TOWN OF PINE RIDGE

ZONING AND LAND DEVELOPMENT ORDINANCE

Pine Ridge Planning Commission
Recommendations to
Pine Ridge Town Council

Prepared by
Pine Ridge and Central Midlands Council of Governments
Staff

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Table of Contents

ARTICLE 1 ENACTMENT AND JURISDICTION 7

100 Zoning and land development ordinance published separately. 7

101 Authority and title. 7

102 Jurisdiction and purposes. 7

ARTICLE 2 DEFINITIONS 8

200 Interpretation 8

201 Definitions 8

ARTICLE 3 ESTABLISHMENT OF DISTRICTS AND ZONING MAP 21

300 Establishment of Districts 21

301 District Purpose 21

302 District boundaries on map 23

303 Official Zoning Map 23

304 Interpretation of district boundaries 24

305 Lot divided by district boundaries 24

ARTICLE 4 GENERAL REGULATIONS 25

400 Application of regulations 25

401 Street access required 25

402 Structures required to be situated on lots of record 25

403 Reduction of lot area prohibited 25

404 Zoning procedures for newly annexed properties 25

405 Nonconforming structures or uses 25

406 Nonconforming lots of record 27

407 Temporary nonconforming uses 27

408 Structures in minimum required yards 27

409 Orientation of required yards 28

410 Erection of structures only upon lots of record 29

411 Lot coverage 29

412 Determination of solar skyspace easement 29

ARTICLE 5 DISTRICT REGULATIONS 30

500 District use classifications 30

501 R-1 Single-family residential district 31

502 R-1 Single-family residential district regulations 35
503 R-2 One-family and two-family residential district 36
504 R-2 Duplex and Single-Family Residential District Regulations 40
505 R-3 Residential District (Multifamily) 41
506 R-3 Multifamily residential district regulations 45
507 P-1 Public and Semi-Public District 46
508 P-1 Public and Semi-Public District Regulations 49
509 MU Mixed Use District 50
510 MU Mixed Use District Regulations 56
511 LPD Legacy Planned Development District ..... **Error! Bookmark not defined.** 58
512 LPD Legacy Planned Development District Regulations 589
513 C-1 General Commercial District 60
514 C-1 General Commercial District Regulations 66
515 LI Light Industrial District 67
516 LI Light Industrial District Regulations 74
517 BI Basic Industrial District 75
518 BI Basic Industrial District Regulations 81
519 MPD Mixed-Use Planned Developments 82
520 MPD Mixed-Use Planned Development Districts Regulations 82
521 MPD Mixed-Use Planned Development District Application and Review Procedures 82
522 D-1 Development District 83
523 D-1 Development District Regulations 88
524 Reserved 89
525 FP Flood Protective Areas 89
ARTICLE 6 SUPPLEMENTAL REGULATIONS, CONDITIONAL USES, AND SPECIAL EXCEPTIONS 90
600 Sexually oriented businesses. 90
601 Communication tower & antenna 99
602 Reserved 102
603 Reserved 102
604 Manufactured homes 102
605 Manufactured home parks 103

606 Reserved ... 103
607 Reserved ... 103
608 Recreational facilities adjacent to residential uses ... 104
609 Reserved ... 104
610 Satellite dish antennae ... 104
611 Bed and breakfast inns ... 104
612 Garage Sales ... 105
ARTICLE 7 LANDSCAPE REQUIREMENTS ... 106
7-1 Landscaping Plan Requirements ... 106
7-2 Standards ... 106
7-3 Landscaped Yards ... 108
7-4 Parking Lots ... 109
7-5 Landscape Maintenance ... 110
7-6 Service/Utility Areas ... 110
7-7 Bufferyards ... 111
7-8 Open Space Requirements ... 113
7-9 Enforcement of Landscape Requirements ... 115
7-10 Definitions ... 115
7-11 Recommended Trees and Shrubs ... 116
ARTICLE 8 PARKING ... 124
800 Off-street Parking ... 124
801 Parking Space Requirements ... 124
802 Off-street Loading and Unloading Spaces ... 125
803 Parking of Recreation, Commercial, and Unlicensed Vehicles ... 125
ARTICLE 9 SIGNS ... 126
900 Purpose ... 126
901 Definitions ... 126
902 Existing Signs ... 132
903 Prohibited Signs ... 132
904 Permissible Signs ... 133
905 General Sign Standards ... 134
906 Special Sign Standards ... 136

907 Administration 139
908 Enforcement 141
909 Appeals 141
ARTICLE10 LAND DEVELOPMENT 142
1000 Coordination, Interpretation, and Conflict 142
1001 Coordination of this Article with the Lexington County Land Development Manual and Subdivision Ordinance 142
1002 Interpretations and Conflicts 143
DIVISION 1 REGULATIONS FOR THE SUBDIVISION OF LAND AND THE CREATION OF LOTS 143
1003 Terms and Definitions 143
1004 Creation of Lots 144
1005 Street Frontage Lots on Cul-de-Sacs and on Curbs Less than 90 Degrees 146
1006 Subdivision of Parcels on Unimproved (Non-paved) County-Maintained Roads 146
1007 Subdivision of Parcels on Pre-existing Private Roads 146
DIVISION 2 LAND DEVELOPMENT SUBMITTAL REQUIREMENTS AND APPROVAL PROCESS 146
1008 Land Development Application Types 146
1009 Submittal Requirements and Approval Processes for Exempt Subdivisions and Re-Survey Plats 147
1010 Submittal Requirements and Approval Processes for Minor Subdivisions 147
1011 Submittal Requirements and Approval Processes for Major Subdivisions 149
1012 Group Developments 151
1013 Mixed-Use Planned Developments (MPD) 153
1014 Conservation Design MPD 157
1015 Bonded Plats 160
1016 Development Agreements 162
DIVISION 3 LAND DEVELOPMENT STANDARDS 164
1017 Purpose of Land Development Standards 164
1018 General Site Design Standards 164
1019 Phased Clearing During Site Development 165
1020 Forestry Activity and Land Development 167
1021 Street Standards 167

