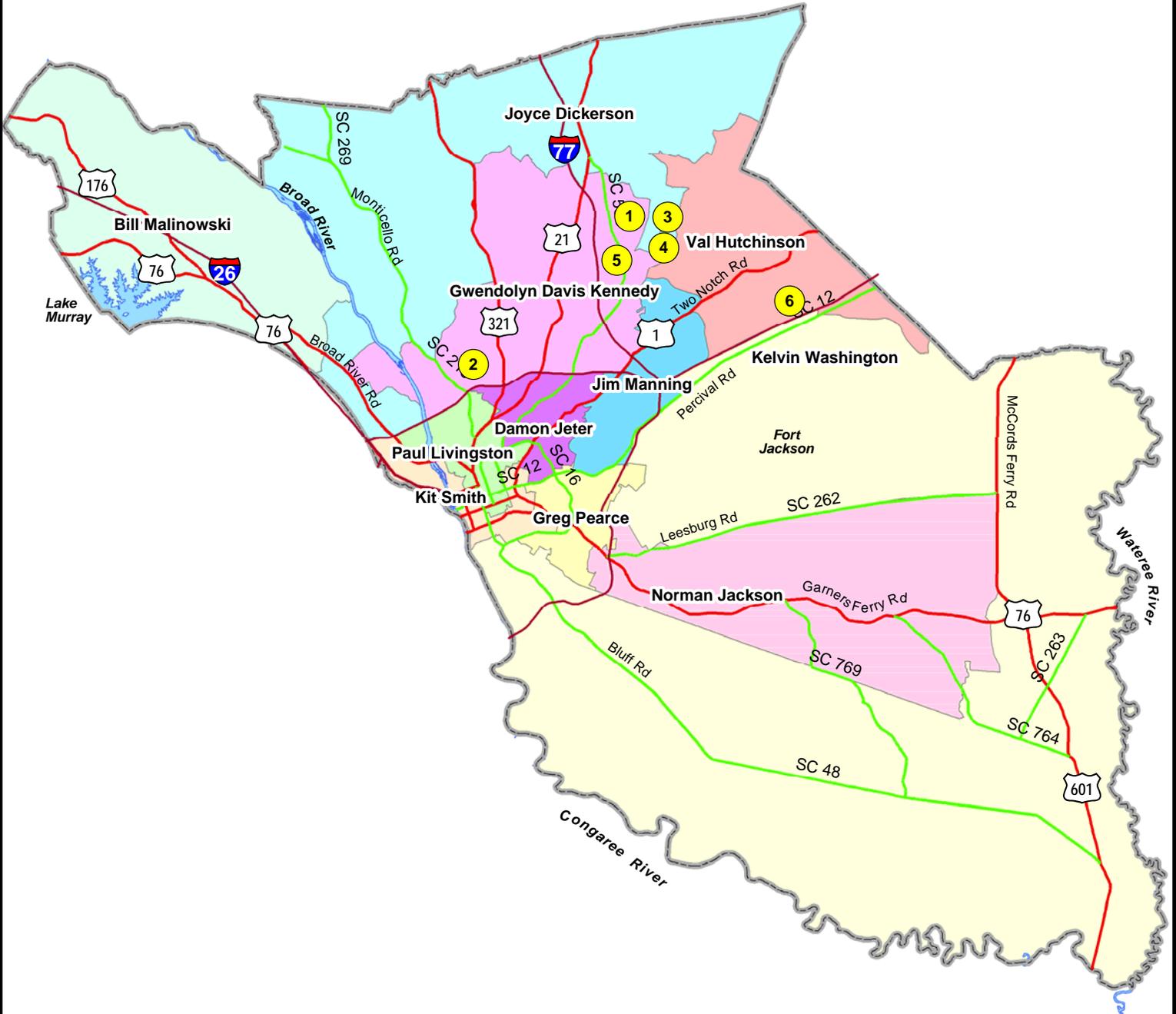


RICHLAND COUNTY
PLANNING COMMISSION



JUNE 7, 2010

RICHLAND COUNTY PLANNING COMMISSION JUNE 7, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-12 MA	Richland County Conservation Commission	17500-03-42	Longtown Road	Kennedy
2. 10-13 MA	Richland County Conservation Commission	09411-05-71	Blue Ridge Terrace	Kennedy
3. 10-14 MA	Richland County Conservation Commission	20300-02-40	Rice Creek Farms	Dickerson
4. 10-15 MA	Richland County Conservation Commission	20300-02-34	Lee Road	Dickerson
5. 10-16 MA	Richland County Conservation Commission	17300-02-35	Farrow Road	Kennedy
6. 10-17 MA	Woodcreek Development Partnership	28800-01-10 (p)	Spears Creek Church Road	Hutchinson

RICHLAND COUNTY PLANNING COMMISSION

Monday, June 7, 2010

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Sparty Hammett, Asst. Co. Admin..... Interim Planning Director
Anna Almeida, AICP Deputy Planning Director
Amelia R. Linder, Esq. Attorney

PUBLIC MEETING CALL TO ORDER Pat Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

a. May 2010 minutes

ROAD NAME APPROVALS

AGENDA AMENDMENTS

MAP AMENDMENTS

1. Case #10-12 MA
Richland County Conservation Commission
Apply Conservation Overlay to an existing PDD (236 acres)
Longreen Pkwy/Longtown Rd.
TMS # 17500-03-42
Page 1
2. Case #10-13 MA
Richland County Conservation Commission
Apply Conservation Overlay to an existing RU (3 acres)
Blue Ridge Terrace
TMS # 09411-05-71
Page 7
3. Case #10-14 MA
Richland County Conservation Commission
Apply Conservation Overlay to an existing PDD (3 acres)
Rice Meadow Circle
TMS # 20300-02-40
Page 13
4. Case #10-15 MA
Richland County Conservation Commission
Apply Conservation Overlay to an existing PDD (7 acres)
Rice Meadow Circle.
TMS # 20300-02-34
Page19

5. Case #10-16 MA
Richland County Conservation Commission
Apply Conservation Overlay to an existing RM-HD (11 acres)
Farrow Rd.
TMS # 17300-02-35
Page 25
6. Case #10-17 MA
Woodcreek Development Partnership
John Cooper
PDD to Amended PDD (8 acres)
Spears Creek Church Rd.
TMS # 28800-01-10 (p)
Page 31

TEXT AMENDMENTS

1. An ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, table of permitted uses with Special Requirements, and Special Exceptions; "Residential Uses" of Table 26-V-2.; and Article VI, Supplemental use standards; Section 26-151, permitted uses with Special Requirements, and Section 26-152, Special Exceptions; so as to permit dormitories in the OI Office and Institutional District and in the GC General Commercial District, with Special Requirements.
Page 37
2. An ordinance amending the Richland County Code of Ordinances; Chapter 26, Land Development; Section 26-59, Planned Development Review/Approval; so as to correct the section reference for PDD regulations.
Page 97

OTHER BUSINESS

1. Approval of the Complete Streets Program Goals and Objectives.
Page 89
2. Recommendation as to whether or not the current M-1 Districts should be amended to LI Zoning Districts under the Land Development Code (adopted November 9, 2004) and any amendments thereto, and whether or not the M-1 Zoning District, and any reference thereto, should be deleted from Chapter 26 of the Richland County Code of Ordinances.

ADJOURNMENT



Planning & Development Services Department

2020 Hampton Street, 1st Floor • Columbia, South Carolina 29204-1002
 Post Office Box 192 • Columbia, South Carolina 29202-0192

TO: Planning Commission Members
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist
DATE: May 17, 2010
SUBJECT: Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements

Action Requested

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	PETITIONER/ INITIATOR	LOCATION	PROPERTY OWNERS/ LOT(S)	COUNCIL DISTRICT
1. Fishburne 2. Grand River 3. Linden Hall	Jeremy Lechner, Civil Engineering	Proposed Brookcrest Subdivision- located off Sloan and Hard Scrabble Roads	Approx 165 lots	Jim Manning (#8)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-12 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Longreen Parkway/ Longtown Road

TAX MAP NUMBER: 17500-03-42
ACREAGE: 236
EXISTING ZONING: PDD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Heavy Industrial (M-2) reflects the original zoning as adopted September 7, 1977.

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 02-60MA (Ord No. 064-02HR).

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	PDD/RU	Residences/Residences
<u>South:</u>	PDD/RU/RS-MD	Residences/Church/Residences
<u>East:</u>	PDD	Residences
<u>West:</u>	HI/PDD	Businesses/Residences

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters during a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The proposed rezoning would be compatible with the surrounding land uses and the intent of the Planned Development District objectives.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The parcel contains sensitive lands such as National Wetland Inventory (NWI), Floodplain, and streams.

The identified wetlands are an important landscape feature that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The majority of the parcel’s wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions. The substrate of both wetlands is saturated to the surface for extended periods during the growing season, but surface water is seldom present.

The parcel contains identified FEMA floodplain and is located in AE flood zone. The subject property contains four streams, located along the south western side; three unnamed streams converging into a fourth stream that parallels with the southern parcel line and is identified as Robert’s Branch stream.

The proposed Conservation Overlay District (C) will not alter the existing zoning, Planned Development District (PDD). The underlying zoning district standards will remain in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only

apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks; walkways, trails, access areas, and similar activities may occur within the water resource yard.

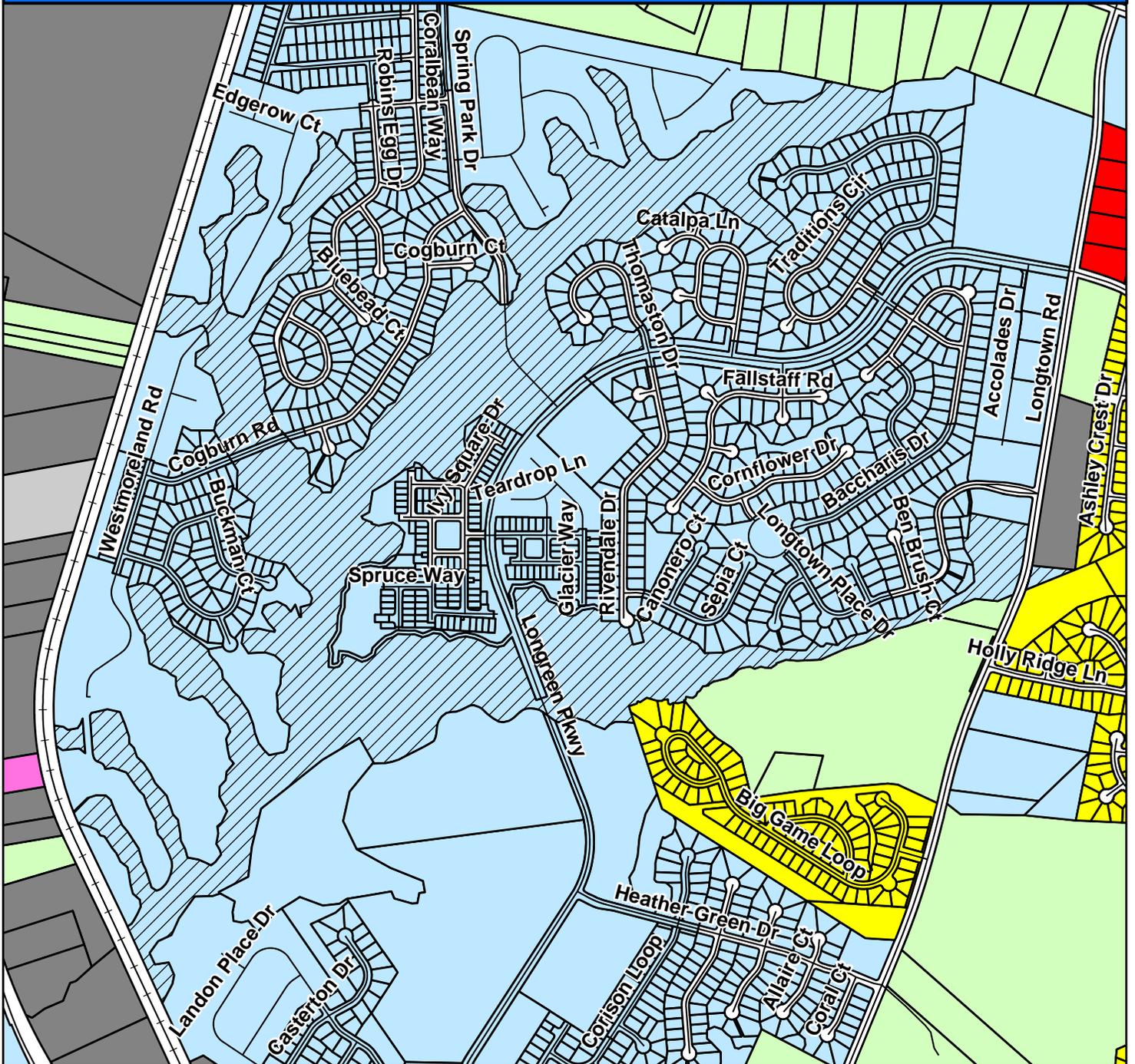
The proposed rezoning would not have a negative impact on public services or traffic.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

