foot in sign area per foot of building frontage not to exceed 20 square feet.
 2. Signs must be wall mounted only and project no more than 15 inches from the wall.
 3. Projecting signs not to exceed 20 square feet.

6.3.10.4. Signs Permitted in the NC District

- A. One (1) freestanding sign per location provided:
1. Shall not exceed 75 square feet in sign area.
 2. Maximum height of sign shall not exceed ten (10) feet.
 3. The sign must be located at least five (5) feet from all property lines.
 4. The sign shall be a monument sign (ground mounted) only.
- B. Wall signs shall comply with the following standards:

1. One (1) square foot in sign area per foot of building frontage not to exceed 60 square feet.
 2. Signs must be wall mounted only and project no more than 15 inches from the wall.
 3. Projecting signs not to exceed 60 square feet.
- C. Window signs not to exceed 50 percent of the gross window area.

6.3.10.5. Signs Permitted in the GC District

- A. One (1) freestanding sign per location provided:
1. Shall not exceed 200 square feet in sign area.
 2. Maximum height of sign shall not exceed 25 feet.
 3. The sign must be located at least five (5) feet from all property lines.
 4. May be an automatic changeable copy board subject to the following conditions:
 - a) The sign shall not exceed 50 square feet in surface area.
 - b) The board shall be placed on a freestanding sign only.
 - c) The sign shall not flash or scroll.
 - d) The sign shall not utilize animation of any kind. The sign may use still pictures or graphics.
 - e) The copy shall not change more than once every 15 seconds.
 - f) Transitions between copy shall be less than one (1) second.
 - g) The board must be maintained in such a way that the sign is programmed and light sources replaced so that text shall be legible at all times.
 - h) No temporary sign permit shall be allowed for any location with an automatic changeable copy board.
 - i) The sign must have a working photocell designed to automatically dim the light of the board.
- B. Signs for Commercial Centers:
1. Commercial centers shall be allowed one (1) freestanding commercial center identification sign per location, except for commercial centers with more than 50,000 square feet of floor area, more than one (1) street frontage shall be allowed an additional freestanding sign which shall be separate from the primary commercial center sign by no less than 100 feet and be no greater than 15 feet high. Commercial center signs may be off-premise signs if approval of the sign location is granted by the property owner at the time of construction and must be within 600 feet from the principal structure.
 2. Allowable area for one (1) freestanding identification sign shall not exceed the following requirements:

| DISTANCE FROM FRONT PROPERTY LINE TO BUSINESS FRONT | BUSINESS FRONTAGE MULTIPLIER | TOTAL MAXIMUM AREA (SQ FT) | MAXIMUM NUMBER OF SIGNS |
|---|------------------------------|----------------------------|-------------------------|
| 0.0 to 99.9 Feet | 1.0 | 150 | 1 |
| 100.0 to 399.9 Feet | 1.5 | 250 | 1 |
| 400.0 Feet or Greater | 2.0 | 350 | 2 |

3. Individual businesses within a commercial center shall be allowed one (1) business identification sign attached to the commercial center identification sign provided the total area of freestanding sign does not exceed the allowable area.
 4. Individual businesses within a commercial center shall be allowed (1) business identification sign attached to the structure in which the business is located. Such signs shall:
 - a) Not exceed one (1) square foot per linear foot of building frontage for each business; or,
 - b) Excluding anchor store establishments greater than twice the size of the average of the adjacent establishment which shall use the above requirement for area calculation, support establishments may use an average building frontage should uniform wall signs be utilized.
 5. Window signs not to exceed 50 percent of the gross window area.
- C. Wall signs shall comply with the following standards:
1. Shall not exceed the following ratios dependent upon distance from a major roadway:

| DISTANCE FROM MAJOR ROADWAY | SIGN AREA RATIO |
|-----------------------------|---|
| 0 to 250.0 Feet | 1.0 square feet in sign area per linear foot of building frontage |
| 250.1 to 500.0 Feet | 1.8 square feet in sign area per linear foot of building frontage |
| 500.1 Feet and Greater | 2.6 square feet in sign area per linear foot of building frontage |

2. Signs must be wall mounted only and project no more than 15 inches from the wall.
 3. Projecting signs not to exceed 60 square feet.
- D. Window signs not to exceed 50 percent of the gross window area.
- E. Off-site signs shall comply with the following conditions:
1. The proposed sign location is not located within the city limits of the City of Greenwood.
 2. Off-site signs shall be a minimum of 1,500 radial feet apart.
 3. Shall not exceed 200 square feet in area.
 4. Shall not exceed 25 feet in height.

5. Shall be set back at least five (5) feet from all property lines and rights-of-way.
 6. Shall be located within 600 feet of a commercial activity with a commercial structure.
- F. One (1) portable sign per location provided:
1. The sign shall not exceed 60 square feet.
 2. The sign shall be located at least ten (10) feet from all property lines and shall meet all code requirements.
 3. The sign shall not have blinking or flashing lights.
 4. Permits are acquired for a period not to exceed 30 days.
 5. Renewals may be granted three (3) times within a given calendar year for the same property.
 6. The permit fee for a portable sign or renewal shall be \$20.00.
 7. No automatic changeable copy board is located on the premises.
 8. The sign is not an automatic changeable copy board unless placed on the site with a valid temporary sign permit issued for the sign prior to February 25, 2008.