1022 Driveway Standards 168
1023 Underground Wiring 170
1024 Water Supply 170
1025 Sanitary Sewer Facilities 171
1026 Street Lighting 172
1027 Surveys and Markings 172
1028 Street (Road) and Subdivision Names 172
ARTICLE 11 ADMINISTRATION 173
1100 Planning Official 173
1101 Zoning Permits 173
1102 Certificates of Zoning Compliance 174
1103 Violations 174
ARTICLE 12 APPEALS 175
1200 Board of Zoning Appeals 175
1201 Powers and Duties of Board of Zoning Appeals 175
1202 Special exceptions 176
1203 Appeal to Circuit Court 176
ARTICLE 13 PLANNING COMMISSION 177
1300 Establishment of the Planning Commission 177
1301 Composition and Terms of Office 177
1302 Rules of Procedure 177
1303 Duties and function of the Planning Commission 177
ARTICLE 14 AMENDMENT 178
1400 Initiation of Amendment 178
1401 Minimum District Size 178
1402 Amendment Procedure 178

ARTICLE 1
ENACTMENT AND JURISDICTION

100 Zoning and land development ordinance published separately.
The zoning and land development ordinance shall be published in a separate volume from other municipal ordinances and the sole official copy of the Town of Pine Ridge Zoning Ordinance shall be filed with the town administrator.

101 Authority and title.
This zoning ordinance is adopted pursuant to authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.). This ordinance may be cited as "Town of Pine Ridge Zoning Ordinance, 2002."

102 Jurisdiction and purposes.
The provisions of this ordinance shall apply to all land and improvements within the corporate limits of the TOWN OF PINE RIDGE, SOUTH CAROLINA. The purposes of the zoning ordinance are to implement the land use element of the comprehensive plan and for those purposes set forth in S.C. Code § 6-29-710.

ARTICLE 2
DEFINITIONS

200 Interpretation

The words and phrases used in this Ordinance shall have their customary and ordinary meanings as defined in a standard dictionary, except for the specific words and phrases as defined in this ordinance.

The present tense includes the past and future tenses. Singular words shall include the plural, and plural words include the singular.

The word "person" includes a firm, association, partnership, trust, company, corporation, or any other entity.

The word "shall" is mandatory, the word "may" is discretionary.

The word "used" or "occupied" include the words "intended, designed or arranged to be used or occupied."

The word "lot" includes the words "plot or parcel."

The word "structure" includes the word "building."

References to NAICS codes shall mean those codes assigned to businesses in the latest standard Industrial Classification Manual published by the Office of Management and Budget. NAICS Codes are listed in the tables of uses for each district as an aid in interpretation and determination of those specific uses included in a general class of uses.

Interpretation of "contiguous" as applied to lots or districts: The word "contiguous" as applied to lots or districts shall be interpreted as meaning "sharing a common boundary of ten (10) or more feet in length."

Interpretation of "on the premises of**":** The phrase "on the premises of," as applied to accessory uses or structures shall be interpreted to mean "on the same lot or on a contiguous lot in the same ownership."

201 Definitions

Accessory apartment: A second dwelling unit either within or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility that contains provisions for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling.

Accessory structure: A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory use: A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

Acreage, net: A measure of developable land area after excluding existing and dedicated rights-of way for streets; access easements; utility easements; landscaping, buffers, and open space requirements; stormwater and flood control; and drainage easements.

Adult daycare center: A facility that provides supervision, therapy, and social development activities for impaired adults, licensed according to regulations by DHEC.

Alley: A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Authority, horticultural/landscape: Any individual or source, licensed, registered, decreed or otherwise acknowledged as capable of providing expert information and reference in horticultural science and/or landscape design and maintenance.

Automotive repair and maintenance: (NAICS 8111) Shops that provide a wide range of electrical and mechanical repair and maintenance services for automotive vehicles.

Bar: Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

Bed and breakfast: An owner-occupied house or portion thereof, where short-term (no more than a week at a time) lodging rooms and meals are provided. No more than four (4) guest rooms can be available for accommodations and breakfast service in such an establishment at any one time.

Berm: Any hill or slope which represents a change of elevation of at least two (2) feet at a slope of between twenty-five (25%) and fifty (50%) percent and which is covered with an appropriate stabilizing vegetation.
Boarding houses: Same as "Rooming and Boarding Houses."

Buffer: Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Buffer yard: A strip of land, improved by landscaping or fences, or both, designed to mitigate the extent of higher intensity land uses on neighboring lower intensity uses.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Change of use: Any use that substantially differs from the previous use of a building or land.

Child day care center: Any agency, institution, center, or other place, however styled and whether operated under public auspices, as a private business, or by an established religious denomination, in which are received for temporary custodial care apart from their parents, part of the day or all of the day or night, and upon any

number of successive days, one or more children not related to the persons providing such temporary custodial care. Cross-reference *Family child care home*.

Church, synagogue, or mosque: Any building or structure, or group of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

Civic organization: See "Club, lodge."

Club, lodge, civic or fraternal organization, fraternity, sorority: An incorporated or unincorporated association for civic, social, cultural, religious, literary, political, or like activities, operated for the benefit of its members and not open to the general public.

Conditional use: A use permitted in a particular zoning district upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the zoning ordinance and authorized by the approving agency.

Convenience store: (NAICS 44512) Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood. (NAICS 44711) A convenience store with a gas station.

Corner lot: See "Lot, corner."

Curb cut: The opening along the curb line at which point vehicles may enter or leave the roadway.

Decorative curbing: Parking or storage lot pavement curbing usually constructed of stone or unit masonry and designed to control surface drainage and serve as a barrier to vehicular traffic.

Developed lot: Any lot which has been developed with buildings or other improvements, or for which development approval, such as a final plat approval, a
zoning permit, or a certificate of occupancy, had been issued before the effective
date of this Ordinance.

Display area or lot: Any unenclosed area used for the display of merchandise.

District: A part, zone, or geographic area within which the provisions and regulations of this Ordinance apply uniformly to each class or kind of structure or land.

Drinking place (See NAICS Code 722410) Establishment primarily engaged in retail sale of alcoholic drinks for consumption on premises. Sale of food may account for a substantial portion of receipts.

Drive-thru restaurant: Any eating or drinking establishment which, by its structural design, site characteristics, or manner of food service encourages consumption of food or beverages in automobiles on the premises or upon public streets adjacent thereto.

Driveway: A paved or unpaved area used for ingress or egress of vehicles that allows access from a street to a building, lot, structure, or facility, and that provides access to no more than two (2) parcels of land. Access to multiple buildings or parcels within Group Developments (refer to Division 2 of Article 10) is excluded from the two-parcel restriction.

Dwelling: A structure or portion thereof that is used exclusively for human habitation.