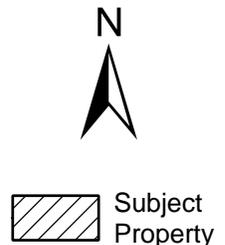
June 22, 2010

Case 10-12 MA



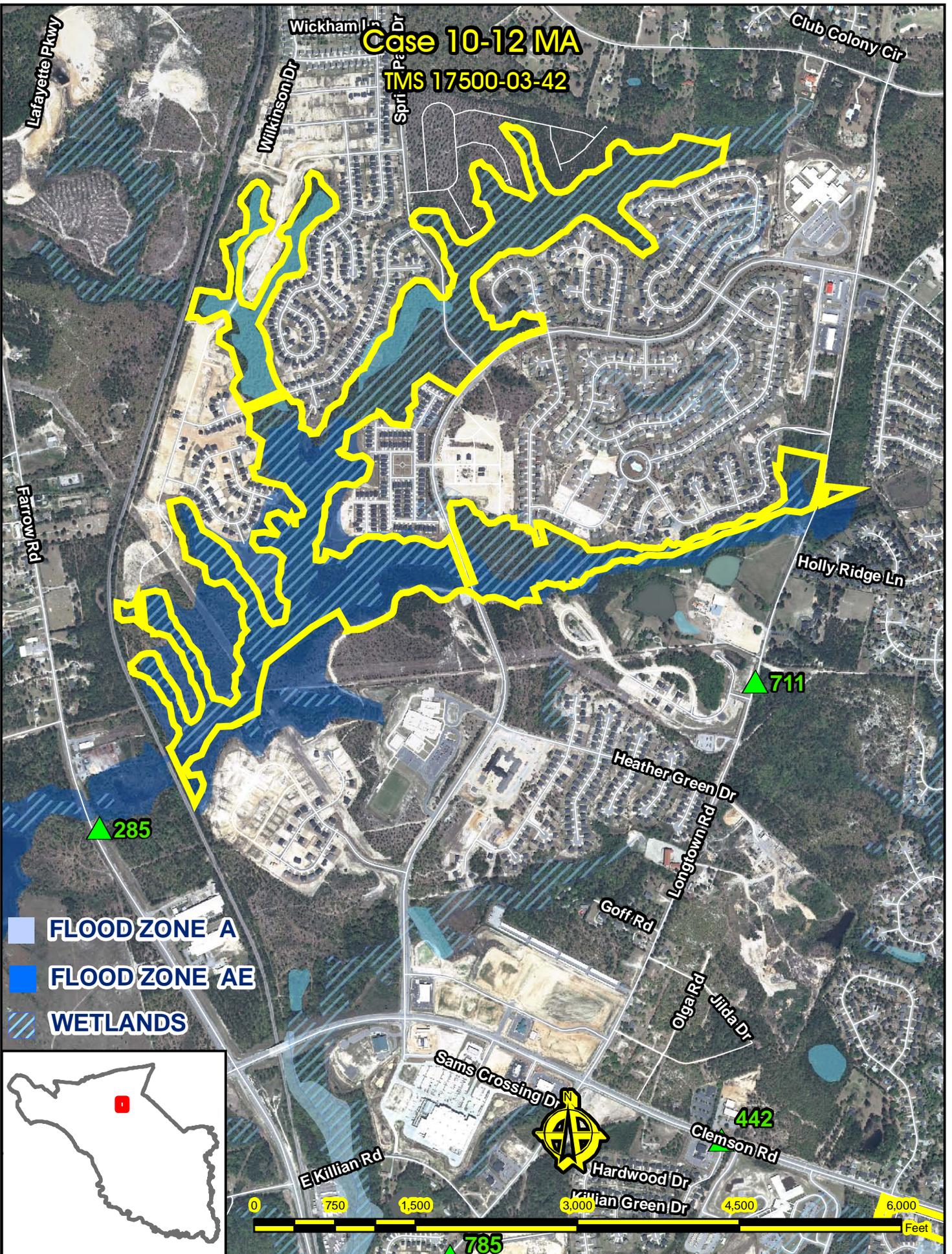
ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS



Case 10-12 MA

TMS 17500-03-42



CASE 10-12 MA PDD with added C

TMS# 17500-03-42

Longreen Parkway





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-13 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Blue Ridge Terrace

TAX MAP NUMBER: 09411-05-71
ACREAGE: 3.0
EXISTING ZONING: RU
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	RS-HD	Residences
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	PDD	Undeveloped

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The rezoning request would compliment the surrounding land uses.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified sensitive lands such as National Wetland Inventory (NWI) and Floodplain.

The identified wetlands are important landscape features that hold and slowly release flood waters, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The majority of the parcel’s wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions. The parcel contains identified FEMA floodplain and is located in an AE flood zone.

The proposed Conservation Overlay District (C) will not alter the existing zoning, Planned Development District (PDD). The underlying zoning district standards will remain in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks; walkways, trails, access areas, and similar activities may occur within the water resource yard.

The subject parcel is part of the Crane Creek Neighborhood Master Planning Area identified as proposed CC-1 Residential sub district. The CC-1 sub-district permits the development of residential communities that conserve the natural and environmentally sensitive features within

the Crane Creek Master Plan area. The Conservation Overlay District (C) will compliment the goal of the Neighborhood Master Plan to conserve the environmentally sensitive lands identified. The proposed rezoning is in compliance with the Crane Creek Master Plan.

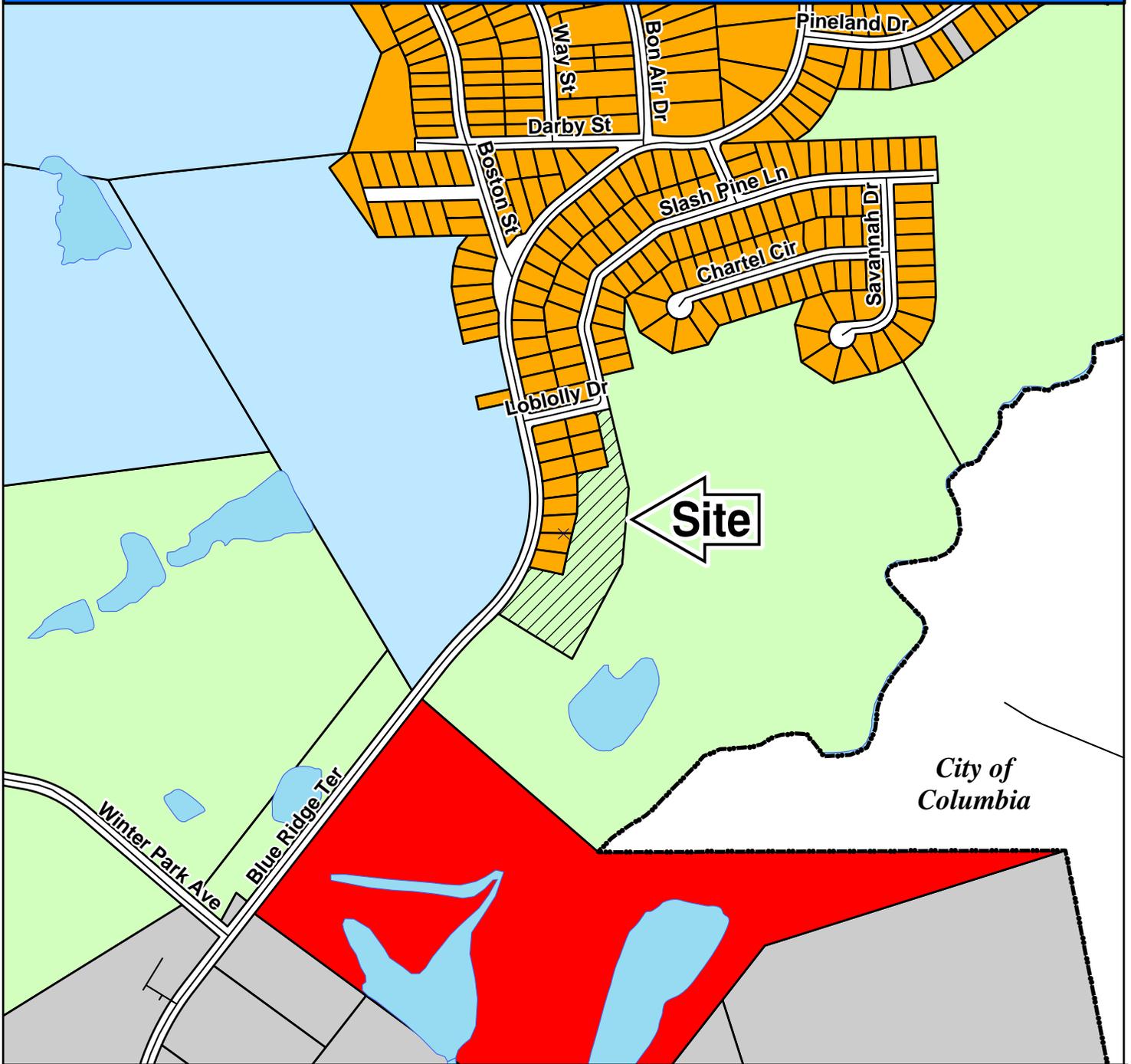
The proposed rezoning would not have a negative impact on public services or traffic.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

June 22, 2010

Case 10-13 MA



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 Subject Property



Case 10-13 MA
TMS 09411-05-71

Wan St
Boston St

EM St
Slash Pine Ln
Chartel Cir

Savannah Dr

595

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 10-13 MA RU with added C

TMS# 09411-05-71

Blue Ridge Terrace





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-14 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Rice Meadow Circle

TAX MAP NUMBER: 20300-02-40
ACREAGE: 3.0
EXISTING ZONING: PDD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Rural (D-1) reflects the original zoning as adopted September 7, 1977.

The current zoning, Planned Development District (PDD) reflects the zoning as originally approved under (85-60MA) and further amended under (97-48MA).

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	PDD	Undeveloped
<u>South:</u>	PDD	Undeveloped
<u>East:</u>	OI	Undeveloped
<u>West:</u>	PDD	Undeveloped

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The overlay would be compatible with the surrounding land uses and the intent of the Planned Development District objectives. This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified National Wetland Inventory (NWI) and the eastern portion of the parcel parallels an unnamed stream. Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The majority of the parcel’s wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions.