6.3.10.6. Signs Permitted in the CC District

- A. One (1) freestanding sign per location provided:
1. The sign shall not exceed 50 square feet in sign area.
 2. Maximum height of sign shall not exceed 20 feet.
 3. The sign must be located at least five (5) feet from all property lines.
 4. May be an automatic changeable copy board subject to the following conditions:
 - a) The automatic changeable copy board shall be placed on a freestanding sign only.
 - b) The display area of the automatic changeable copy board shall not exceed 50% of the total sign area.
 - c) The intensity of the light used within the sign shall not exceed the threshold as determined by the Zoning Official.
 - d) Lights are limited to one (1) color, excluding black or white.
 - e) The sign shall not flash or scroll.
 - f) No animated letters or graphics shall be allowed. The sign may use still pictures or graphics.
 - g) The copy shall not change more than once per one (1) minute.
 - h) The board must be maintained in such a way that the sign is programmed and light sources replaced so that text shall be legible at all times.

- i) No temporary sign permit shall be allowed for any location with an automatic changeable copy board.
- B. Wall signs shall comply with the following standards:
1. One (1) square foot in sign area per foot of building frontage not to exceed 60 square feet.
 2. Signs must be wall mounted only and project no more than 15 inches from the wall.
 3. Projecting signs not to exceed 60 square feet.
- C. Window signs not to exceed 50 percent of the gross window area.
- D. Individual businesses within a commercial center shall be allowed one (1) business identification sign attached to the structure in which the business is located. Such signs shall:
1. Not exceed one (1) square foot per linear foot of building frontage for each business; or,
 2. Excluding anchor store establishments greater than twice the size of the average of the adjacent establishments which shall use the above requirement for area calculation, support establishments may use an average building frontage should uniform wall signs wish to be utilized.
- E. One (1) portable sign per location provided:
1. The sign shall not exceed 60 square feet.
 2. The sign shall be located at least ten (10) feet from all property lines and shall meet all code requirements.
 3. The sign shall not have blinking or flashing lights.
 4. Permits are acquired for a period not to exceed 30 days.
 5. Renewals may be granted three (3) times within a given calendar year for the same property.
 6. The permit fee for a portable sign or renewal shall be \$20.00.
 7. No automatic changeable copy board is located on the premises.
 8. The sign is not an automatic changeable copy board unless placed on the site with a valid temporary sign permit issued for the sign prior to February 25, 2008.

6.3.10.7. Signs Permitted in the LIW and HI Districts

- A. One (1) freestanding sign per location provided:

1. Shall not exceed 250 square feet in sign area.
2. Maximum height of sign shall not exceed 35 feet.
3. The sign must be located at least five (5) feet from all property lines.
4. May be an automatic changeable copy board subject to the following conditions:
 - a) The sign shall not exceed 50 square feet in surface area.
 - b) The board shall be placed on a freestanding sign only.
 - c) The sign shall not flash or scroll.
 - d) The sign shall not utilize animation of any kind. The sign may use still pictures and graphics.
 - e) The copy shall not change more than once every 15 seconds.
 - f) Transitions between copy shall be less than one (1) second.
 - g) The board must be maintained in such a way that the sign is programmed and light sources replaced so that text shall be legible at all times.
 - h) No temporary sign permit shall be allowed for any location with an automatic changeable copy board.
 - i) The sign must have a working photocell designed to automatically dim the light of the board.

B. Signs for Corporate Headquarter Centers:

1. Corporate centers shall be allowed one (1) freestanding identification sign per location, except for centers with more than 50,000 square feet of floor area, more than one (1) principal structure on site, and more than one (1) street frontage shall be allowed an additional freestanding sign which shall be separate from the primary commercial center sign by no less than 100 feet and be no greater than 25 feet high.
2. Allowable area for one (1) freestanding identification sign shall not be greater than:

| DISTANCE FROM FRONT PROPERTY LINE TO BUSINESS FRONT | BUSINESS FRONTAGE MULTIPLIER | TOTAL MAXIMUM AREA (SQ FT) | MAXIMUM NUMBER OF SIGNS |
|---|------------------------------|----------------------------|-------------------------|
| 0.0 to 99.9 Feet | 1.0 | 150 | 1 |
| 100.0 to 399.9 Feet | 1.5 | 250 | 1 |
| 400.0 Feet or Greater | 2.0 | 350 | 2 |

3. Individual businesses within a commercial center shall be allowed one (1) business identification sign attached to the corporate center identification sign provided that total area of freestanding sign does not exceed the allowable area.
4. Individual businesses within a commercial center shall be allowed one (1) business identification sign attached to the structure in which the business is located. Such signs shall:
 - a) Not exceed one (1) square foot per linear foot of building frontage for each business; or,