Dwelling, multifamily: A building containing four (4) or more dwelling units, including units that are located one over the other. A multifamily dwelling unit may consist of a building constructed on-site according to the provisions of the Southern Standard Building Code or may consist of certified modular building units as further defined in S.C. Code of Laws Section 23-43-130. Mobile homes and manufactured homes are subject to other definitions contained in Article 2.

Dwelling, single-family detached: A building containing not more than one (1) dwelling unit, not physically attached to any other principal structure, and specifically excluding mobile homes. A single-family dwelling unit may consist of a building constructed on-site according to the provisions of the Southern Standard Building Code or may consist of a certified modular building unit as further defined in S.C. Code of Laws Section 23-43-130. Mobile homes and manufactured homes are subject to other definitions contained in Article 2.

Dwelling, two-family detached: A building on a single lot containing two (2) dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. This two family detached dwelling is not physically attached to any other principal structure. A two family dwelling unit may consist of a building constructed on-site according to the provisions of the Southern Standard Building Code or may consist of certified modular building units as further defined in S.C. Code of Laws Section 23-43-130. Mobile homes and manufactured homes are subject to other definitions contained in Article 2.

Dwelling unit: One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Easement: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures that restrict access, including fences and gates. Access easements that provide vehicular access to no more than two (2) parcels of land, or access easements to multiple parcel Group Developments, shall be classified as driveways for the purpose of this Ordinance. Access easements that provide vehicular access to more than two (2) parcels of land shall be classified as streets.

Enlargement: An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements.

Family: One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over three (3) persons, but further provided that domestic servants or required medical personnel employed on the premises may be housed within the single dwelling unit without being counted as a family or families.

Family child care home: A registered family child care home provides care for up to 6 (six) children at any given time within the home of the child care provider. A registration or license is required with the South Carolina Department of Social Services if a person provides care to more than one unrelated family of children on a regular basis (more than 4 [four] hours a day or more than two [2] days a week). Cross-reference *Child day care center*.

Fence: An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Floor area, gross: The sum of the gross horizontal areas of the several floors of a building from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, but excluding any space where the floor-to-ceiling height is less than six (6) feet.

Footcandle: The unit of illumination when the foot is the unit of length.

Fraternal organization, fraternity: See "Club, lodge . . .".

Freestanding sign: See "Sign, Freestanding."

Garage: A deck, building, or parking structure, or part thereof, used, or intended to be used for the parking and storage of vehicles.

Grading: Any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

Gross floor area: The sum of the gross horizontal areas of the several floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, but excluding any space where the floor-to-ceiling height is less than six (6) feet.

Ground cover: Any plant material which serves to prevent soil erosion by covering large areas of ground, and which does not grow beyond twelve (12) inches in height.

Group home: A nonprofit or for-profit boarding home for the sheltered care of four (4) or more persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal

care, social or counseling services, and transportation, unless otherwise specified with another definition in this Ordinance.

Group housing development: A single lot of record upon which is erected more than one (1) building containing dwelling units, and all the structures thereon; or a single lot upon which is erected a single structure designed to contain more than four (4) dwelling units on the first floor level thereof or designed to contain more than eight (8) dwelling units throughout; except that high rise apartments are not defined as group housing developments.

Home occupation: An occupation, profession, or trade customarily, and commonly, carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit.

Hotel: (See NAICS Code 721110) A building in which lodging for pay is offered to public, with or without meals, for transient or permanent guests, including motel or tourist court containing five (5) or more guest rooms.

Institutional uses: Institutional uses are nonprofit and quasi-public organizations and government-owned or government-operated uses. Institutional uses include public and private schools; religious institutions; hospitals; libraries; recreational, civic, and municipal uses; and historic markers that are allowable in any zoning district under the zoning district regulations.

Intensity of use: The number of dwelling units per acre for a residential development and the amount or degree of activity for commercial and industrial development.

Junk: Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

Junk, salvage, scrap, or wrecking yards: (NAICS 423930) Any use involving storage or processing of inoperable, disused, dismantled, or wrecked vehicles, equipment, or machinery or the storage or processing of scrap metal, waste paper, rags, food processing wastes, construction wastes, industrial wastes, secondhand building materials, or other scrap, salvage, waste, or junk materials.

Kennel: A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

Lot area: The total area within the plot lines of a lot, excluding any street right-of-way.

Lot, corner: Any lot that is bounded on two or more consecutive sides by road rights-of-way, which intersect at an angle of 135 degrees or less.

Lot, flag: A flag lot is a lot with a dedicated access to a public road provided to the bulk of the lot by means of a narrow corridor.

Lot frontage: The front of an interior lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided upon that basis. The phrase "street frontage" will be interpreted to be the same meaning as “lot frontage.”

Lot, interior: A lot other than a corner lot, with only one (1) frontage on a street.
Lot line: A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot line, rear: The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot of record: A lot defined by plat or described by metes and bounds that has been duly recorded with the Lexington County Register of Deeds.

Lot, reverse frontage: A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.

Lot, through: A lot that fronts upon two (2) parallel streets or that fronts upon two (2) streets that do not intersect at the boundaries of the lot.

Lot width: The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80% of the required lot width; in the case of lots fronting on a cul-de-sac, the width between side lot lines at their foremost points shall not be less than twenty (20) feet.

Manufactured home: A multi-section, transportable dwelling unit 35 or more feet in length and at least 20 feet in width, designed without a permanent foundation and capable of supporting year-round occupancy, which shall be joined into one unit at the final site of occupancy. The dwelling unit must be permanently attached to the ground once moved to its site of occupancy, and all transportable features used to move the dwelling unit must be removed. This definition is purposely intended to be more restrictive than the definition of manufactured home specified in S.C. Code 40-29-20 (9) because the intent of Town Council is to draw a more stringent distinction between manufactured housing and a mobile homes.

Manufactured home park: A lot of record providing rented parking space for three or more manufactured homes used for dwelling units, including service buildings and facilities. Manufactured home sale or storage lots for unoccupied units are not manufactured home parks.

Miniwarehouse: (NAICS 493110) A building or group of buildings on a fenced, controlled access lot which contain individual locked compartments for storage of personal property.