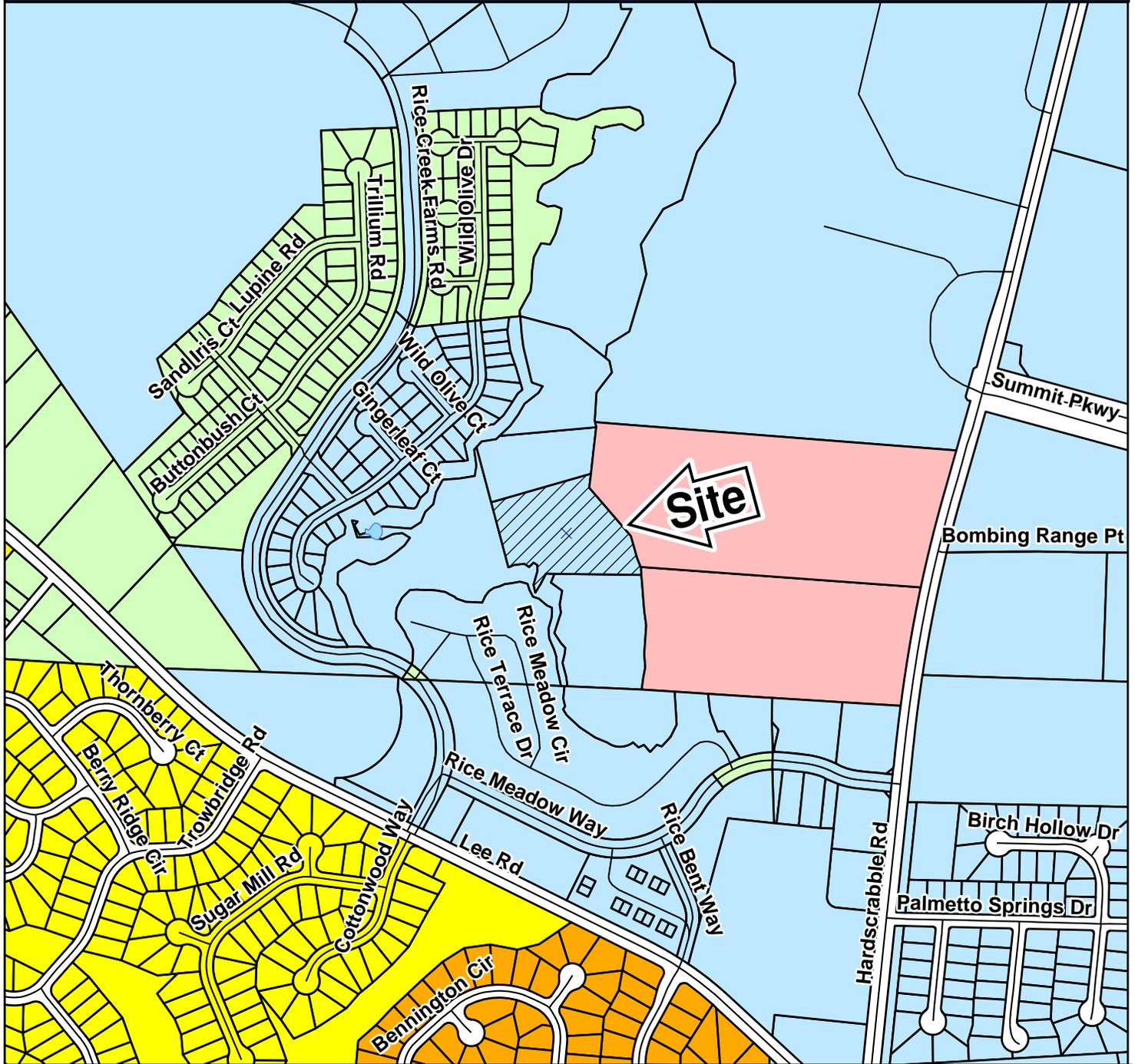
The proposed Conservation Overlay District (C) will not alter the existing zoning. The parcel’s existing general use zoning will remain a Planned Development District (PDD). The underlying zoning district standards will still apply to the subject parcel in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only apply to uses on lots abutting a water resource. Existing continuous tree stands shall be preserved to stabilize the water resource banks. Walkways, trails, access areas, and similar activities may occur within the water resource yard. The proposed rezoning would not have a negative impact on public services or traffic.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

June 22, 2010

Case 10-14 MA



ZONING CLASSIFICATIONS

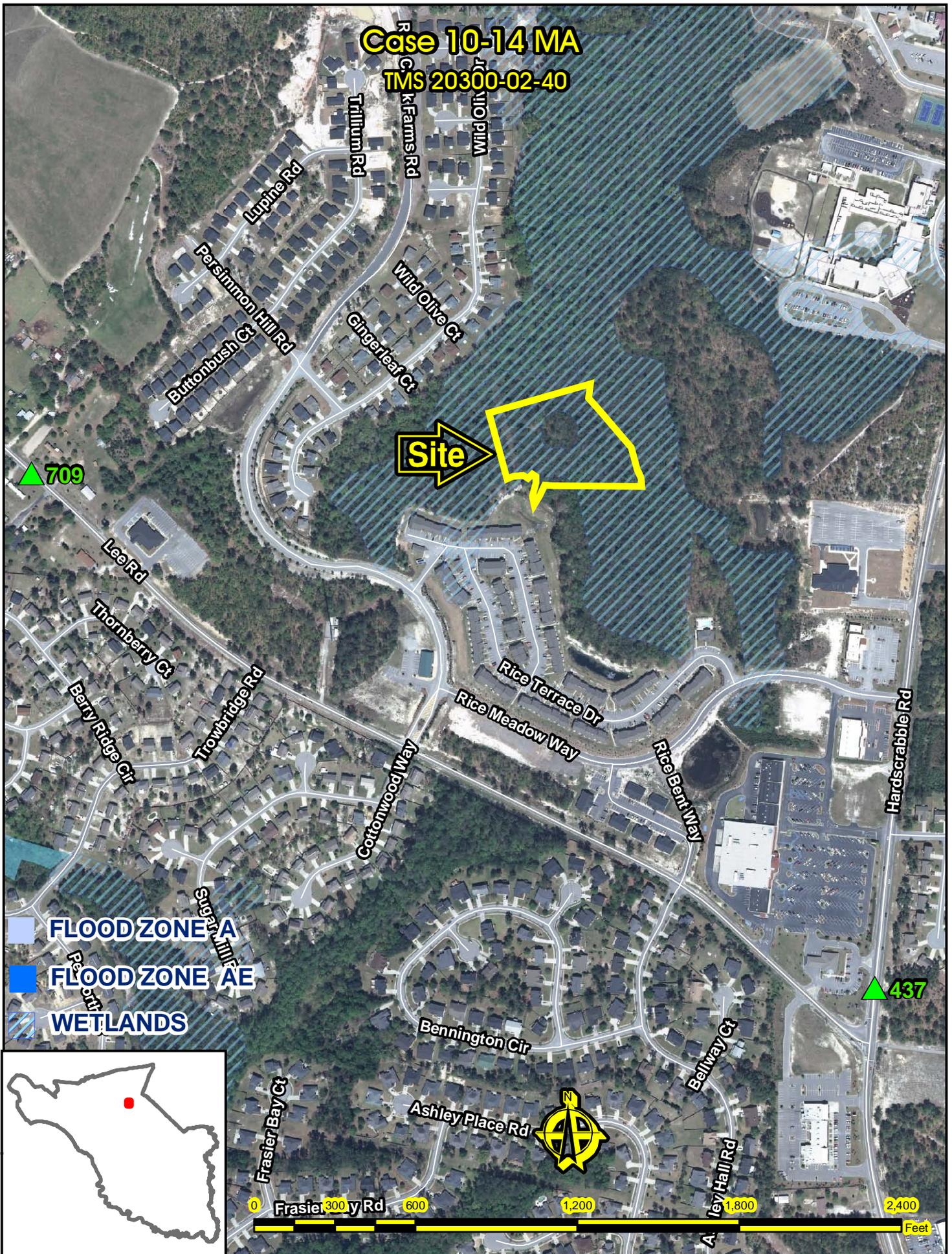
RR	RS-E	MH	NC	HI
C-1	RS-LD	RM-MD	GC	PDD
C-3	RS-MD	RM-HD	M-1	RU
RG-2	RS-HD	OI	LI	TROS

N

Subject Property

Case 10-14 MA

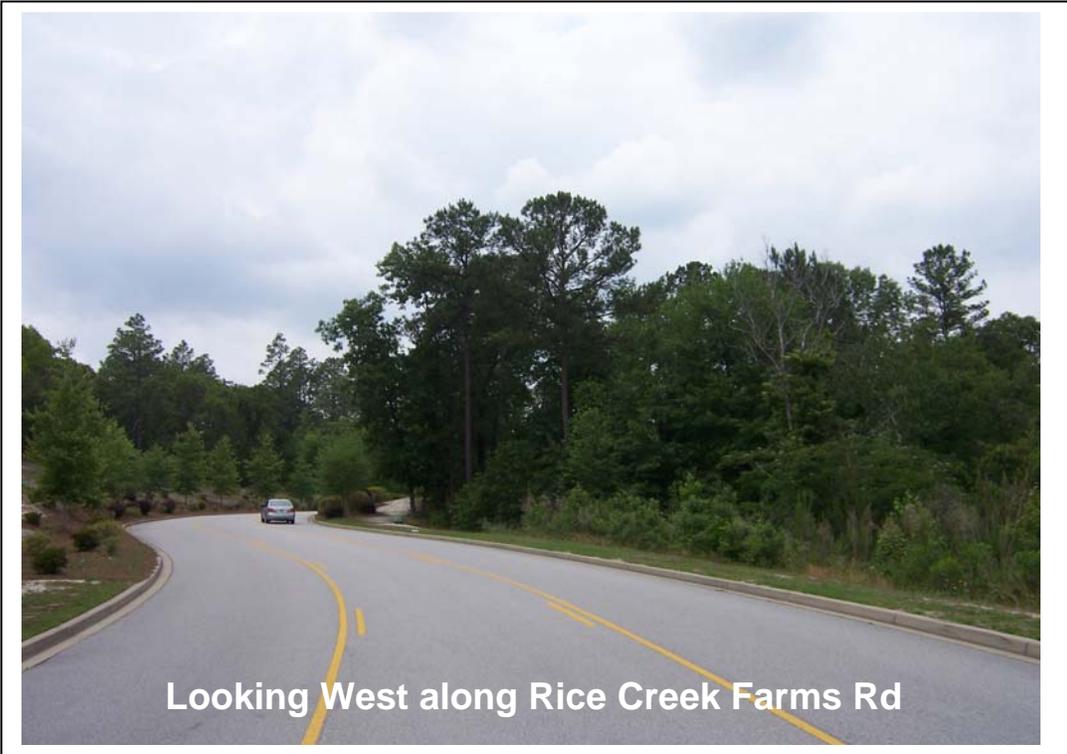
TMS 20300-02-40



CASE 10-14 MA PDD with added C

TMS# 20300-02-40

Rice Meadow Circle





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-15 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Rice Meadow Circle

TAX MAP NUMBER: 20300-02-34
ACREAGE: 7.0
EXISTING ZONING: PDD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Rural (D-1) reflects the original zoning as adopted September 7, 1977.

The current zoning, Planned Development District (PDD) reflects the zoning as originally approved under (85-60MA) and further amended under (97-48MA).

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
<u>North:</u>	PDD	Undeveloped/Residences
<u>South:</u>	PDD	Apartments
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	PDD	Undeveloped/Residences

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The rezoning request would compliment the surrounding land uses and the intent of the Planned Development District objectives.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified National Wetland Inventory (NWI). Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The wetlands are characterized by woody vegetation. The smaller distinct portions of the property include shrubs, young trees (saplings), and trees or shrubs that are small or stunted due to existing environmental conditions.

The proposed Conservation Overlay District (C) will not alter the existing zoning. The parcel's existing zoning will remain a Planned Development District (PDD). The underlying zoning district standards will still apply to the subject parcel in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C) development standards will only apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks. Walkways, trails, access areas, and similar activities may occur within the water resource yard.

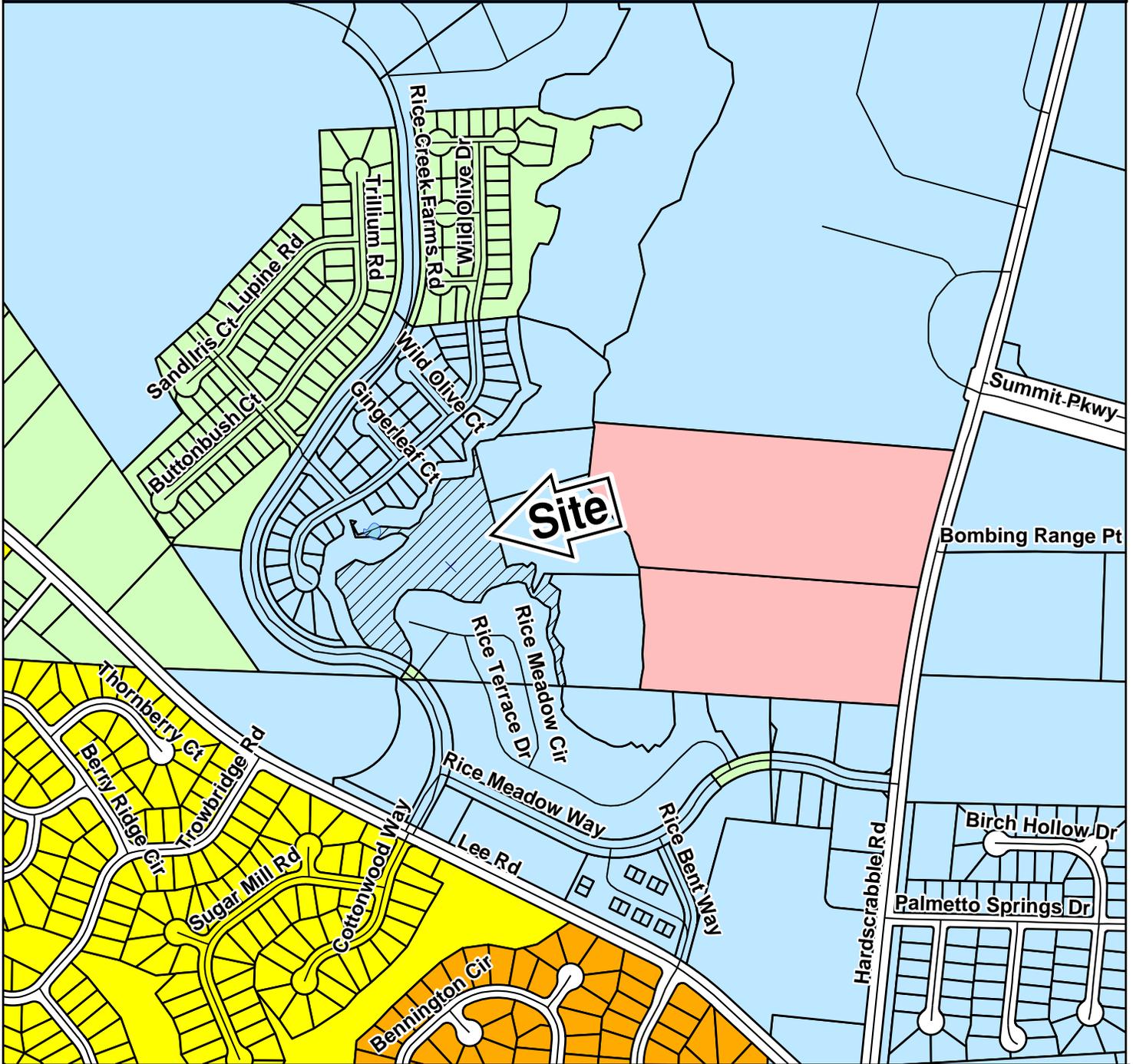
The proposed rezoning would not have a negative impact on public services or traffic.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