- b) Excluding anchor store establishments greater than twice the size of the average of the adjacent establishments which shall use the above requirement for area calculation, support establishments may use an average building frontage should uniform wall signs wish to be utilized.
5. Window signs not to exceed 50 percent of the gross floor area.
- C. Wall signs shall comply with the following standards:
1. One (1) square foot in sign area per foot of building frontage not to exceed 60 square feet.
 2. Signs must be wall mounted only and project no more than 15 inches from the wall.
 3. Projecting signs not to exceed 60 square feet.
- D. Window signs not to exceed 50 percent of the gross window area.
- E. Off-site signs subject to the following conditions:
1. The proposed sign location is not located within the city limits of the City of Greenwood.
 2. Off-site signs shall be a minimum of 1,500 radial feet apart.
 3. Shall not exceed 200 square feet in area.
 4. Shall not exceed 20 feet in height.
 5. Shall be set back at least five (5) feet from all property lines and rights-of-way.
 6. Shall be located within 600 feet of a commercial activity with a commercial structure.
- F. One (1) portable sign per location provided:
1. The sign shall not exceed 60 square feet.
 2. The sign shall be located at least ten (10) feet from all property lines and shall meet all code requirements.
 3. The sign shall not have blinking or flashing lights.
 4. Permits are acquired for a period not to exceed 30 days.
 5. Renewals may be granted three (3) times within a given calendar year for the same property.
 6. The permit fee for a portable sign or renewal shall be \$20.00.

7. No automatic changeable copy board is located on the premises.
8. The sign is not an automatic changeable copy board unless placed on the site with a valid temporary sign permit issued for the sign prior to February 25, 2008.

6.3.10.8. Penalties and Remedies

- A. Any person who erects any sign in violation of the provisions of this section shall be guilty of a misdemeanor, and upon conviction thereof, be punished as provided for in this ordinance. Each day such violation continues shall be considered a separate offense.
- B. The City has the right to immediately remove any off-premise sign under 20 square feet in area and without owner identification in violation of this section without previous notification.
- C. The City has the right to remove without notice any authorized, permanent, temporary or portable sign erected or situated upon public property.

6.3.10.9. Application of Section

- A. No existing sign which fails to meet the standards of this section shall be enlarged or replaced except in accordance with *Chapter 10, Article 8 – Nonconforming Signs*.
- B. No permits for additional signs shall be issued for any location on which there is any sign in disrepair.

ARTICLE 4. FLOOD HAZARD AREAS

All development governed within this Ordinance is subject to the standards as provided by the Greenwood City/County Flood Ordinance.

ARTICLE 5. COMMUNICATIONS TOWERS**6.5.1. Purpose**

The purpose of this Article is to permit the placement of communications towers and antennae in locations which will allow telecommunications services to be rendered in conformity with the authority in the federal Telecommunications Act of 1996, and the goals of the Greenwood City/County Comprehensive Plan to serve and protect the public health, safety, convenience, order, appearance, prosperity, and general welfare pursuant to *Title 6, Chapter 29, South Carolina Code of Laws (1976)*, as amended.

6.5.2. Definitions Specific to This Article

ANTENNA: A device, dish or array used to transmit or receive telecommunications signals.

COMMUNICATIONS TOWER: A tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, free-standing, guyed, or on a building.

HEIGHT: The distance from the base of the tower to the top of the structure.

TELECOMMUNICATIONS: As defined in the *Federal Telecommunications Act of 1996*, is the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

6.5.3. Communications Tower and Antenna Permitted as Conditional Use

A communications tower and/or antenna may be permitted by the Zoning Official without further review upon determination that all of the applicable conditions in this Zoning Ordinance are met.

**TABLE 6.6. COMMUNICATIONS TOWERS
(DISTRICTS PERMITTED, CONDITIONS & HEIGHT)**

| DISTRICTS | | PERMITTED HEIGHT – FREESTANDING OR GUYED TOWER | |
|-------------------------|---|---|--|
| | | PERMITTED HEIGHT ABOVE STRUCTURE | |
| All Districts | Tower and/or antenna mounted on building, water tank or structure other than a freestanding or guyed communications tower must not extend more than 30 feet above the highest part of the structure | | |
| | | SPECIAL EXCEPTIONS AND VARIANCES | |
| All Districts except PD | Freestanding or guyed tower and/or antenna exceeding height limitations may be permitted by the Zoning Board of Appeals as a special exception (See <i>Section 6.5.7</i>) | | |
| All Districts | Variations from conditions imposed by this Article may not be granted by the Zoning Board of Appeals; variations from other general district regulations may be granted under standards in SC Code 6-29-800 | | |

Note: Please see individual districts for additional setback requirements.

6.5.4. Application Requirements

The applicant for a conditional use zoning permit for construction of a communications tower or placement of a commercial telecommunication antenna on an existing structure other than a tower previously permitted must file with the Zoning Official an application accompanied by a fee as set by the appropriate governing body and the following documents, if applicable.

- A. Specifications – one copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
- B. Site Plan – a site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design or proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property (a site plan is not required if the antenna is to be mounted on an approved existing structure).
- C. Tower Location Map – a current map, or update for an existing map on file, showing locations of applicants, antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property within the city.
- D. Antenna Capacity and Wind Load – a report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA-222 (latest revision) standards.
- E. Antenna Owners – identification of the owners of all antennae and equipment to be located on the site.
- F. Owner Authorization – written authorization from the site owner for the application.
- G. FCC License – evidence that a valid FCC license for the proposed activity has been issued.
- H. Visual Impact Analysis – a line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
- I. Removal Agreement – a written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
- J. Conditions Met – evidence that applicable conditions in *Sections 6.5.3. and 6.5.5.* are met.
- K. Additional Information – additional information required by the Zoning Official for determination that all applicable zoning regulations are met.