Mixed-Use Planned Development (MPD) District: The Mixed-Use Planned Development (MPD) District is a special purpose district. The intent is to create a planned, unified development that encourages flexibility of design and allowable uses within the district. Within the MPD, regulations adapted to unified planning and development standards are intended to accomplish the purposes of zoning, design standards, and other applicable regulations to an equivalent or higher degree than general zoning district regulations that are designed to control uncoordinated development on individual lots or tracts. MPDs are intended to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

Mobile home: A structure manufactured prior to June 15, 1976 or manufactured after June 15, 1976 without certification of compliance with HUD standards pursuant to Title 40, Chapter 29 of the S.C. Code of Laws, which is a movable or portable dwelling unit and which after placement or assembly for occupancy is not more than 20 feet in width. A mobile home is constructed to be towed on its own chassis consisting of a single transportable component with all features making it capable of year round occupancy. A mobile home may or may not be permanently attached to the ground and its transportable features may or may not be removed. The term does not include prefabricated, modular or unitized dwelling on a permanent foundation, travel trailer, camper or similar recreation unit.

Mobile home park: See definition contained in the Town of Pine Ridge Mobile Home Park Ordinance included in this Ordinance by reference.

Modular building: Any building of closed construction (regardless of type of construction or occupancy classification) other than a mobile or manufactured home that is constructed off-site in accordance with applicable codes and transported to the point of occupancy for installation or erection. A modular building unit shall have a certification label permanently affixed to the transportable section of the structure showing that it has been approved by the S.C. Building Codes Council as meeting Southern Standard Building Code construction standards. The Town shall accord a certified modular building unit the same status as an on-site, “stick-built” unit constructed according to the Southern Standard Building Code. A mobile home, house trailer, camping trailer, or manufactured home is not defined as a modular building.

Motel: (See NAICS Code 721110.) A building or buildings in which lodging, with or without meals, is offered to the public for consumption, including a hotel, tourist court, or inn.

Multifamily dwelling: See "Dwelling, Multifamily."

Nonconforming: A term applied to lots, structures, uses of land or structures, and characteristics or use of land or structures which were lawful before the passage or amendment of this Ordinance, but which are prohibited by this Ordinance or which are not in compliance with the requirements of this Ordinance. For more details. see Section 405.

Off-premises sign: See Article 9, Section 901.

Off-street loading: Designated areas located adjacent to buildings where trucks may load and unload cargo.

Off-street parking: An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that maneuvering incidental to parking shall not be on any public street and so that an automobile may be parked or unparked therein without moving any other automobile.

Open space: Unless otherwise defined in this ordinance, open space is any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

Overlay district: A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

Owner: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Parcel: A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

Park: An area or facility intended to be used for recreation, exercise, sports, or similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty, but specifically excluding commercially operated amusement parks.

Parking area: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

Parking lot: A public or private open lot for parking motor vehicles as a principal use or as an accessory use to a commercial use.

Permitted use: A use permitted outright by district regulations.

Personal services: Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. These include the following: laundries, beauty and barber shops, shoe repair, and health clubs.

Planning Official: Planning Official means the Pine Ridge Town Administrator or other Town of Pine Ridge employee, consultant, or contractor designated by the Pine Ridge Town Administrator to administer assigned duties in the administration of this Ordinance.

Plat: (1) A map representing a tract of land showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Principal structure or use: A structure or use that is significant or primary rather than accessory.

Prohibited use: A use that is not permitted in a zone district.

Public hearing: A meeting announced and advertised in advance and open to the public, with the public given an opportunity to talk and participate.

Residence: A dwelling.

Restaurant: An establishment where food and drink are prepared, served, and consumed primarily within the principal building.

Retail sales: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Right-of-way: A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

Road frontage: Any strip of land adjacent to a public road right-of-way.

Rooming and boarding house: (NAICS 721310) Any dwelling, other than a hotel or motel, in which three (3) or more persons who are not members of the owner's or operator's family are housed or lodged for compensation in rooms used or intended to be used for living and sleeping but not for cooking or eating purposes, with or without meals being provided. Any dwelling in which such accommodations are offered in four (4) or more rooms shall be considered to be a hotel or motel.

Salvage yard: Same as "Junk Yard."

Satellite dish antenna: A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, television reception only satellite dish antennas, and satellite microwave antennas.

Scrap yard: Same as "Junk Yard."

Screen fence or wall: For the purposes of the landscaping requirements, any structure which stands at least six (6) feet high at its lowest point, is between sixty-seven percent (67%) and one hundred percent (100%) opaque, and is designed and constructed as a permanent improvement for the purpose of blocking view.

Screening: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Setback line: The setback line is the same as the depth or width of any required yard. Note that such line defines the Minimum distance between any structure and an adjacent lot boundary and is not necessarily the same as the building line, which is the distance between the actual structure and an adjacent lot boundary.

Sexually oriented business: See Section 600 for definitions and regulations.

Shopping center: A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

Shrub: Any hard-wooded perennial plant of a species which normally reaches a height between twelve (12) inches and eight (8) feet, and which is between eighty (80%) and one hundred percent (100%) opaque, at maturity.

Sign: Any object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images, with certain exceptions as enumerated in the Town of Pine Ridge Sign Ordinance. Other definitions of signs are contained in Article 9 of this Zoning Ordinance.

Site plan: The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, wetlands, and waterways; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order that an informed decision can be made by the approving authority. Specific site plan requirements for each type of land development project are given in Article 10.

Slat House: Or lath house. An open-sided structure used to provide shade to tender or young plants. The roofed is constructed of laths or slats with gaps spaced as wide as the slats designed to provide 50% shade.

Solar energy system: A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system). Passive solar energy systems are included in this definition.

Solar sky space: The space between a solar energy collector and the sun that must be free of obstructions that shade the collector to an extent which precludes its cost effective operation.

Solar sky space easement: A right, expressed as an easement, covenant, condition, or other property interest in any land or other instrument executed by, or on behalf of any landowner that protects the solar skyspace of an actual, proposed, or designated solar energy collector at a described location by forbidding or limiting activities or land uses that interfere with access to solar energy.

Special exception: A use permitted in a particular zoning district upon showing to the Board of Appeals that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in this Ordinance and authorized by the Board of Appeals.

Street: Any publicly or privately maintained thoroughfare (street, road, drive, avenue, circle, way, lane, boulevard, etc.) or space which has been dedicated, deeded, designed, or used for vehicular traffic that provides access to more than two (2) parcels of land. Multiple parcel Group Developments are excluded from the two-parcel restriction. Streets constructed after the effective date of this Ordinance shall be constructed to all applicable engineering specifications. The terms *street* and *road* shall be used interchangeably.