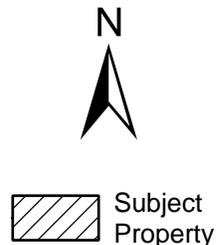
June 22, 2010

Case 10-15 MA



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS



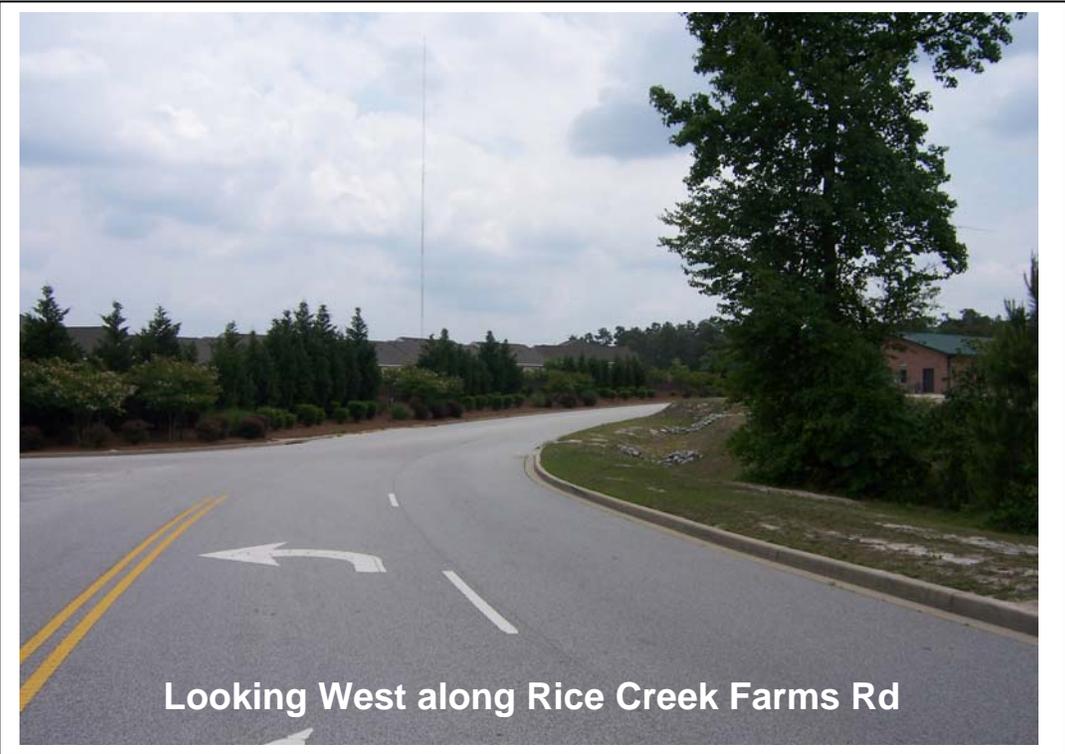
Case 10-15 MA
TMS 20300-02-34



CASE 10-15 MA PDD with added C

TMS# 20300-02-34

Rice Meadow Circle





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-16 MA
APPLICANT: Richland County Conservation Commission
PROPERTY OWNER: Richland County

LOCATION: Farrow Road

TAX MAP NUMBER: 17300-02-35
ACREAGE: 11.0
EXISTING ZONING: RM-HD
PROPOSED ADDITIONAL ZONING: C

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

The previous zoning, Single Family Residential (RS-3) reflects the original zoning as adopted September 7, 1977.

In May of 1999, the RG-2 zoning (now Residential Multifamily High Density District (RM-HD)) was approved under 99-009MA (Ordinance No. 010-99HR).

The parcel contains one hundred and ninety five (195) feet of frontage along Farrow Road in two segments.

Summary

The Conservation Overlay District (C) is intended to provide for safe, suitable development along designated water resources throughout Richland County. It is intended to allow development that will assist in the preservation of views from the water and of the water resources is consistent with the shoreline areas that surround these features, and will provide adequate measures of safety to property and life during periodic flooding. The overlay district shall provide additional requirements to the regulations of the underlying zoning.

- Uses within the C overlay District shall comply with the regulations of the underlying district, except uses on lots abutting a water resource.

Existing Zoning		
North:	PDD	Killian Lakes Apartments
South:	M-1	Undeveloped
East:	RS-HD	Residences/Providence Plantation
West:	PDD	Killian lakes Apartments

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: “Recreational uses are best located in areas adjacent to or within residential developments with provisions for connectivity to the surrounding area. The National Recreation and Park Association (NRPA) recommend 6.25 to 10.5 acres of parks and open space per 1,000 people.”

Compliance: Although the intent of the Conservation Overlay District is to protect sensitive water resource lands, a side benefit of the overlay is that it will also create a protected natural area. This will benefit adjacent residential developments by providing buffers, wildlife habitat, and help protect the surrounding property by impeding flood waters in the occasion of a flood event.

Traffic Impact

The proposed rezoning will not affect traffic on any adjacent or contiguous roads.

Conclusion

The proposed property has been deeded to Richland County for the purpose of protecting valuable ecological resources, reduce storm water runoff and provide green space. The proposed overlay would be compatible with the surrounding land uses.

This area will act as a buffer between developments and provide wildlife habitat in the suburban areas. The proposed Conservation Overlay (C) District is intended to protect property and life during periodic flooding. The subject parcel contains identified sensitive lands including National Wetland Inventory (NWI), Floodplain, and streams. Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The parcels containing identified FEMA floodplain are located in AE flood zones. The wetlands are characterized by woody vegetation. Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

The Crane Creek stream runs the length of the parcel and two unnamed streams converge into a single point near the subject parcel’s southern property line.

The proposed Conservation Overlay District (C) will not alter the existing zoning. The underlying zoning district Residential Multifamily High Density District (RM-HD) standards will still apply to the subject parcel in addition to being subject to the standards of the Conservation Overlay District (C). In the case of a conflict between the overlay district standards and the general use district standards, the stricter regulations shall apply. The Conservation Overlay District (C)

development standards will only apply to uses on lots abutting a water resource. For lots abutting a water resource, a water resource yard shall be provided as a set back in which no structures, except approved docks, shall be erected. Existing continuous tree stands shall be preserved to stabilize the water resource banks. Walkways, trails, access areas, and similar activities may occur within the water resource yard.

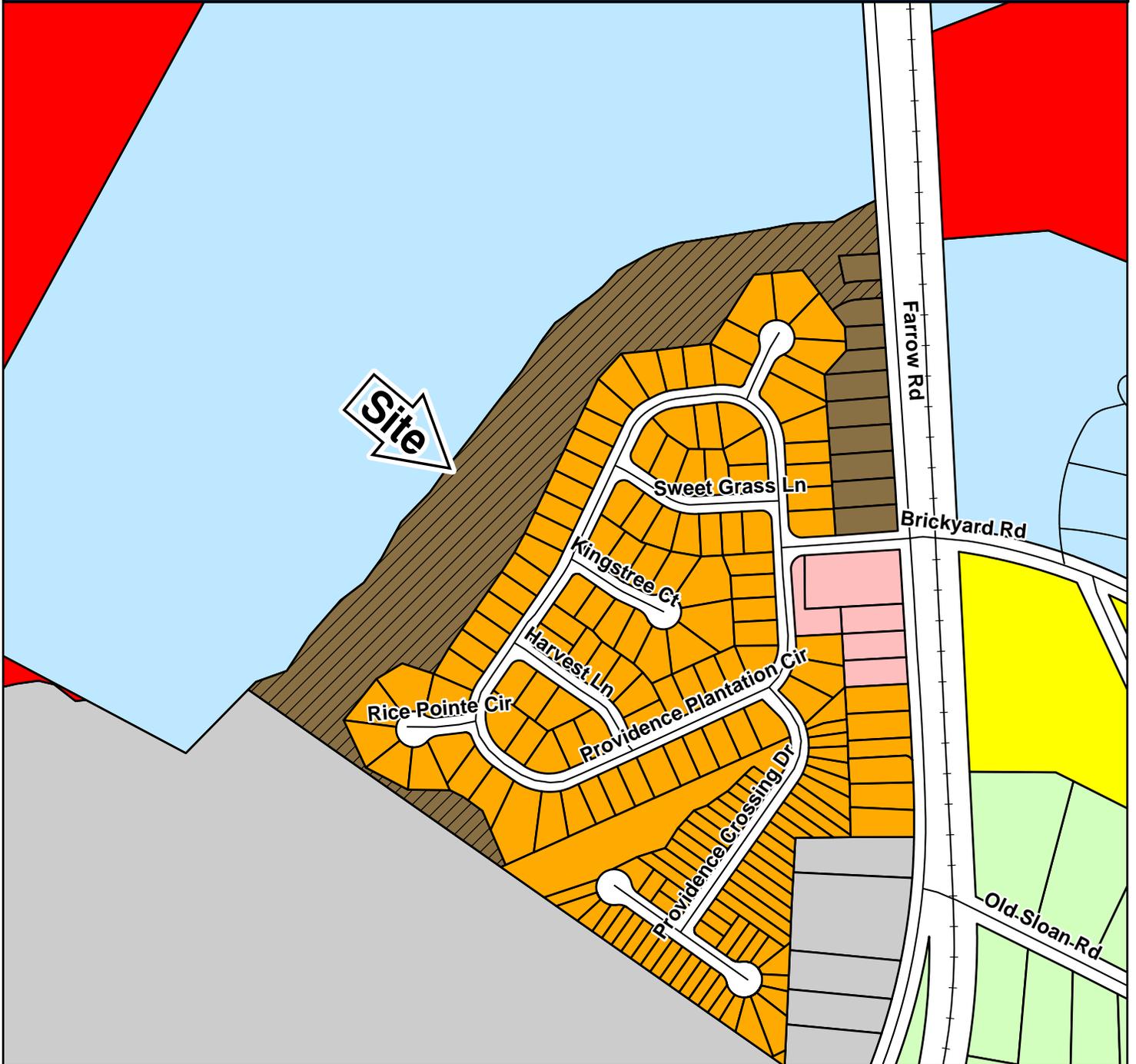
The proposed rezoning would not have a negative impact on public services or traffic.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