6.5.5. Conditions

The Applicant must show that all applicable conditions are met as follows:

- A. Location, Visual Impact – The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
- B. Inability to Locate on Existing Structure – Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on an existing structure or tower under the control of the applicant.
- C. Necessity for Location in Residential District – Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
- D. Public Property or Other Private Property Not Suitable – Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
- E. Design for Multiple Use – Applicant must show that the new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
- F. Safety Codes Met – Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
- G. Paint and Illumination – A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
- H. Distance from Existing Tower – A permit for a proposed tower site within one (1) mile of an existing tower (regardless of ownership) shall not be issued unless the applicant certified that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
- I. Indemnity and Claim Resolution – Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the municipality and proof of liability insurance or financial ability to respond to claims up to \$1,000,000 in the aggregate which may arise from operation of the facility during its life, at no cost to the municipality, in form approved by the city attorney.
- J. Application of Zoning Regulations – Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage,

and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this section apply.

- K. Minimum Setbacks – A tower must be a minimum distance equal to one-half (½) the height of the tower from property designated historic or architecturally significant, and must be set back from all lot line distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.

6.5.6. Appeal to the Board of Zoning Appeals

The applicant must appeal to the Board of Zoning Appeals as follows:

- A. Time Limit for Zoning Official Action – Failure of the Zoning Official to act on an application which is determined to be complete under this Article within 45 days, unless extended by agreement, may be considered by applicant to be a denial of a permit which is subject to appeal to the Board of Zoning Appeals.
- B. Variance – The applicant may appeal to the Board for a variance from general zoning district regulations and setback requirements in this section, but not from any other conditions in this section. Towers exceeding height limitations may be permitted only by special exception pursuant to *Section 6.5.7*.
- C. Special Exception – Applicant may apply directly to the Board for a permit for any tower as a special exception pursuant to *Section 6.5.7*.

6.5.7. Special Exceptions

A tower, pole, or antenna may be permitted by special exception granted by the Board of Zoning Appeals after public hearing and findings of fact based on the following criteria:

- A. Application Conditions – All application requirements and conditions imposed by *Chapter 6, Article 5* of this ordinance for conditional uses are met except height limitations and setbacks.
- B. Height Limitations – If additional tower height is requested, total tower height shall not exceed 150 percent of the maximum height permitted in the district as a conditional use.
- C. Necessity for Additional Height – Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the city.
- D. Setback Requirements and Additional Conditions – Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
- E. Denial on Substantial Evidence – The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.

- F. Variance Prohibited –The Board may not grant a variance from the standards imposed for a communications tower or antenna in connection with granting a special exception, except as permitted by *Section 6.5.6*.

6.5.8. Abandoned Transmission Towers

Abandoned transmission towers must be removed within 30 days of abandonment. Abandoned is hereby defined as a tower without antenna, not providing any transmission signals or lacking a power source.

ARTICLE 6. SEXUALLY ORIENTED BUSINESSES**6.6.1. Purpose and Intent**

It is the purpose of this Article to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Greenwood County and its communities, and to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of sexually oriented businesses within the City. The provisions of this Article have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of this Article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this Article to condone or legitimize the distribution of obscene material nor to legalize any form of prohibited or illegal activities.

6.6.2. Definitions Specific to this Article

ADULT ARCADE: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of “specific sexual activities” or “specified anatomical areas.”

ADULT BOOKSTORE or ADULT VIDEO STORE: A commercial establishment which offers for sale or rental for any form of consideration any one or more of the following:

- A. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict, describe or relate to “specified sexual activities” or “specified anatomical areas”; or
- B. Instruments, devices, or paraphernalia which are designed for use in connections with “specified sexual activities”. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing “specified sexual activities” or “specified anatomical areas” and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its business purposes is the offering for sale or rental for consideration the specified materials which depict or describe “specific sexual activities” or “specified anatomical areas”.

ADULT CABARET: A nightclub, bar, restaurant, or similar commercial establishment which regularly features:

- A. Persons who appear in a state of nudity; or
- B. Live performances which are characterized by the exposure of “specified sexual activities” or “specified anatomical areas”; or

- C. Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”

ADULT MOTEL: A hotel, motel or similar commercial establishment which:

- A. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions;
- B. Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
- C. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.

ADULT MOTION PICTURE THEATER: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”.

ADULT THEATER: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of “specified sexual activities” or “specified anatomical areas”.

ESCORT: A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

ESCORT AGENCY: A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

ESTABLISHMENT: Means and includes any of the following:

- A. The opening or commencement of any sexually oriented business as a new business;
- B. The conversion of any existing business, whether or not a sexually oriented business, to any sexually oriented business;
- C. The addition of any sexually oriented business to any other existing sexually oriented business; or
- D. The relocation of any sexually oriented business.

PERMITTEE and/or LICENSEE: A person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.

NUDE MODEL STUDIO: Any place where a person who appears in a state of nudity or displays “specified anatomical areas” is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

NUDITY or a STATE OF NUDITY: The appearance of a human bare buttock, anus, male genitals, female genitals, or female breast.