Street, arterial: A major highway designed to carry through traffic at higher vehicular speeds and volumes of traffic.

Street, improved: A street constructed to Lexington County standards.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including for purposes of this Ordinance buildings, mobile homes, manufactured housing, travel trailers, signs, swimming pools, fences, and antennae, but excluding landscaping features such as ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles, and mailboxes.

Subdivision: According to S.C. Code of Laws 6-29-1110, the term *subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development. *Subdivision* includes all division of land involving a new street or change in existing streets; resubdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any street or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record.

Subdivision, exemption: The following are exempt from the definition of a subdivision and, as such, are not governed by the regulations for subdivisions of this Ordinance; however, exempt subdivisions are subject to applicable zoning district regulations. These exceptions are included within this definition only to require that the Planning Official be informed and have a record of the exempt subdivisions:

1) The combination or recombination of portions of previously platted lots where the total number of lots

is not increased and the resultant lots are equal to the standards of this Ordinance and other applicable regulations.

2) The division of land into parcels of five (5) acres or more where no new street is involved (refer to the definition of street). Plats of these exceptions must be received as information by the Planning Official, which shall indicate that fact on the plats.
3) The combination or recombination of entire lots of record where no new street or change in existing streets (refer to the definition of street) is involved.

Thoroughfare: Any major arterial road; one of the principal routes into and through the community.

Travel or camping vehicle: A vehicular portable structure designed as a temporary dwelling for travel or recreational use.

Trophy tree. Those trees that are significant by their size and type and as such should be preserved wherever possible.

Yard: A required open space unoccupied and unobstructed by structures except those specifically permitted.

Yard, front: A yard situated between the front building line and the front lot line extending the full width of the lot.

Yard, rear: A yard situated between the rear building line and the rear lot line and extending the full width of the lot.

Yard, side: A yard situated between the side building line and the side lot line and extending for the front yard to the rear yard.

Zone: A specifically delineated area or district within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.

ARTICLE 3
ESTABLISHMENT OF DISTRICTS AND ZONING MAP

300 Establishment of Districts
The following zoning districts are hereby established.

DISTRICT	USES	MINIMUM LOT
R-1	Single-family Residential	20,000 sq. ft. (1st unit)
R-2	Duplex Residential	15,000 sq. ft. (1st unit)
R-3	High Density Residential	12,000 sq. ft. (1st unit)
C-1	General Commercial	None
MU	Mixed Use District	20,000 sq. ft. (1st unit)
P-1	Public and Semi-public	None
LI	Light Industrial	One acre (43,560 sq. ft.)
BI	Basic Industrial	One acre (43,560 sq. ft.)
MPD	Mixed-Use Planned Development District	2 acres (87,120 sq. ft.)
D-1	Development District	One acre (43,560 sq. ft.)
LPD	Legacy Planned Development District	Per initial PDD description

No amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum does not apply to the extension of an existing district, or the addition of a MU district adjacent to a C-1 district.

301 District Purpose
The zoning districts established in this ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S.C. Code § 6-29-710. The following statement of intent shall be used in interpretation and application of the district regulations.

The residential district regulations are designed to encourage a stable and healthy environment for residential purposes, and to discourage encroachment by commercial, industrial, or other uses adversely affecting the residential character of the district.

R-1 Single-family Residential District: R-1 districts are intended to be single-family residential areas with detached units and low population densities. Use regulations allow limited nonresidential use, which are compatible with the character of the district.

R-2 Duplex and Single-family Residential District: R-2 districts are intended for one and two-family detached units and low to medium population density. Uses include those in R-1 districts plus garage apartments and

duplexes. Certain uses to serve governmental, recreational, and religious needs are permitted. The regulations are designed to encourage a stable and healthy environment for one and two-family dwellings, and to discourage encroachment by commercial, industrial, or other uses adversely affecting the residential character of the district.

R-3 General Residential District: This district is intended for medium density residential purposes, including single-family detached units, duplexes, and multifamily units. Manufactured home parks are permitted as special exceptions upon approval of the Board of Zoning Appeals. Certain uses to serve governmental, recreational and religious needs are permitted.

MU Mixed Use District: The MU district is intended to be used primarily for business office and personal service uses. Some limited retail uses and one- and two-family residential uses are permitted.

C-1 General Commercial District: C-1 district is intended to accommodate business uses in the town center and along traffic arteries primarily engaged in sale of durable goods, equipment, services, and recreational facilities.

P-1 Public and Semi-Public District: The P-1 district is intended to accommodate establishments relating to health, religious, educational, and governmental uses. The nature of these uses requires that they be located in areas with adequate access and also be near the residential areas they serve. This district is intended to be exclusive of residential and commercial uses. For purposes of this district, a nursing home or care facility for the ill and/or aged is not considered a residential use.

LI Limited Industrial District: This district is intended to permit light industrial and commercial uses, which do not create nuisances, by noise or emissions beyond the premises.

BI Basic Industrial District: This district is established for a wide variety of industrial uses involving research, manufacturing, processing, assembly, storage, landfill, mining, and all uses permitted in the LI District.

MPD Mixed-Use Planned Development District: The Mixed-Use Planned Development (MPD) District is a special purpose district. The intent is to create a planned, unified development that encourages flexibility of design and allowable uses within the district. Within the MPD, regulations adapted to unified planning and development standards are intended to accomplish the purposes of zoning, design standards, and other applicable regulations to an equivalent or higher degree than general zoning district regulations that are designed to control uncoordinated development on individual lots or tracts. MPDs are intended to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

This zoning district designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space and green space, and safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A Mixed-Use Planned Development District may be predominately residential, commercial, industrial, conservation, or combinations thereof. Note that a mix of residential and industrial uses are not allowed.

Mixed-Use Criteria: The intent of mixed use is to provide a variety of uses that are compatible and complement each other. Mixed uses encourage live/work/shop opportunities that are not automobile dependent. An MPD shall not be approved as a means of circumventing primary zoning district regulations by proposing one different use component in an otherwise single-use development that does not meet primary zoning standards. For example, a development with all single-family detached units with smaller lots, alternate setbacks, or other dimensions that do not meet general zoning district requirements, coupled with a single commercial establishment, does not meet the standards of a Mixed-Use Planned Development. Although a variety of complementary housing *styles, materials, and sizes* (bungalow, split-level, two-story, brick, stucco, etc.) is encouraged, a variety of housing styles alone does not constitute a residential mixed-use. A mix of residential uses also requires a variety of housing *types*: traditional single-family detached, patio homes, townhouses, multifamily, duplex, etc.