June 22, 2010

Case 10-16 MA

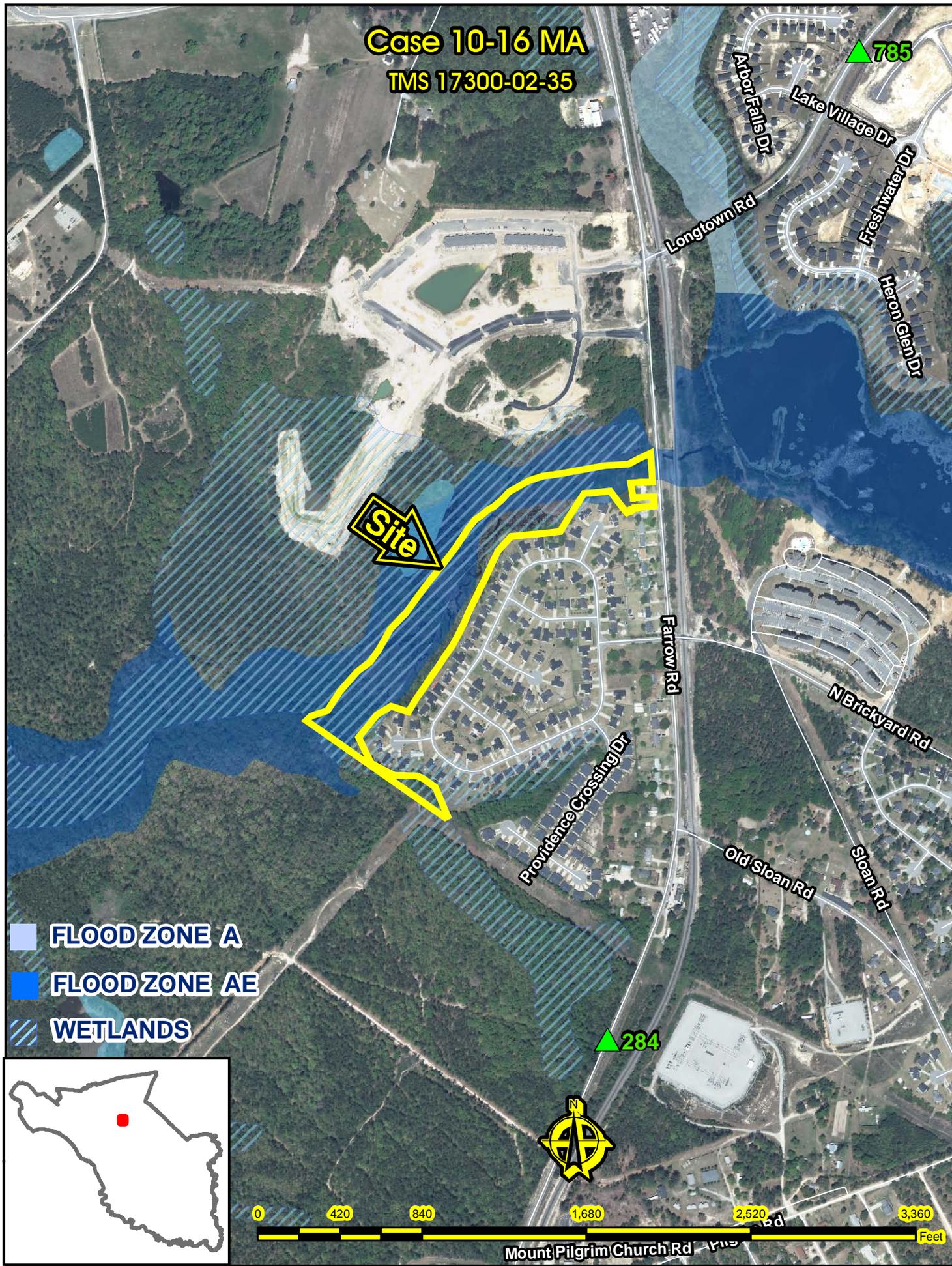


ZONING CLASSIFICATIONS

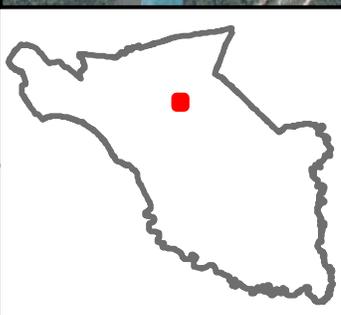
 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 N
 Subject Property

Case 10-16 MA
TMS 17300-02-35



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 10-16 MA

RM-HD with added C

TMS# 17300-02-35

Farrow Road





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 7, 2010
RC PROJECT: 10-17 MA
APPLICANT: John Cooper
PROPERTY OWNER: Woodcreek Development Partnership

LOCATION: Spears Creek Church Road

TAX MAP NUMBER: 28800-01-10 (P)
ACREAGE: 8.0 acres
EXISTING ZONING: PDD
PROPOSED ZONING: Amended PDD

PC SIGN POSTING: May 21, 2010

Staff Recommendation

Approval

Background /Zoning History

In February of 1992, the Planned Unit Development District (PUD) was approved under 91-040MA (Ordinance No. 2178-92HR).

In July of 1996, the Planned Unit Development District (PUD) was amended under 96-018MA (Ordinance No. 029-96HR).

In December of 1996, the Planned Unit Development District (PUD) was amended to classify the internal roads and to establish right-of-way and pavement widths for internal roads under 96-055MA.

The parcels contain three hundred and four (304) feet of frontage along Spears Creek Church Road and four hundred and thirty eight (438) feet of frontage along Woodcreek Ridge Drive.

Existing Zoning		
North:	PDD/PDD	Undeveloped/ City of Columbia Residences
South:	RS-1,RS-1	Undeveloped, City of Columbia Fire Department
East:	PDD	Verizon Wireless Call Center
West:	PDD	Undeveloped

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Suburban** in the **Northeast Planning Area**.

Suburban Area

Objective: “Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.”

Compliance: The subject parcel is located along Spears Creek Church Road which is a two land undivided arterial road.

Traffic Impact

The 2008 SCDOT traffic count (Station # 451), north west of the subject parcel on Spears Creek Church Road shows 9,100 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) “C”.

Spears Creek Church Road has been identified for road improvements in the 2035 COATS Prioritization of Projects list. The 2035 COATS list identifies Spears Creek Church Road for widening from two (2) to five (5) lanes. The project is ranked 38th and no funding has been identified at this time.

Conclusion

The proposed rezoning would be compatible with the surrounding land uses. The proposed change to the Planned Unit Development District (PUD) will exchange four (4) acres of residential zoning with frontage along Spears Creek Church Road with a contiguous parcel with frontage along Woodcreek Ridge Drive. The exchange would position the C-1 commercial district along Spears Creek Church Road contiguous to an existing C-1 commercial district. The same exchange would also move a RG-1 residential district internal to the Planned Unit Development District (PUD) along Woodcreek Ridge Drive. The proposed zoning exchange will create a contiguous commercially zoned parcel with frontage along the Spears Creek Church Road and will help provide an alternative to external traffic utilizing internal roads within the Planned Unit Development District (PUD).

The existing two parcels are identified as D7-2A and D7-1B under the Woodcreek Farms Development Plan Map. The parcel with frontage along Spears Creek Church Road is identified as D7-2A currently zoned RG-1 four (4) acres to become C-1. The parcel with frontage along Woodcreek Ridge Drive is identified as D7-1B currently zoned C-1 four (4) acres to become RG-1.

Upon completion of the map amendment and through the subsequent recordation of the plat reflecting the proposed zoning map amendment, the identified parcel property lines will be abandoned to create a unified C-1 commercial parcel along Spears creek Church Road and a unified RG-1 residential zoned parcel along Woodcreek Ridge Drive. The abandoned lines will create one seven (7) acre C-1 zoned parcel with four hundred and seventy nine (479.73) feet of frontage along Spears Creek Church Road and another seven (7) acre RG-1 zoned parcel with two hundred and twenty six (226.06) feet of frontage along Woodcreek Ridge Drive. The Woodcreek farms master plan will combine the identified D7-1A and D7-1B under one parcel referenced as D7-1. The proposed C-1 along Spears Creek Church Road will combine the identified D7-2A and D7-2B parcels under one parcel referenced as D7-2. The proposed amendments would not affect the density, land uses, or any development standards outlined in the existing Planned Unit Development District (PUD).

The Northeast fire station (City of Columbia fire station number 4) is located on Spears Creek Church Road and is directly south of the subject parcel. There is a fire hydrant located south of the parcel on Spears Creek Church Road.

The proposed rezoning would not have a negative impact on public services or traffic. Water and sewer are provided by the City of Columbia.

The proposed Zoning Map Amendment **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

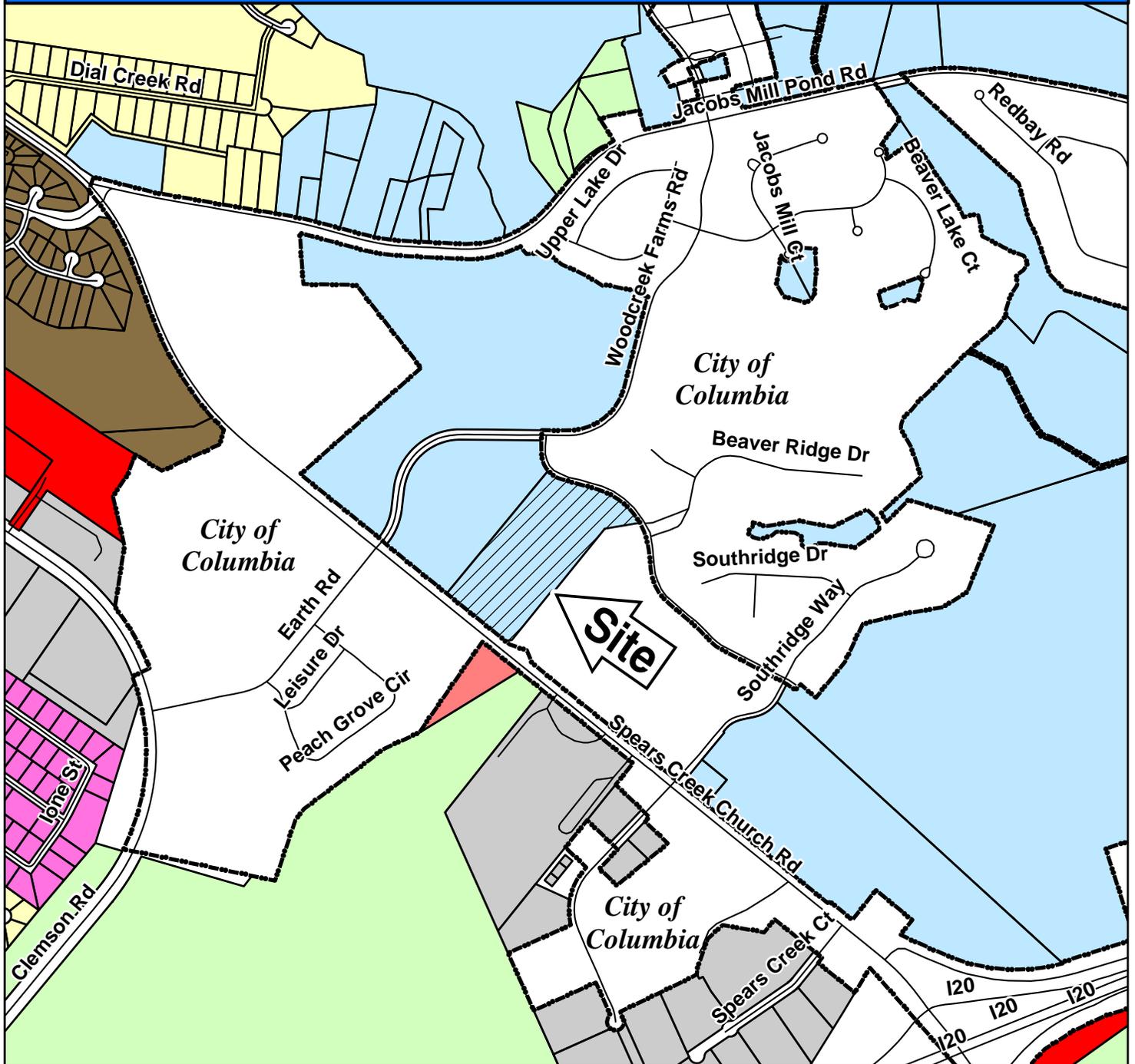
PROPOSED PDD CONDITIONS

1. The applicant shall comply with the General Development Plan – Woodcreek Farms PUD (dated March 15, 1996 Ordinance No. 029-96 HR with revision dated April 19, 2010 Zoning Plat) prepared for Woodcreek Development Partnership by United Design Services, Inc., which was submitted to, and is on file in, the Richland County Planning & Development Services Department (hereinafter referred to as “PDSD”), and is incorporated herein by reference, except as otherwise amended herein; and
2. The site development, as referenced on Exhibit “A” (which is attached hereto), shall be limited to:
 - a. Residential 1,255 acres (54% of gross area)
 - b. Commercial 262.4 acres (11% of gross area)
 - c. Open Space 795.6 acres (34% of gross area)
 - d. Industrial 0 0
3. The applicant shall comply with the approved Woodcreek Farms PUD District Descriptive Statement as found in Ordinance No. 029-96 HR Exhibit “A”; Exhibit “B” Existing & Proposed Road Classifications;
4. A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission if such is required by the PDSD;
5. All internal streets shall be privately owned and maintained;
6. The Department shall receive the written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary subdivision plans;
7. The Department shall receive the written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans;
8. The applicant shall consider utilizing “Low Impact Design (LID)” or other acceptable stormwater management technologies;
9. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest;
10. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest;

Zoning Public Hearing Date

June 22, 2010

Case 10-17 MA PDD to Amended PDD



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI
 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

 N

 Subject Property

Case 10-17 MA
PDD to Amended PDD
TMS 28800-01-10 (p)



CASE 10-17 MA

PDD TO AMENDED PDD

TMS# 28800-01-10 (P)

Spears Creek Church Road



DRAFT

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT DORMITORIES IN THE OI OFFICE AND INSTITUTIONAL DISTRICT AND IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Dormitory. A building or part of a building operated by an academic institution containing rooms forming one (1) or more habitable units that are used or intended to be used by residents of the institution for living and sleeping, but not for cooking purposes.