PERSON: An individual, proprietorship, partnership, corporation, association, or other legal entity.

SEMI-NUDE: A state of dress in which clothing covers no more than the genitals, pubic region, and areolae of the female breast, as well as portions of the body covered by supporting straps or devices.

SEXUAL ENCOUNTER CENTER: A business or commercial enterprise that offers for any form of consideration:

- A. Physical contact in the form of wrestling or tumbling between persons of the same or opposite sex; or
- B. Activities between male and female persons and/or persons of the same sex when one (1) or more of the persons is in a state of nudity or semi-nude.

SEXUALLY ORIENTED BUSINESS: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

SPECIFIED ANATOMICAL AREAS: Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breast areolae; or human male genitals in a state of arousal even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Means and includes any of the following:

- A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
- B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- C. Masturbation, actual or simulated;
- D. The fondling, erotic touching or other such contact with an animal by a human being; or
- E. Excretory functions as part of or in connection with any of the activities set forth above.

SUBSTANTIAL ENLARGEMENT: Substantial enlargement of a sexually oriented business means the increase in floor area occupied by the business by more than 25 percent, as the floor area exists on the effective date of this ordinance.

TRANSFER OF OWNERSHIP OR CONTROL: Transfer of ownership or control of a sexually oriented business means and include any of the following:

- A. The sale, lease, or sublease of the business;
- B. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means; or
- C. The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

6.6.3. Classification

Sexually oriented businesses are classified as follows:

- A. Adult arcades;
- B. Adult bookstores or adult video stores;
- C. Adult cabarets;
- D. Adult motels;
- E. Adult motion picture theaters;
- F. Adult theaters;
- G. Escort agencies;
- H. Nudes model studios; and
- I. Sexual encounter centers.

6.6.4. Permit Required

A permit is required for the operation of a sexually oriented business as follows:

- A. A person commits a misdemeanor if he/she operates a sexually oriented business without a valid permit issued by the Greenwood City/County Department of Planning for the particular type of business.
- B. An application for a permit must be made on a form provided by the Zoning Official. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared but must

- be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches.
- C. The applicant must be qualified according to the provisions of this Article and the premises must be inspected and found to be in compliance with the law by the health department, fire department, and building official.
 - D. If a person who wishes to operate a sexually oriented business is an individual, he/she must sign the application for a permit as applicable. If a person who wishes to operate a sexually oriented business is other than an individual, each individual who has a ten (10) percent or greater interest in the business must sign the application for a permit as applicant. If a corporation is listed as owner of a sexually oriented business or as the entity which wishes to operate such a business, each individual having a ten (10) percent or greater interest in the corporation must sign the application for a permit as applicant.
 - E. The fact that a person possesses other types of state, city, town, or county permits and/or licenses does not exempt him/her from the requirement of obtaining a sexually oriented business permit.

6.6.5. Issuance of Permit

The Zoning Official shall approve the issuance of a permit to an applicant within 30 days after receipt of an application unless he/she finds one (1) or more of the following to be true:

- A. An applicant is under 18 years of age.
- B. An applicant or an applicant's spouse is overdue in his/her payment to the City of taxes, fees, fines, or penalties assessed against him or imposed upon him in relation to a sexually oriented business.
- C. An applicant has failed to provide information reasonably necessary for issuance of the permit or has falsely answered a question or request for information on the application form.
- D. An applicant is residing with a person who has been denied a permit by the City to operate a sexually oriented business within the preceding twelve (12) months, or residing with a person whose license to operate a sexually oriented business has been revoked within the preceding twelve (12) months.
- E. The premises to be used for the sexually oriented business have not been approved by the health department, fire department, and the building official as being in compliance with applicable laws and ordinances.
- F. The permit fee required by the ordinance codified in this Article has not been paid.
- G. An applicant of the proposed establishment is in violation of or is not in compliance with any of the provisions of the ordinance codified in this Article.
- H. The permit, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the sexually oriented

business. The permit shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.

6.6.6. Permit Fee

The annual fee for a sexually oriented business permit is \$500.

6.6.7 Inspection

An application of permittee shall permit representatives of the Sheriff's Department, Police Department, health department, fire department, Greenwood City/County Department of Planning, or other departments or agencies of the City to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business. It shall be unlawful to not permit such inspection of the premises at any time it is occupied or open for business.

6.6.8. Expiration of Permit

- A. Each permit shall expire one (1) year from the date of issuance and may be renewed only by making application as provided herein. Application for the renewal should be made at least 30 days before the expiration date, and when made less than 30 days before the expiration date, the expiration of the permit will not be affected except for good cause shown.
- B. When the Zoning Official denies renewal of the permit, the applicant shall not be issued a permit for one (1) year from the date of the denial. If, subsequent to denial, the Zoning Official finds that the basis for denial of the renewal permit has been corrected or abated, the applicant may be granted a permit.

6.6.9. Suspension of Permit

The Zoning Official may suspend a permit for a period not to exceed 30 days if he/she determines that a permittee or an employee of a permittee has:

- A. Violated or is not in compliance with any section of this Article;
- B. Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises;
- C. Refused to allow an inspection of the sexually oriented business premises as authorized by this Article;
- D. Knowingly permitted gambling by any person on the sexually oriented business premises.