D-1 Development District: This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential or agricultural with scattered related uses. It is further recognized that future demand for developable land will generate requests for amendments in zone designations to remove land from the D-1 classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.

LPD Legacy Planned Development District: This district is intended to provide a new zoning district designation for properties that were zoned as Planned Development District at the time of the 2019 amendment creating this district. An LPD recognizes certain basic features of the District as approved by the Pine Ridge Town Council at the time of initial zoning as a Planned Development District but also provides certain revisions as to design to facilitate the future build out of the subdivision development.

301.1 PD Planned Development District retired: As of the effective date of this Ordinance, PDs will be retired as a zoning district and no parcels shall be zoned as such. Planned Development Districts in existence prior to the effective date of this Ordinance shall remain in full force and effect under the regulations as set for each district at the time approved by the Pine Ridge Town Council and shall remain designated as Planned Development Districts on the Official Zoning Map of Pine Ridge. A zoning district designation of LPD Legacy Planned Development District was added to the Zoning Ordinance in 2019 to provide an alternative district designation for properties zoned PD Planned Development District retired at the time of the adoption of the amendment.

302 District boundaries on map

The boundaries of the zoning districts established by this ordinance are hereby established on a map entitled "Zoning Map of the Town of Pine Ridge, S.C.," which map is declared to be a part of this Ordinance.

303 Official Zoning Map

The Official Zoning Map shall be maintained in the Office of the Planning Official. A duplicate Official Zoning Map shall be kept in the office of the Town Clerk. All zoning district boundaries shall be clearly shown on the Zoning Map, and amendments shall be recorded immediately after adoption. The official copies of the Zoning Map shall be dated and attested by the Town Clerk, and shall be available for public inspection. The official

Zoning Map and any amendments adopted by Town Council shall constitute the final authority for determination of zoning district boundaries. It shall be unlawful for any person to make unauthorized changes to the Zoning Map.

304 Interpretation of district boundaries

Where uncertainty exists as to the boundaries of any zoning district, the following general rules of interpretation shall apply. It is the duty of the Planning Official to interpret the location of zoning district boundaries. An appeal from an interpretation of finding of the Planning Official may be taken to the Zoning Board of Appeals as specified in Article 12.

1. District boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

2. District boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

3. District boundaries indicated as approximately following town limits shall be construed as following such town limits.

4. District boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

5. District boundaries indicated as following center lines of stream beds or other bodies of water shall be construed to follow such center lines.

6. Supplementary floodplain and floodway boundaries indicated as following the U.S. Army Corps of Engineers 100 year floodplain line or the floodway line shall be construed to follow such lines.

7. District boundaries indicated as approximately parallel to, or extensions of features indicated in subsections above shall be so construed and at such distance there from as indicated on the official copy of the Zoning Map. The scale of the map shall determine distances not specifically indicated on the official copy of the Zoning Map.

8. Where a district boundary line as appearing on the Zoning Map divides a lot in single ownership at the time of adoption of this Ordinance or subsequent amendment into two different zoning districts, the district least restrictive in the opinion of the owner shall be deemed to apply to the whole thereof. Provided however, that in no case shall a zoning district boundary line dividing said lot be extended into either district in excess of twenty-five (25) feet beyond the district boundary line dividing said lot.

305 Lot divided by district boundaries

No structure or accessory use may be placed, structurally altered, or have a change in use where the structure or use is or would be included within two or more zoning districts unless such structure or use conforms to the requirements of all applicable district regulations.

ARTICLE 4
GENERAL REGULATIONS

400 Application of regulations
Within each district, the regulations set forth by this Ordinance shall apply uniformly to each class or kind of structure or land.

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards shall govern. Unless deed restrictions, covenants, or other contracts directly involve the Town as a party in interest, the Town shall have no administrative responsibility for enforcing such deed restrictions or covenants.

No building, structure, or land shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with the regulations specified in this Ordinance for the district in which it is located.

401 Street access required
Except as otherwise specifically provided, no building shall be located, used or occupied on a lot without direct vehicular and pedestrian access to a public street.

402 Structures required to be situated on lots of record
Any new structure erected after the effective date of this ordinance shall be on a lot of record. Moreover, no flag lots shall be permitted in Pine Ridge. All lots must meet the standards for lot width specified Article 5.

403 Reduction of lot area prohibited
No yard or lot existing on the effective date of this ordinance shall be reduced in dimension or area below the applicable district minimum requirements. New lots or yards shall meet the applicable district minimum requirements.

404 Zoning procedures for newly annexed properties
Designation of zoning classification: When a property owner(s) seeks annexation to the Town of Pine Ridge, the property owner shall meet with the planning commission at its next regularly scheduled meeting to determine assignment of a mutually agreed upon interim zoning classification to the property. This interim zoning classification shall be included in the annexation ordinance to be read and adopted by town council. After annexation of the property, the town Planning Official shall prepare a request for a final zoning classification of the property as stated in the annexation ordinance. The zoning application shall be handled in the same manner as a traditional re-zoning request.

405 Nonconforming structures or uses
Nonconforming structures or land uses are declared to be incompatible with permitted uses in the districts established by this ordinance. It is the intent of this ordinance to allow nonconformities to continue until they

are removed, but not to encourage their survival. The lawful use of any structure or land on the effective date of this ordinance may be continued subject to the following regulations:

1. A nonconforming use, structure, or characteristic of use shall not be changed to any other nonconforming use, structure, or characteristic of use unless the Zoning Board of Appeals finds that the new use, structure or activity is more in character with the uses permitted in the district, in which case the Zoning Board of Appeals may require appropriate conditions and safeguards in accord with the purpose of this Ordinance.

2. The minimum yard requirements of this Ordinance shall not be construed as prohibiting the conversion of an existing building, which does not meet the minimum yard requirements to another permitted use, so long as no further encroachment is made into the existing yards.

3. A nonconforming structure shall not be demolished and rebuilt as a nonconforming structure.

4. A nonconforming use, structure or characteristic of use shall not be extended, enlarged, or intensified except in conformity with this Ordinance, provided however, that any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.

5. A nonconforming use, or characteristic of use, shall not be reestablished after vacancy, abandonment, or discontinuance for any period of six (6) consecutive months, except where Section 405(6) applies.