Hotel. A commercial establishment offering transient lodging in ten (10) or more rooms, in which sleeping accommodations are offered to the public, with access through an inside lobby or the office, and in which there is a public dining room for the convenience of the guests.

Motel. A commercial establishment offering transient lodging in ten (10) or more rooms, in which sleeping accommodations are offered to the public, and which has individual entrances from outside the building to serve the separate units, and which further provides a location for the parking of guests’ automobiles.

Transient lodging. Lodging by any person who, either at his/her own expense or at the expense of another, obtains lodging or the use of any lodging space in any hotel or motel for any period of less than thirty (30) consecutive days.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

DRAFT

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Residential Uses</u>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE SR			SE SR			
Dwellings, Conventional or Modular										P	P						
Multi-Family, Not Otherwise Listed									P	P	P			P			
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P			P			
Group Homes (9 or Less Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
Group Homes (10 or More)										SE	SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE			SE			

DRAFT

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended to read as follows:

- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
- (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
- (3) Animal Shelters - (GC, M-1, LI)
- (4) Antennas - (All Districts)
- (5) Athletic Fields - (TROS, NC, RC)
- (6) Banks, Finance, and Insurance Offices – (NC, RC)
- (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
- (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
- (9) Batting Cages - (GC, M-1, LI)
- (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
- (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
- (12) Body Piercing Facilities – (GC)
- (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
- (14) Bus Shelters/Bus Benches - (All Districts)
- (15) Car and Light Truck Washes- (RC)
- (16) Cemeteries and Mausoleums - (OI, NC, RC, GC, M-1, LI, HI)
- (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)

DRAFT

- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Dormitories – (OI, GC)
- (2627) Drugs and Druggists’ Sundries – (GC)
- (2728) Durable Goods, Not Otherwise Listed – (GC)
- (2829) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (2930) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (3031) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- (3132) Electrical Goods – (GC)
- (3233) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (3334) Furniture and Home Furnishings – (GC)
- (3435) Golf Courses - (TROS, GC, M-1, LI)
- (3536) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- (3637) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (3738) Group Homes (9 or Less Fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (3839) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

DRAFT

- (3940) Kennels - (RU, OI, RC, GC, M-1, LI)
- (4041) Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (4142) Lumber and Other Construction Materials – (GC)
- (4243) Machinery, Equipment and Supplies – (GC)
- (4344) Manufactured Home Sales – (GC, M-1)
- (4445) Manufactured Home Parks – (MH, M-1)
- (4546) Market Showrooms - (GC)
- (4647) Motor Vehicles, New Parts and Supplies – (GC)
- (4748) Motor Vehicles, Tires and Tubes – (GC)
- (4849) Nondurable Goods, Not Otherwise Listed – (GC)
- (4950) Paints and Varnishes – (GC)
- (5051) Pet Care Services – (NC, RC)
- (5152) Petroleum and Coal Products Manufacturing - (HI)
- (5253) Petroleum and Petroleum Products - (M-1, HI)
- (5354) Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- (5455) Plumbing and Heating Equipment and Supplies – (GC)
- (5556) Poultry Farms – (RU)
- (5657) Produce Stands – (RU)
- (5758) Public or Private Parks- (All Districts)
- (5859) Public Recreation Facilities- (All Districts)
- (5960) Radio, Television, and Other Similar Transmitting Towers – (M-1)
- (6061) Recreational Vehicle Parks and Recreation Camps – (RU)

DRAFT

- (~~6162~~) Rental Centers, With Outside Storage – (GC)
- (~~6263~~) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (~~6364~~) Research and Development Services – (OI)
- (~~6465~~) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~6566~~) Sexually Oriented Businesses - (GC, HI)
- (~~6667~~) Sporting Firearms and Ammunition – (GC)
- (~~6768~~) Swim and Tennis Clubs – (TROS)
- (~~6869~~) Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~6970~~) Tobacco and Tobacco Products – (GC)
- (~~7071~~) Utility Substations - (All Districts)
- (~~7172~~) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)
- (~~7273~~) Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)
- (~~7374~~) Warehouses (Self Storage) - (RC, GC, M-1, LI)
- (~~7475~~) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~7576~~) Zoos and Botanical Gardens – (GC, M-1)

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended to read as follows:

- (c) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses,

DRAFT

Permitted Uses with Special Requirements, and Special Exceptions (Table 26-V-2. Section 26-141).

(1) *Accessory dwellings.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
- b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
- c. Only one accessory dwelling shall be permitted per single-family dwelling.
- d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
- e. A manufactured home may not be used as an accessory dwelling.
- f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

(2) *Amusement or waterparks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, waterpark, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

DRAFT

(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.
- c. Fenced outdoor runs are allowed for use during the hours of 6:00 am to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(4) *Antennas.*

- a. Use districts: All Districts.
- b. In residential districts, no antenna shall be permitted between the front of a principal structure and any adjacent public road. In the case of corner lots, no antenna shall be permitted between the side of a principal structure and the road. No dish type antenna more than eighteen (18) inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent property.
- c. In nonresidential districts, antennas may be placed at any location that is not visible from any adjacent public road. Antennas may be placed on top of a principal structure less than thirty (30) feet in height, provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of a flat roofed structure that exceeds thirty (30) feet in height. Antennas erected on any pitched roof structure, regardless of height of the structure, must be screened with materials compatible with the principal structure. The screening shall not be less than the height of the antenna. In these districts, dish type antennas measuring less than three (3) feet in diameter may be placed at any location on a principal structure, except for the building façade or any road oriented side wall.

DRAFT

- (5) *Athletic fields.*
- a. Use districts: Traditional Recreation Open Space; Neighborhood Commercial; Rural Commercial.
 - b. All athletic fields shall have primary access to collector or thoroughfare roads.
 - c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
 - d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.
- (6) *Banks, finance, and insurance offices.*
- a. Use districts: Neighborhood Commercial; Rural Commercial.
 - b. No drive-thru service permitted.
- (7) *Barber shops, beauty salons, and related services.*
- a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. No more than four (4) workstations are permitted.
 - c. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- (8) *Bars and other drinking places.*
- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
 - b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
 - c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.

DRAFT

- d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(10) *Bed and breakfast homes/inns.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be nine (9).
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-173 of this chapter. Parking

DRAFT

shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.

- g. In the residential districts, signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.
- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

(11) *Beer/Wine/Distilled Alcoholic Beverages.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(12) *Body Piercing Facilities.*

- a. Use districts: General Commercial.

DRAFT

- b. The applicant must receive a license from the South Carolina Department of Health and Environmental Control (SCDHEC) to operate the facility.

(13) *Buildings, high-rise, four (4) or five (5) stories.*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.
 - 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.

DRAFT

- (14) *Bus shelters/bus benches.*
- a. Use districts: All Districts.
 - b. Any person wishing to erect and maintain a bus shelter or bus bench shall obtain a permit for each shelter from the Planning Department. Each permit for a bus shelter shall cost fifty (\$50.00) dollars and shall be valid for one (1) year. Each permit for a bus bench shall cost twenty-five (\$25.00) dollars and shall be valid for one (1) year. These permits may be renewed upon payment of the fifty (\$50.00) dollar renewal fee for a bus shelter or upon payment of the twenty-five (\$25.00) dollar renewal fee for a bus bench.
 - c. A shelter or bench may only be located at a designated bus stop that is presently being served by a public transit authority, and only one (1) bus shelter shall be allowed per bus stop location.
 - d. If the shelter or bench is proposed to be located within a SCDOT right-of-way, the location of the shelter must be approved by SCDOT prior to obtaining a permit from the Richland County Planning Department.
 - e. Bus shelters must meet the following additional requirements:
 1. Design plans for the bus shelter shall be submitted for review and a building permit obtained. The bus shelter must be built to the current and future editions of the International Building Code for commercial structures, except that plumbing and mechanical elements are not required, and the bus shelter must be able to withstand sustained three (3) second wind gusts of up to 95 MPH. All normal review and permit fees apply, along with normal inspections.
 2. The shelter shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings. It shall be illuminated and provide protection from weather elements. The shelter design shall include the following:
 - [a] Each shelter shall consist of an aluminum or steel framework suitable for supporting transparent wall panels and opaque roof panels. The shelter must have a rear wall section, two (2) side panels, and a

DRAFT

roof. The transparent wall section must be of tempered glass.

- [b] At a minimum, each shelter must have a six (6) foot bench, a bus route and schedule holder, a trash receptacle, and be illuminated during hours of darkness. The shelter must be installed on and attached to a concrete foundation.
 - [c] Each bus shelter must be erected in accordance with ADA specifications and requirements. The permittee is responsible to meet the ADA standards and any complaints of nonconformance must be rectified by permittee at his/her expense within thirty (30) days of notification by the Planning department. Under this subsection, ADA compliance includes, but is not limited to, sidewalk on ramps, tactile warnings, and signage or directional arrows indicating handicap accessibility.
 - [d] Advertising on the shelter shall be limited to the outward side of the side wall panels, and may provide a lighting source contained within the panel cabinet. Only two (2) advertisements will be allowed per shelter, and each advertisement will be limited to a maximum poster dimension of 4' wide by 6' high.
 - [e] The general dimensions of a typical shelter will be at a minimum 9' long by 6' wide by 8' high.
3. The route number shall be displayed prominently on the bus shelter.
 4. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route.
 5. Bus shelters shall be maintained in good repair and the person whose name is on the permit application shall be responsible for the cleaning, repairing or replacement of any part thereof, including advertising materials, sidewalks, walkways, curbs or foundations encompassed by the bus shelter. Such work as is necessary to relocate, alter or maintain the bus shelter will be done in such a manner that it will not in any way interfere with or endanger the safety of the general public in their use of the roads.

DRAFT

- f. Bus benches must meet the following additional requirements:
 - 1. The bench shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings.
 - 2. Benches shall be constructed of durable material and shall be securely fastened to the ground.
 - 3. Advertising on the bench shall be limited to the forward facing side of the back rest and shall not extend beyond the perimeters of the back rest.

(15) *Car and light truck washes.*

- a. Use districts: Rural Commercial.
- b. Buildings shall not be less than seventy-five (75) feet from any interior side or rear property line that adjoins a residentially zoned or used property.
- c. The hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
- d. Adequate provisions shall be made for the safe and efficient disposal of waste products.

(16) *Cemeteries and mausoleums.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial.
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a collector or thoroughfare road.

(17) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.

DRAFT

- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
 - d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
 - e. All facilities shall be solely for the use of the residents and their guests.
- (18) *Construction, building, general contracting, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (19) *Construction, building, heavy, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (20) *Construction, special trades, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (21) *Country clubs with golf courses.*
- a. Use districts: TROS; Rural; General Commercial; M-1 and LI Light Industrial.
 - b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
 - c. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights..
- (22) *Day care, adult, home occupation (five or fewer).*
- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family - Low Density; Residential,

DRAFT

Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.

- b. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(23) *Day care centers, adult.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- b. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

(24) *Day care, child, family day care, home occupation (five or fewer).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.
- b. A child family day care home occupation, must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. All other state and federal regulations shall be met.

(25) *Day care centers, child, licensed centers.*

DRAFT

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(26) Dormitories.

- a. Use districts: Office and Institutional; General Commercial.
- b. The property on which the use is located shall be within a seven (7) mile radius of property developed as the primary campus of the representing college or university.
- c. A minimum eight (8) foot high fence, measured on the side facing away from the property to be screened, shall be erected adjacent to the property line of abutting residentially zoned or used property. Such fence must also have its finished side facing away from the property to be screened. The fence shall be solid and opaque.
- d. A double row of deciduous evergreens at a minimum of six (6) feet in height at the time of planting shall be erected directly behind any required fencing.
- e. Lights shall be positioned and shielded so as to not shine onto adjacent properties.

(2627) Drugs and Druggists' Sundries.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2728) *Durable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2829) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural, Manufactured Home Park.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building

DRAFT

code for ventilation, utilities and access, shall be installed under the manufactured home.