6.6.10. Revocation of Permit

- A. The Zoning Official shall revoke a permit if a cause for suspension in *Section 6.6.9.* occurs and the permit has been suspended within the preceding twelve (12) months for willful and knowing violation of the ordinance codified in this Article.

- B. The Zoning Official shall revoke a permit if he/she determines that:
1. A permittee knowingly gave false or misleading material information in the application submitted to the Greenwood City/County Department of Planning during the application process;
 2. A permittee or an employee has knowingly allowed possession, use, or sale of controlled substances on the premises;
 3. A permittee or an employee has knowingly allowed prostitution on the premises;
 4. A permittee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's permit was suspended;
 5. A permittee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sexual conduct to occur in or on the permitted premises;
 6. A permittee is delinquent in payments to the County, city, town or state for any taxes or fees past due related to the sexually oriented business.
- C. When the Zoning Official revokes a permit, the revocation shall continue for one (1) year, and the permittee shall not be issued a sexually oriented permit for one (1) year from the date revocation became effective. If, subsequent to revocation, the Zoning Official finds that the basis for the revocation has been corrected or abated, the applicant may be granted a permit if at least 90 days have elapsed since the date the revocation became effective.

6.6.11. Transfer of Permit

A permittee shall not transfer his/her permit to another, nor shall a permittee operate a sexually oriented business under the authority of a permit at any place other than the address designated in the application.

6.6.12. Location of Sexually Oriented Businesses

6.6.12.1. Zoning Districts that Allow Sexually Oriented Businesses

A sexually oriented business may be located only within a Heavy Industrial (HI) district.

6.6.12.2. Location in Other Zoning Districts a Misdemeanor

A person commits a misdemeanor if he/she operates or causes to be operated a sexually oriented business outside of a designated Heavy Industrial (HI) district.

6.6.12.3. Proximity to Specified Uses

- A. A person commits a misdemeanor if he/she operates or causes to be operated a sexually oriented business within 1,000 feet of:
1. A church;

2. A public or private elementary or secondary school;
 3. A boundary of any residential zoning district;
 4. A public park adjacent to any residential zoning district;
 5. The property line of a lot devoted to residential use; or
 6. A day care facility.
- B. A person commits a misdemeanor if he/she causes or permits the operation, establishment, substantial enlargement, or transfer of ownership or control of a sexually oriented business within 1,000 feet of another sexually oriented business. Each sexually oriented business is considered a separate business regardless of ownership and must meet separation requirements.
- C. A person commits a misdemeanor if he/she causes or permits the operation, establishment, or maintenance of more than one (1) sexually oriented business in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing other sexually oriented business.

6.6.12.4. Measurement of Required Distances

- A. For purposes of this Article, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private elementary or secondary school, or to the nearest boundary of an affected park, residential district, or residential lot.
- B. For purposes of this Article, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.

6.6.13. Nonconforming Use

- A. Any sexually oriented business lawfully operating on the effective date of this ordinance that is in violation of this Article shall be deemed a nonconforming use. The nonconforming use shall be permitted to continue for a period not to exceed two (2) years, unless sooner terminated for any reason or voluntarily discontinued for a period of 30 days or more. Such nonconforming uses shall not be increased, enlarged, or altered except that the use may be changed to a conforming use. If two (2) or more sexually oriented businesses are within 1,000 feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at a particular location is the conforming use and the later-established business shall be deemed nonconforming.

- B. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit, of a church, public or private elementary or secondary school, public park, residential district, or a residential lot within 1,000 feet of the sexually oriented business. This provision applies only to the renewal of a valid permit, and does not apply when an application for a permit is submitted after a permit has expired or has been revoked.

6.6.14. Exemptions

It is a defense to prosecution under this Article that a person appearing in a state of nudity did so in a modeling class operated:

- A. By a proprietary school, licenses by the State of South Carolina; a college, junior college, or university supported entirely or partly by taxation;
- B. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
- C. In a structure:
 - 1. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and
 - 2. Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
 - 3. Where no more than one (1) nude model is on the premises at any one (1) time.

6.6.15. Temporary Use Permit

A temporary use permit shall be required prior to the staging of any adult entertainment show or contest in an establishment which schedules such entertainment less than three (3) times per calendar year. Activities requiring permit shall include, but not be limited to, male and/or female burlesque or fantasy shows, wet t-shirt contests and other such one-time events.

- A. A completed application form shall be submitted at least 30 days prior to the date of the event;
- B. A permit fee of \$250 shall accompany the application;
- C. A site plan showing parking, ingress/egress and maximum seating capacity for the structure shall be required;
- D. A written certification of type of entertainment also is to be provided; and
- E. Temporary uses shall be subject to age and inspection conditions.