6. A nonconforming structure shall not be rebuilt, altered, or repaired except in conformity with this Ordinance after sustaining damage or necessitating repair exceeding fifty (50) percent of the replacement cost of the structure at the time of damage or wear, provided that any permitted reconstruction shall begin within six (6) months from the time of damage or notice of wear and shall be completed within twelve (12) months after the issuance of a building permit.

7. On any building devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

8. An owner of a nonconforming mobile home may replace said nonconforming mobile home with a newer manufactured home in standard condition of equal or greater size, provided all setback, lot coverage, and other requirements of this Zoning Ordinance are met. The replacement manufactured homes shall have skirting to screen all transportable features of the manufactured homes. If an owner of a nonconforming mobile home discontinues said use for more than one year, the mobile home use shall not be re-established on the lot of record.

406 Nonconforming lots of record

1. Single Lots: In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record on the effective date of this Ordinance, provided that setback requirements of the district are met. The Board of Zoning Appeals may grant a variance to setback requirements if the lot size and/or configuration would preclude the construction of a viable residential unit within the allowable buildable area.

2. Adjoining Lots: If two or more adjoining lots with continuous frontage are in a single ownership at any time after the adoption or amendment of this Ordinance and such lots individually are too small to meet the yard, width, or area requirements of the district in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the lot or lots in one ownership shall be subject to the requirements of this Ordinance.

407 Temporary nonconforming uses

A temporary use permit may be issued by the Planning Official for an appropriate period of time not to exceed twelve (12) month increments for nonconforming buildings, structures or uses incidental to building construction or land development or deemed to be generally beneficial, provided that the owner of such temporary nonconforming use agrees to remove the temporary nonconforming use upon expiration of the permit.

408 Structures in minimum required yards

The general definition of "yards" as set forth in Section 2 states that yards are unoccupied and unobstructed by a structure or portion of a structure from 30 inches above the finished grade level of the ground upward. However, the general definition shall be construed subject to the following exceptions and interpretations:

408.1 Those objects which are excluded from the definition of a "structure" under Section 2 above shall not be subject to regulation under interpretation of the definition of "yard."

408.2 Steps and open porches without roofs shall be allowed in any required yard.

408.3 Screening walls and fences over thirty (30) inches in height that substantially impede vision may be permitted in a required yard as a special exception, however, screening walls and fences not over seven (7) feet in height are permitted outright in side and rear yards.

408.4 Eaves, cornices, gutters, and other minor architectural features projecting less than eighteen (18) inches from the main portion of a building shall be allowed to project into any yard.

408.5 In C-1, LI and BI districts, structures and devices incidental to servicing, and roofs over such structures and devices are permitted within required front yards, provided that they do not constitute a substantial impediment to visibility across such yards which would contribute to the creation of traffic

hazards, and further provided that servicing operations in connection therewith can be conducted so as not to interfere with public use of adjacent sidewalks or public streets.

408.6 Retaining walls in excess of thirty (30) inches in height may be permitted as a special exception in any yard; however, retaining walls that do not project more than thirty (30) inches above the grade level at the property lines of adjoining lots are permitted outright.

408.7 Signs are permitted to encroach upon required yards in certain instances as set forth in Article 9 "Signs."

408.8 Screening between commercial or industrial uses and lots zoned residentially, as required by this Ordinance.

408.9 Apparatus needed for the operation of active and passive solar energy systems, including but not limited to overhangs, movable insulating walls and roofs, the attached solar collectors, reflectors, and piping.

409 Orientation of required yards

In interpretation of requirements related to establishment of required yards, the Planning Official shall apply the following interpretation to the orientation of such yards:

409.1 Through Lots: In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the Planning Official may waive the requirement for the normal front yard and substitute therefore a special yard requirement which shall not exceed the average of the yards existing on adjacent lots.

409.2 Corner Lots With Two Frontages: In the case of corner lots with two frontages, a front yard of the required depth shall be provided on the frontage of the street having the higher traffic volumes. Where the traffic volumes on both streets are approximately equal, the required depth shall be provided on the street frontage having the minimum lot width. A second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.

409.3 Corner Lots With More Than Two Frontages: In the case of corner lots with more than two frontages, the Planning Official shall determine the front yard requirements, subject to the following limitations: (1) at least one front yard shall be provided having full depth required generally in the district; (2) no other front yard on such lot shall have less than half the full depth required generally.

409.4 Appropriateness of Orientation: Notwithstanding the above, the Planning Official may determine that the most appropriate orientation for any required yard is different from the orientation as set forth above in such instances that it appears that such different orientation will further the intent of this Ordinance. When a structure is to be built which will contain more than one dwelling unit, the orientation of required yards shall be based upon both the orientation of the lot and the orientation of the structure. The Planning Official may impose an orientation of yards different from the orientation set

forth in this Section and elsewhere in this Ordinance subject only to appeal of such decision to the Board of Appeals as an appeal from an administrative decision of the Planning Official.

410 Erection of structures only upon lots of record
Any new structure erected after the effective date of this Ordinance shall be erected only upon a lot of record.

411 Lot coverage
The area of the lot, which when viewed directly from above, would be covered by all principal accessory buildings and structures. A portion of the principal or accessory building, or any terrace, balcony, breeze way, porch or portion thereof, or any solar collection device or related apparatus, not included as floor area of the building, by definition shall not be included in computing lot coverage.

412 Determination of solar skyspace easement
The solar skyspace easement defined in Article 2 may be computed by using the designated minimum yard requirement in each zoning district in coordination with the information on skyspace and shadow data in Appendix 1 of Protecting Solar Access for Residential Development, Department of Housing and Urban Development, 1979.

ARTICLE 5
DISTRICT REGULATIONS

500 District use classifications
General Regulations in Article 4, District Regulations in Article 5, and Supplemental Regulations in Article 6 are applicable in all of the following classes of uses:

Permitted uses: Permitted uses listed in the district use tables in this Division are permitted outright.
Conditional uses: Conditional uses in the district use tables are permitted by the Planning Official without further review upon compliance with conditions specified in the tables.
Special exceptions: Special exceptions are permitted after review and approval by the Board of Zoning Appeals upon compliance with general conditions in the regulations.