(2930) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.
- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.
- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.
- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

(3031) *Dwellings, single family, zero lot line, common and parallel.*

DRAFT

- a. Use districts, Common: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; General Commercial.

Use districts: Parallel: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional.

- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.
- c. For common lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(3132) *Electrical Goods.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3233) *Fuel oil sales, non-automotive.*

- a. Use districts: M-1 Light Industrial; Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.

DRAFT

- f. All other federal, state, and local laws shall be met.

(3334) *Furniture and Home Furnishings.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3435) *Golf courses.*

- a. Use districts: Traditional Recreation Open Space; General Commercial; M-1 and LI Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

(3536) *Golf driving ranges (freestanding).*

- a. Use districts: Traditional Recreation Open Space; Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.

DRAFT

- d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

3637) *Go-cart, motorcycle, and similar small vehicle tracks.*

- a. Use districts: General Commercial.
- b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

3738) *Group homes (nine persons or less fewer).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density
- b. Location approval is subject to Section 6-29-770 of the South Carolina Code of Laws, as amended.

3839) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home

DRAFT

occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.

- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.
- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

(3940) *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

DRAFT

(4041) *Libraries.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No parking shall be allowed in the required front yard.

(4142) *Lumber and Other Construction Materials.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 *infra*.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 *infra*.

(4243) *Machinery, Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4344) *Manufactured home sales.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. Sales and storage areas shall be screened from adjacent residentially zoned or used properties.

(4445) *Manufactured home parks.*

- a. Use districts: Manufactured Home; M-1 Light Industrial.
- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.
- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.

DRAFT

- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

If the landscape and buffer yard standards require additional setbacks, the most restrictive shall apply. See Section 26-176 of this chapter.

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:

1. Front to front: 35 feet.
2. Front to side: 25 feet.
3. Front to rear: 35 feet.
4. Rear to rear: 25 feet.
5. Rear to side: 25 feet.
6. Side to side: 25 feet.

- k. Common area open space (meeting the requirements set forth in Sections 26-184(b)(2)&(3) of this chapter) shall be provided for each manufactured home park. A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home park development, the minimum open space requirements must be met.

(4546) *Market showrooms.*

- a. Use districts: General Commercial.
- b. Display areas shall exist within permanent buildings only.

(4647) *Motor Vehicles, New Parts and Supplies.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4748) *Motor Vehicles, Tires and Tubes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4849) *Nondurable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.

DRAFT

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

4950) *Paints and Varnishes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

5051) *Pet Care Services.*

- a. Use districts: Neighborhood Commercial, Rural Commercial.
- b. All pet care services shall be conducted inside an enclosed structure.

DRAFT

(5152) *Petroleum and coal products manufacturing.*

- a. Use districts: Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5253) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred

DRAFT

twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.

- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5354) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(5455) *Plumbing and Heating Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

DRAFT

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

5556) *Poultry farms*

- a. Use districts: Rural.
- b. Not more than one (1) animal unit shall be kept per six thousand (6,000) square feet of land.
- c. All areas containing poultry shall be located no closer than one hundred and fifty (150) feet from any abutting residentially zoned or used property.

5657) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.
- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

5758) *Public or private parks.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

5859) *Public recreation facilities.*

- a. Use districts: All Districts.

DRAFT

- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(5960) Radio, Television, and Other Similar Transmitting Towers.

- a. Use districts: M-1 Light Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

DRAFT

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(6061) *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry, dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).
- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.
- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply

DRAFT

system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.

- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

(6162) *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

(6263) *Repair and maintenance service, appliance and electronics.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. No outside storage of appliances, equipment, or parts shall be permitted.

(6364) *Research and development services.*

- a. Use districts: Office and Institutional.
- b. Research using dangerous hazardous materials is prohibited.
- c. All research and development operations must be conducted indoors.

(6465) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

DRAFT

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.
- d. Primary access shall be provided from a collector or a thoroughfare road.

(6566) *Sexually oriented businesses.*

- a. Use districts: General Commercial, Heavy Industrial.
- b. *Purpose and Findings:*
 - 1. The purpose of this subsection is to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of Richland County, and to establish reasonable and uniform regulations to prevent or reduce to any extent the secondary effects of sexually oriented businesses within the County. The provisions of this subsection have neither the purpose nor effect of imposing a limitation or restriction on the content of or reasonable access to any communicative materials or expression. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to sexually oriented materials or expression protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this subsection to condone or legitimize the distribution or exhibition of obscenity.
 - 2. Based on evidence of the adverse secondary effects of sexually oriented businesses presented in hearings and reports made available to the Richland County Council, and on the findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, LLC*, 124 S. Ct. 2219 (2003); *City of Los*

DRAFT

Angeles v. Alameda Books, Inc., 535 U.S. 425 (2002); *Pap's A.M. v. City of Erie*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *Chesapeake B & M, Inc. v. Harford County*, 58 F.3d 1005 (4th Cir. 1995); *Giovani Carandola, Ltd. v. Fox*, 470 F.3d 1074 (4th Cir. 2006); *Centaur v. Richland County*, 392 S.E.2d 165 (S.C. 1990); and other cases; and on reports of secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Phoenix, Arizona (1979); Minneapolis, Minnesota (1980); Houston, Texas (1987); Indianapolis, Indiana (1984); Amarillo, Texas (1977); Garden Grove, California (1991); Los Angeles, California (1977); Whittier, California (1978); Austin, Texas (1986); Seattle, Washington (1989); Oklahoma City, Oklahoma (1986); El Paso, Texas (1986); New York City, New York (1994); Dallas, Texas (1997); Newport News, Virginia (1996); New York Times Square Study (1994); Phoenix, Arizona (1995-1998); Greensboro, North Carolina (2003); Toledo, Ohio (2002); Centralia, Washington (2004); and also from the reports of "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, January 12, 2000; "Survey of Appraisers Fort Worth & Dallas, Effects of Land Uses on Surrounding Property Values, by Duncan Associates, September 2004; and the Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota), the Richland County Council finds:

- (a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, public safety risks, prostitution, potential spread of disease, lewdness, public indecency, illicit sexual activity, illicit drug use and drug trafficking, negative impacts on surrounding properties, litter, and sexual assault and exploitation.
- (b) Each of the foregoing negative secondary effects constitutes a harm which the County has a substantial government interest in preventing and/or abating in the future. This substantial government

DRAFT

interest in preventing secondary effects, which is the County's rationale for this ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the County's interest in regulating sexually oriented businesses extends to future secondary effects that could occur in the County related to current sexually oriented businesses in the future as well as sexually oriented businesses that may locate in the County in the future. The County Council finds that the cases and secondary effects documentation relied on in this ordinance are reasonably believed to be relevant to said secondary effects.

c. *Classification.* Sexually oriented businesses are classified as follows:

1. Adult Arcades;
2. Adult Bookstores or Adult Video Stores;
3. Adult Cabarets;
4. Adult Motels;
5. Adult Motion Picture Theaters;
6. Sexual Device Shop; and
7. Sexual Encounter Centers.

d. *Location of Sexually Oriented Businesses:*

1. A sexually oriented business currently in operation or established subsequent to the enactment of this Ordinance shall comply with the provisions herein.
2. All sexually oriented businesses shall be located within a General Commercial or Heavy Industrial District.
3. A sexually oriented business shall not be located within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as

DRAFT

residential use by the Richland County Assessor's Office; or a public park.

4. A sexually oriented business shall not be located within one thousand (1,000) feet of another sexually oriented business.
5. The operation, establishment, or maintenance of more than one (1) sexually oriented business is prohibited 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 another sexually oriented business.
6. For the purpose of this subparagraph d. 3., above, measurement shall be made in a straight line, without regard to intervening structures or objects, the nearest property line of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship, or public or private elementary or secondary school, daycare facility, kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park. Presence of a city or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.
7. For the purpose of subparagraph d. 4. above, 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 nearest property line of the premises where a sexually oriented business is conducted to the nearest property line of another premises where a sexually oriented business is conducted.

e. *Regulations pertaining to Sexually Oriented Businesses that offer Viewing Room(s).*

A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than one hundred fifty (150) square feet of floor space, adult media, or live entertainment characterized by emphasis on exposure or display of specified sexual activities or specified anatomical areas, shall comply with the following requirements:

DRAFT

1. A diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted must be provided to the Zoning Administrator. A manager's station may not exceed thirty-two (32) square feet of floor area. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches.
2. The diagram shall be sworn to be true and correct by the applicant.
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.
4. It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's stations. The view required in this subparagraph must be by direct line of sight from the manager's station.
6. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in

DRAFT

subparagraph (5) above remains unobstructed by any doors, walls, merchandise, display racks, or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the diagram submitted pursuant to subparagraph (1) above.

7. No viewing room may be occupied by more than one (1) patron or customer at any time.
 8. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one (1) foot-candle as measured at the floor level.
 9. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.
 10. No owner or operator shall allow openings of any kind to exist between viewing rooms.
 11. The operator or owner shall, during each business day, regularly inspect the walls between the viewing booths to determine if any openings or holes exist.
 12. The owner or operator shall cause all floor coverings in viewing booths to be nonporous, easily cleanable surfaces with no rugs or carpets.
 13. The owner or operator shall cause all wall surfaces and ceiling surfaces in viewing booths to be constructed of, or permanently covered by, nonporous, easily cleanable material.
- f. *Regulations pertaining to adult cabarets and sexual encounter centers.* It shall be a violation of this chapter for an employee, independent contractor, or person under a similar arrangement with any owner, operator, manager, agent, shareholder of an adult cabaret or sexual encounter center, while located within an adult cabaret or sexual encounter center, to appear in a manner that does not conform to the definition of semi-nude.

DRAFT

g. *Exemptions.* The following activities or businesses are exempt from the requirements of section 26-151(c)(64)(66):

1. A business or organization in which a person serves as a model for a drawing, painting, sketching, sculpture or other similar art studio class operated:
 - (a) By a university or college or other institution of higher education; or
 - (b) By a non-profit arts organization, such as a museum, gallery, artist association or arts cooperative.
2. A professional or community theater, or a theater affiliated with an institution of higher education, that produces works of dramatic arts in which actors or actresses occasionally appear on stage in a state of semi-nudity, nudity, or in any state of undress as part of his or her dramatic role.

(h) *Administrative Decision-making Process; Appeals.*

1. Under no circumstances shall staff review and decision-making of an application of a sexually oriented business for a permitted use with special requirements, including determination of completeness, extend beyond fifteen business (15) days from the date of receipt of an application. In the event that a County official is required to take an act or do a thing pursuant to section 26-55 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the County by the close of business on the fifteenth (15) business day from receipt of application, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.
2. Under no circumstances shall an appeal of an administrative decision pursuant to section 26-58 of the Richland County Code of Ordinances concerning an application by a sexually oriented business for a permitted use with special requirements exceed a time period of seventy-five business (75) days from the date of receipt of

DRAFT

an appeal to the Board of Zoning Appeals. In the event that a County official, including the Board of Zoning Appeals, is required to take an act or do a thing pursuant to section 26-58 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the Board of Zoning Appeals by the close of business on the sixtieth (60) business day from receipt of an appeal, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

- (i) Amortization; Conforming Use.
 - 1. Any sexually oriented business in operation before the effective date of this ordinance that does not comply with the location restrictions found in subsection (d) above is permitted to continue its operation for a period not to exceed three years from the effective date of this ordinance. During this period of non-compliance, such continued operation shall not be increased, enlarged, extended, or altered.
 - 2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location, of a place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park within one thousand (1,000) feet of the sexually oriented business.

(6667) *Sporting Firearms and Ammunition.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

DRAFT

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(6768) *Swim and Tennis Clubs.*

- a. Use Districts. Traditional Recreation Open Space.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.

(6869) *Swimming pools.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Mixed Use; Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.
- c. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- d. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(6970) *Tobacco and Tobacco Products.*

DRAFT

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(7071) *Utility substations.*

- a. Use districts: All Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

(7172) *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.