6.6.16. Exterior Portions of Regulated Establishments

- A. It shall be unlawful for an owner or an operator of a regulated establishment to allow the merchandise or activities of the regulated establishment to be visible from any point outside such regulated establishment.
- B. It shall be unlawful for the owner or operator of a regulated establishment to allow the exterior portions of the regulated establishment to have flashing lights, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the extent permitted in this Article.
- C. It shall be unlawful for the owner or operator of a regulated establishment to allow exterior portions of the regulated establishment to be painted any color other than gray. This provision shall not apply to any regulated establishment if the following conditions are met:
 - 1. The regulated establishment is a part of a commercial multi-unit center; and,
 - 2. The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the regulated establishment are painted the same color as one another or are painted in such a way as to be component of the overall architectural style or pattern of the commercial multi-unit center.
- D. Nothing in this Article shall be construed to require the painting of an otherwise unpainted exterior portion of a regulated establishment.

6.6.17. Signage

- A. It shall be unlawful for the owner or operator of any regulated establishment or any other person to erect, construct or maintain any sign for the regulated establishment other than one (1) primary sign and one (1) temporary sign as provided herein.
- B. Primary signs shall have no more than two (2) display surfaces. Each such display surface shall not:
 - 1. Contain any flashing lights;
 - 2. Be a flat plane, rectangular in shape;
 - 3. Exceed 50 square feet in area; or
 - 4. Exceed ten (10) feet in height or ten (10) feet in length.
- C. Primary signs shall contain no photographs, silhouettes, drawings, or pictorial representations of any manner, and may contain only:
 - 1. The name of the regulated establishment ; and/or
 - 2. One (1) or more of the following phrases:
 - a) Adult Bookstore

- b) Adult Movie Theater
 - c) Adult Cabaret
 - d) Adult Entertainment
 - e) Adult Model Studio
3. Primary signs for adult movie theaters may contain the additional phrase, “Movie Titles Posted on Premises”.
- D. Each letter forming a word on a primary sign shall be of a solid color, and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.
- E. Secondary signs shall have only one display surface. Such display surface shall:
- 1. Be a flat plane, rectangular in shape;
 - 2. Not exceed 20 square feet in area;
 - 3. Not exceed five (5) feet in height and four (4) feet in width;
 - 4. Be affixed or attached to any wall or door of the establishment; and
 - 5. The provisions of *Section 6.6.17.B.* shall also apply to secondary signs.

These provisions shall supplement the sign requirements contained in this ordinance.

ARTICLE 7. TEMPORARY USES**6.7.1. Definition**

A temporary event is an activity sponsored by a governmental, charitable, civic, educational, religious, business, or trade organization which is infrequent in occurrence and limited in duration. Examples include arts and crafts shows, community festivals, carnivals, fairs, circuses, concerts, conventions, exhibitions, trade shows, outdoor religious events, and other similar activities.

6.7.2. Temporary Event Permit

The purpose of this permit is to authorize a specific use for a defined period of time and to coordinate health, traffic, and other inspections necessary to the safe and healthful operation of the event.

6.7.2.1. Application

Application for a temporary event permit shall be made to the Zoning Official at least three (3) working days prior to the start of the event.

6.7.2.2. Permit Required

A temporary event permit shall be obtained for nonpermanent facilities and activities with a duration of more than three (3) days but not more than 30 days.

6.7.2.3. Requirements for Permit Issuance

A temporary event permit shall not be issued until evidence is shown that the following requirements have been or will be complied with:

- A. Ample parking is provided for the event, in addition to required parking for any permanent use or uses located at the event site;
- B. Written authorization from the property owner or his agent for the event to take place;
- C. Any event held outside of a building and within 500 feet of any residence shall cease operation by 10:00 pm;
- D. Noise shall be controlled so that no adjoining property owner or occupant is unduly disturbed by the event; and
- E. Licenses and/or permits required by other agencies have been obtained prior to the issuance of the temporary event permit.

6.7.3. Other Applicable Permits

These regulations do not exempt any operator from any other required permits for temporary use.

6.7.4. Parking

Temporary uses shall not prevent the use of or cause the elimination of required off-street parking as required by the provisions of *Chapter 6, Article 1 – Parking and Loading*.

6.7.5. Permanent Site Changes Prohibited

Permanent site changes to accommodate a temporary use are prohibited.

6.7.6. Temporary Uses

The following temporary uses are included in *Chapter 3- Zoning District Regulations*, and are listed in *Table 3-1*.

- A. Arts and Crafts Shows
- B. Carnivals, Fairs and Other Major Public Gatherings
- C. Concerts and Stage Shows
- D. Construction/Storage Office
- E. Manufactured Home – Loss of Shelter or Medical Hardship
- F. Outdoor Retail Sales (including Christmas tree and pumpkin sales)
- G. Outdoor Religious Events
- H. Sales/Leasing Offices
- I. Circuses

6.7.7. Temporary Uses Permitted in Specific Zoning Districts

Districts in which temporary uses are permitted are listed in *Chapter 3 – Zoning District Regulations*, and are listed in *Table 3-1*.

6.7.8. Temporary Uses Subject to Conditions

Temporary uses are considered conditional uses in all zoning district, and as such are subject to conditions specific to each temporary use as listed in *Chapter 3 – Zoning District Regulations*.

ARTICLE 8. GROUP HOMES**6.8.1. Group Home, Limited**

Pursuant to the *South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §6-29-770*, a home serving nine (9) or fewer mentally or physically handicapped persons providing 24-hour care and is approved or licensed by a state agency, department or under contract with the agency or department, is exempt from local zoning ordinance requirements. Residents of such a home shall be called a 'Group Home, Limited' in this Zoning Ordinance. The following are specific procedures for locating such a home:

- A. Prior to locating the home, the owner or operator must give prior notice to the City advising of the exact site of the proposed home.
- B. The notice must identify the individual responsible for site selection.
- C. If the City objects to the selected site, it must notify the individual responsible for site selection within 15 days of receiving the notice. It must also appoint a representative to assist in selecting a comparable, alternative site. This triggers the following actions:
 1. The site selection representative of the entity and the representative of the City must select a third, mutually agreeable person to assist with the selection.
 2. The three (3) representatives have 45 days to make a final site selection by majority vote.
 3. This final site selection is binding on both the proposing entity and the City.
- D. In the event no selection is made by the end of the 45-day period, the entity establishing the home shall select the site without further proceedings.
- E. An application for a variance or special exception is not required.
- F. The licensing agency must screen prospective residents of these homes to ensure that the placement is appropriate.
- G. The licensing agency shall conduct reviews of these homes at least every six (6) months to promote the rehabilitative use of the structure.

6.8.2. Group Home, Extensive

Homes serving ten (10) or more mentally or physically handicapped persons comprise the 'Group Home, Extensive' category and are regulated by the provisions of this Ordinance.

ARTICLE 9. DUMPSTER SCREENING

All properties in the CC (Core Commercial) zoning district are exempt from the following regulations.

6.9.1. Dumpster Construction

- A. The minimum interior dimensions of all dumpster enclosures shall be twelve (12) feet in width by ten (10) feet in depth.
- B. The minimum width of the dumpster pad shall be twelve (12) feet. The minimum length of dumpster pad shall be ten (10) feet.
- C. The paved apron in front of the dumpster enclosure shall be twelve (12) feet wide by eight (8) feet in depth.
- D. The thickness of the apron and pad in front of the dumpster enclosure shall be eight (8) inches in depth with a 3/8 inch rebar mat set twelve (12) inches on center on both the left and right side of the apron at a depth of three (3) inches from the bottom. The apron shall be constructed of concrete.
- E. A minimum of two - four (4) inch bollards with a 42-inch projection shall be installed at the rear of each enclosure.
- F. If gates are utilized, there shall be twelve (12) feet of clearance between the dumpster doors when in the fully open position.
- G. All dumpster enclosure doors shall be constructed with a mechanism that the door may be locked in the open position to facilitate access by the disposal trucks while the dumpster is being emptied.
- H. The tops of the dumpsters shall be covered with a plastic/rubber cover to prevent dispersal of the contents.
- I. Dumpster enclosures shall be constructed to accommodate the placement of grease bins within the enclosure at all establishments where grease bins are utilized.

6.9.2. Dumpster and Compactor Screening

- A. Dumpsters and compactors shall be screened on three (3) sides to a height of at least one (1) foot above the top of the dumpster.
- B. Dumpster and compact clusters. Individual screening will not be required when several dumpsters are clustered at one (1) location. Instead, the entire site will be fenced to prevent dispersal of loose trash. Either a solid or a chain-link fence may be used for trash containment.
- C. Chain-link fences must be screened with large plants to an opacity factor of 90 percent.

- D. Fences constructed with light impervious materials shall be painted or stained to blend with the surrounding landscape.
- E. Fences, screens and plant material shall be kept in good repair or condition at all times.

6.9.3. Dumpster and Compactor Location

The following regulations are established to improve the safety and operation of dumpsters accessible from public streets and highways.

- A. Neither dumpster nor compactors shall impede the lawful passage of vehicular or pedestrian traffic on public rights-of-way, streets and highways, not impede authorized public or private parking or other lawful uses on those public rights-of-way, streets and highways adjacent to the site on which the dumpster is located.
- B. No dumpster or compactor shall be placed so as to impede or prevent access to any public easement, or public utility installation.
- C. No public street or highway shall be used except on an emergency or temporary basis for the maneuvering of vehicles accessing or servicing dumpsters or compactors, so as to block or impede the lawful passage of vehicular or pedestrian traffic on public rights-of-way, streets or highways, nor impede authorized public or private parking or other lawful uses of those public rights-of-way, streets and highways adjacent to the site on which the dumpster is located.

ARTICLE 10. FENCES**6.10.1 Height**

The maximum height for fences in the GC, LIW and HI Districts shall be twelve (12) feet. In all other zoning districts, fences shall not exceed six (6) feet in height. No fence shall be designed or located in a manner that obstructs the vision of vehicular traffic at street and/or driveway intersections.

6.10.2. Front Yard Fences

Fences located in front yards of Residential Districts shall not exceed the following standards:

- A. For fences located between the lot line and the building setback area, the opacity level of the entire fence shall not exceed 75 percent.
- B. For fences located within the permitted building construction area, opacity levels may be 100 percent.

6.10.3. Corner Lot Fences

For fence construction purposes, the lot extending along an intersection street shall be considered a front yard and fences shall comply with the standards outlined above for front yard fences.

6.10.4. Emergency Access

All fences shall be designed to permit emergency access to the enclosed area, whether by use of a gate or a breakaway section.