DRAFT

- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

(7273) *Warehouses (general storage, enclosed, not including storage of any hazardous materials or waste as determined by any agency of the federal, state, or local government).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
 - 1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
 - 2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

(7374) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.
- c. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- d. Off-street parking shall be as follows:

DRAFT

1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 2. Two parking spaces for any manager's quarters.
 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- e. On-site driveway widths shall be required as follows:
1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
 3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.
- f. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.
- g. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.
- h. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

(7475) *Yard Sales.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family,

DRAFT

Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

(7576) *Zoos and Botanical Gardens.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended by the deletion of paragraph (9) Dormitories, in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION VI. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended by the deletion of paragraph (9) Dormitories, in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION VII. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VIII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IX. Effective Date. This ordinance shall be enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

DRAFT

ATTEST THIS THE ____ DAY

OF _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:
First Reading:
Second Reading:
Third Reading:

DRAFT

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SUBSECTION (F), FORMAL REVIEW; PARAGRAPH (2), ACTION BY THE COUNTY COUNCIL; SUBPARAGRAPH B. APPROVAL; SO AS TO CORRECT THE SECTION REFERENCE FOR PDD REGULATIONS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-59, Planned Development Review/Approval; Subsection (f), Formal Review; Paragraph (2), Action by the County Council; Subparagraph b. Approval; is hereby amended to read as follows:

- b. *Approval.* After conducting the public hearing, the county council may:
1. Approve the application to and amend the zoning map; or
 2. Continue the matter for additional consideration; or
 3. Deny the application.

The regulations for PDD Districts (Section ~~26-99~~ 26-102 of this chapter) are minimum requirements and the county council may impose conditions and safeguards in excess of, or in addition to, the specific requirements set forth therein. Ability to meet the minimum requirements does not per se create an indication that an applicant should be entitled to a map amendment and PDD approval.

SECTION II. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

DRAFT

Attest this the _____ day of
_____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:
First Reading:
Second Reading:
Third Reading:

MEMORANDUM

TO: Richland County Planning Commission Members
FROM: Complete Streets Steering Committee
DATE: May 19, 2010
RE: Complete Streets Goals & Objectives aka Complete Streets Program Policies

Requested Action

The Department requests the Planning Commission review this document and make a recommendation of the attached "Complete Streets Goals & Objectives" for the Complete Streets Program to the County Council for consideration at their next available meeting.

The purpose of this document is to establish the County's Complete Streets Program Policies. Upon County Council adoption of the policies the Planning and Development Services Department will concentrate on developing regulatory and procedural changes to implement the adopted policies.

This document was prepared by an ad hoc committee of different interest groups who advocate establishment of a formal Complete Streets Program in the County. Since the County's Strategic Plan established an interest in this issue, the Planning and Development Services Department provided logistical support to this ad hoc committee, also known as the Complete Streets Steering Committee (CSSC). The CSSC membership list is attached for informational purposes.

Program's status to date:

- March 2009** County Council adopted the Strategic Plan, including a desired outcome to implement a Complete Streets Program [Strategic Priority # 2, Strategy # 3]
- September 2009** County Council adopted the Complete Streets Resolution, including statements regarding regulatory and procedural changes and "...recognizing that all streets are different and in each case user needs must be balanced..."
- February 2010** Planning Commission recommended approval of the draft Complete Streets Goals

Complete Streets Steering Committee

<u>Name</u>	<u>Representing</u>
Steven Hooker, PhD, FASM Chairman	Prevention Research Center, Arnold School of Public Health, USC & Served on the 2008 Richland County Transportation Study Advisory Committee
Rachael Kefalos, Vice Chairperson	Palmetto Cycling Coalition, Executive Director
Jay Daniels, MPH, APM	Executive Director, SC Governor's Council on Physical Fitness - DHEC Bureau of Chronic Disease Prevention - Advanced Training at Portland State Institute for Bicycle and Pedestrian Innovation – Comprehensive Bicycle & Pedestrian Planning & Design
Catherine Leigh Graham, MEBME	University of South Carolina Interagency on Disability and Health –SCDOT Disability Consultant
Gerry Lynn Hall	City of Columbia
Jim Love	AARP, South Carolina Southern Division
Jamie Cathey	Richland County Recreation Commission
Will Haltiwanger, PE	Palmetto Cycling Coalition
Carl D. Gosline, AICP, PTP	RC Transportation Planner – Staff Liaison & Secretary

RICHLAND COUNTY COMPLETE STREETS PROGRAM GOALS AND OBJECTIVES

Issue: Dangerous By Design, Michelle Ernst & Lilly Shoup, Transportation For America, Fall 2009 "...Houses with above average walkability command a premium of about \$4000 to \$34,000 over houses with just average levels of walkability in the typical metropolitan area studied.

Similarly, an analysis of office, retail, apartment and industrial properties found higher values for more walkable properties..." [pg. 47]

GOAL 1	Ensure that multi-modal travel opportunities are a principal consideration in the land development planning and implementation processes.
---------------	--

Objective 1A Increase the miles of dedicated bicycle facilities and assigned bike routes in the county by 15% by 2020.

Effectiveness Measures

- Develop an inventory of the number of dedicated bicycle lanes
- Develop an inventory of the number miles of signed bicycle routes
- Total miles of shared use paths and bike lanes relative to the total street miles, excluding limited access highways
- County adoption of the CMCOG Regional Pathways plan, or its successor document.

Objective 1B Within two years of adoption of these goals and objectives, the county will adopt a comprehensive sidewalk installation program that designates the highest priority to external connections between residential areas and schools, recreation facilities and libraries; between residential areas and nearby commercial areas; and a priority system for filling the gaps between existing sidewalk facilities.

Effectiveness Measures

- Adoption of a comprehensive sidewalk installation program
- Revision of the appropriate county regulations and procedures

Objective 1C Increase the number of miles of sidewalks by fifteen (15) percent by 2014.

Effectiveness Measures

- Execution of an agreement with the SCDOT regarding sidewalks in state roads
- Adoption of a dedicated funding source
- Number of linear feet of sidewalk gaps completed

Objective 1D Richland County will coordinate with the CMRTA and SCDOT to create 10 park-and-ride facilities by 2020.

Effectiveness Measures

- Develop a countywide "Park-and-Ride Facility Location Plan" based on short, medium and long range need

Issue: Dangerous By Design, M. Ernst & Li. Shoup, Transportation For America, Fall 2009

“...In a poll conducted for AARP, 40 % of adults age 50, or older, reported inadequate sidewalks in their neighborhoods and nearly 50% that they could not cross main roads close to their home safely...” [pg. 15]

“...A 2005 survey by the FHWA found that 85 % of respondents believed their community would be better served by expanding sidewalk and bicycling infrastructure...” [pg. 15]

Table 5 – State Pedestrian Fatalities and Federal Spending on Walking and Biking found that **South Carolina spent \$ 0.48 per capita on bike and pedestrian facilities** in the period of 2005 – 2008. **Georgia spent 4 times that (\$1.78/c) and North Carolina spent 3 times that (\$1.19/c)** [pgs. 30/31]

“...Reducing (*bike/ped*) fatalities and injuries by just 10 % would save the nation more than \$ 2 Billion annually, a sum that is four times the amount of federal funds currently spent on bicycle and pedestrian projects...” [pg. 45]

Alliance for Biking and Walking Report – January 2010 - State newspaper 2/16/10:

“...South Carolina ranks 47th among the states in its percentage of its federal transportation dollars spent on biking and walking projects – just **0.4 %** compared to around 3 % for the top ten states...”

South Carolina ranks **49th in biking safety** – only Alabama is lower AND **49th in pedestrian safety** – only Florida is lower

GOAL 3	Improve safety conditions for pedestrian, bicycle, transit and vehicular facilities and services
---------------	---

Objective 3A – Reduce the number of accidents in the county involving pedestrians by twenty (20%) percent in the next five years.

Effectiveness Measures

- Implement strategies that would decrease the pedestrian accident rate
- Adoption of a Comprehensive Sidewalk Installation Program
- County adoption of the CMCOG Regional Pathways Plan, or its successor document

Objective 3B - Reduce the number of accidents in the county involving bicycles by twenty (20%) percent in the next five years.

Effectiveness Measures

- Implement strategies that would decrease the bicycle accident rate
- County adoption of the CMCOG Regional Pathways Plan, or successor documents

Goal 3 - Implements the following provisions of the March 2009 County Strategic Plan

- Strategic Priority – Improve Transportation Infrastructure – Strategy 5 – actively pursue state and federal funding for transportation projects
- Strategic Priority – Enhance Public Safety – Strategy 2 – plan and invest in, safety – related buildings and infrastructure

Goal 3 - Implements the following provisions of the December 2009 Comprehensive Plan

- Transportation Element – Goal 2 – improve bicycle and pedestrian facilities

Issue: Numerous transit, bicycle and pedestrian advocacy groups, including AARP, Complete Streets Coalition, the National Highway Traffic Safety Administration, advocate extensive involvement by as many citizen, environmental, transit and business groups as possible. Extensive involvement of interest groups is particularly critical in implementing the Complete Street Concepts. Active participation by groups advocating the concerns of elderly Americans are especially important. Some of the common themes in this regard are:

- Early involvement by as many different stakeholders as possible
- Many places in the country have one, or more, “consumer” oriented advocacy groups as well as one, or more, “provider” oriented groups
- Each Complete Streets program should design the roles of any such group to fit its unique characteristics
- Extensive input from the adjacent local government jurisdictions is important.

GOAL 4	Actively engage all affected parties, (state and local governmental agencies) to develop and focus on environmental, health and elderly interests in all phases of transportation projects.
---------------	--

Objective 4A – Within six (6) months of adoption of these Goals and Objectives by the County Council, a technical advisory committee, or committees, which would represent private development interests and governmental interests, will be established by the County Council

Effectiveness Measures

- Establishment of technical advisory committee
- Evidence of technical advisory committee input in the development of projects implementing the Complete Streets principles in the prioritization, planning, funding and implementation of transportation projects
- Evidence of coordination among agencies and departments in the development of projects implementing the Complete Streets principles in the prioritization, planning, funding and implementation of transportation projects
- Evidence of training for County personnel and engineering consulting firms regarding implementation of the Complete Streets principles

Objective 4B - Within 6 months of adoption of these Goals and Objective by the County Council, a citizen advisory committee, or committees, representing consumer interests will be established by the County Council.

Effectiveness Measures

- Establishment of citizen advisory committee
- Evidence of citizen advisory input in the development of projects implementing the Complete Streets principles in the prioritization, planning, funding and implementation of transportation projects

Goal 4 - Implements the following provisions of the March 2009 County Strategic Plan

- Strategic Priority – Manage Growth – Strategy 4 – improve collaboration among local jurisdictions to ensure coordinated planning and infrastructure investment

Goal 4 - Implements the following provisions of the December 2009 Comprehensive Plan

- None directly related to stakeholder roles in the Plan implementation process

Issue: Centers for Disease Control and Prevention (CDC) has identified transportation policies that can have profound positive impact on health. CDC supports strategies that can provide a balanced portfolio of transportation choices that supports health and reduces health care costs. Good transportation policies can:

- Reduce injuries associated with motor vehicle crashes
- Encourage healthy community design
- Promote safe and convenient opportunities for physical activity by supporting active transportation infrastructure
- Reduce human exposure to air pollution and adverse health impacts associated with these pollutants
- Ensure that all people have access to safe, healthy, convenient, and affordable transportation

Dangerous By Design, Michelle Ernst & Lilly Shoup, Transportation For America, Fall 2009

- "...More than two-thirds of US adults are obese, or overweight, according to the CDC prevention guidelines..." [pg.11]
- "...Neighborhoods built to support physical activity have strong potential to contribute to increased physical activity. Designing neighborhoods to support physical activity can now be defined as an international public health issue..." [pg. 12]

GOAL 5	Improve health and well-being of residents of all ages and income levels by fostering higher levels of physical activity through the creation of a more walkable and bikeable transportation and community infrastructure.
---------------	---

Objective 5A - Increase the average number of minutes of walking per week and users of walking facilities by twenty (25%) percent by 2014.

Effectiveness Measures:

- Average number of minutes of weekly walking reported by residents via approved health evaluation methods
- Number of persons using walking facilities as determined by approved health evaluation methods

Objective 5B - Increase the average number of minutes of bicycling per week and users of bike facilities by fifteen (15%) percent by 2014.

Effectiveness Measures:

- Average number of minutes of weekly biking reported by residents via approved health evaluation systems
- Number of persons using bike facilities as determined by approved health evaluation methods

Goal 5 Implements the following provisions of the March 2009 County Strategic Plan

- Strategic Priority - Manage Growth – Strategy 4 - improve collaboration among local jurisdiction to ensure coordinated planning and infrastructure investment
- Strategic Priority – Improve Transportation Infrastructure – Strategy 5 – promote the availability of alternative modes of transportation, such as greenways, bike lanes and sidewalks

Goal 5 Implements the following provisions of the December 2009 Comprehensive Plan

- Population Element – Goal 2 – plan for a variety of lifestyles and landscapes
- Community Facilities Element – Goal 1 – ensure the equitable distribution of community services and facilities
- Future Land Use Element - Goal 6 – promote transit oriented development designed for pedestrians without excluding automobiles