501 R-1 Single-family residential district

R-1 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Single-family dwelling (excluding mobile homes and manufactured homes)	N/A		Two (2) per dwelling unit
b. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)	814	Private households	None additional
c. Government building or facility	92	Public Administration	One (1) per 200 square feet of gross floor area
d. Public and private elementary and secondary schools	611110	Elementary and Secondary Schools	School: 4 per class-room or office, plus 2 spaces per office, 1 for each 5 seats for public assembly in senior high school.
e. Non-commercial horticulture or agriculture, not including the keeping of poultry or animals	11	Agriculture, Forestry, Fishing and Hunting	None
f . Accessory uses on same lot with principal use, as follows: (1). private garage for vehicles; (2). open parking area for two motor vehicles per dwelling unit may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit; (3). shed for storage of building or lot maintenance equipment; (4). private kennel for not more than three (3) dogs or three (3) cats with minimum six (6) foot fence for exterior kennel; (5). private swimming pool, including deck, bath house or cabana; boat dock; (6). disaster shelter; (7). private garden; greenhouse or slat house up to eight (8) feet high; (8). private tennis, outdoor recreation and picnic facilities. (9). Garage sales, according to the provisions of Section 612 Refer to section 408 Structures in minimum required yards			

501 R-1 Single-family residential district

R-1 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Church, synagogue, temple, or place of worship: including religious education building, parsonage or parish house; off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, provided all following conditions are met:(Amended Ordinance 2017-05) (1). use is conducted in a permanent structure; (2). minimum 20,000 square foot lot; (3). building setback 25 ft. from residential property	813110	Religious Organizations	One (1) space for each four (4) seats in main assembly room
b. Public utility substation, water tower, (for communication tower, see special exceptions) provided all following conditions are met: (1). structures are enclosed by six (6) foot fence; (2). no office, commercial operation, or storage of vehicles or equipment is permitted; (3). a landscape strip at least five (5) feet wide is planted & maintained along exterior lot lines.	22	Utilities	One (1) space
c. Cemetery, provided all following conditions are met: (1). minimum five (5) acre lot; (2). no crematorium or dwelling except caretaker; (3). front yard setback of seventy (70) feet from center of street or ten (10) feet from street right-of-way line, whichever is greater (4). non-illuminated sign not over thirty (30) square feet in area and ten (10) feet in height.	812220	Cemeteries and Crematories	None
d. Temporary contractor office & equipment shed, provided that all following conditions are met: (1). used in connections with construction on premises; (2). must not cause traffic congestion or nuisance; (3). for term up to one (1) year, may be renewed once.	236115	New Single-Family Housing Construction (except Operative Builders)	One (1) for each 300 square feet of office area
e. Ice cream trucks (1) Ice cream trucks shall not park in a stationary location (2) The use of any sound amplification is prohibited except for recorded music while in motion	722330	Mobile Food Services	N/A
f. Accessory apartments (1). The principal structure (dwelling) must be owner occupied. (2). The apartment, whether attached or detached, cannot exceed fifty (50) percent of the gross	N/A		One additional

R-1 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
floor area of the principal dwelling or contain more than two bedrooms. (3). The apartment must be a complete living space with kitchen and bathroom facilities separated from the principal unit. (4). An accessory apartment may be accessory only to a single-family dwelling, and not more than one apartment shall be allowed per dwelling or lot. (5). The apartment shall meet all yard setback requirements and, where detached from the principal dwelling, shall be set back not less than twenty (20) feet from the principal dwelling. (6). Where detached from the principal residence and readily apparent from the street, the accessory apartment shall be compatible in appearance and orientation with the principal residence and the surrounding community. (7). A third off-street parking space shall be required. (8). Neither the primary residence nor the accessory apartment shall be a manufactured home or mobile home.			
g. Family child care home, provided all following conditions are met: (1). No caregiver other than one (1) family member living in the home shall be employed. (2). No more than six (6) children, including the caregiver's own child(ren), shall be cared for in the home. (3). Hours of operation shall be from sun-up to sun-down. No overnight child care is permitted. (4). The home must be licensed and inspected by the South Carolina Department of Social Services (DSS) and must abide by all DSS regulations.	NA		None additional
h. Customary home occupation in single-family dwelling, provided all following conditions are met: (1). Conducted inside dwelling by resident family members; (2). Utilizes not more than 25% of total dwelling floor area; (3). No change in exterior appearance of dwelling (4). No outside display of products (5). No sale of products except those made on premises or consumables incidental to a service; (6). Create no health or safety hazard, noise, offensive emissions, traffic hazard, unsightly conditions or nuisance; (7). Activity is not visibly evident outside dwelling.			

501 R-1 Single-family residential district

R-1 SPECIAL EXCEPTIONS (Approved by the Board of Zoning Appeals after hearing)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Unlighted, regulation-size or par three golf course, provided the Board of Zoning Appeals determines; (1). Adequate off street parking is provided; (2). No building permitted except maintenance shed, clubhouse (including limited eating facility & pro shop), cart storage, restrooms, rain shelters, & gate house; (3). No permitted building or parking facility shall be within 300 feet of a dwelling; (4). Adequate provisions for access & traffic safety; (5). The use is compatible with the district	713910	Golf Courses and Country Clubs	Number and location set by Board; minimum: one (1) for each 200 square feet of building area, plus two (2) for each golf hole
d. Conversion of existing dwelling to Bed and Breakfast, with provisions outlined in Section 611.	721191	Bed and Breakfast Inn	Location set by Board; minimum: one (1) for each guest room plus two (2) for resident innkeeper
e. Colleges, Universities, and Professional Schools	611310	Colleges, Universities, Professional Schools	
f. Communication tower, see Section 601		Communication	One (1) space

502 R-1 Single-family residential district regulations

The following regulations apply to all uses in the R-1 districts:

Minimum lot area:	20,000 square feet
Minimum land area per dwelling unit:	20,000 square feet
Maximum dwelling units per net acre:	Two (2) dwelling units
Minimum lot width at front building line:	Ninety (90) feet
Minimum lot depth:	One hundred (100) feet
Minimum front yard depth:	Thirty-five (35) feet, or average of existing setbacks from same street in same block in district, but not less than thirty (30) feet. The setback on public roads and highways classified by Lexington County as Arterial roads shall be forty (40) feet.
Minimum setback from second street frontage:	Side street on corner lot: twenty (20) feet
	Rear street on double frontage lot: thirty (30) feet
Minimum side yard:	Principal structure: twelve and one-half (12.5) feet from interior side lot line;
	Accessory structure: five (5) feet;
	Open carport: seven (7) feet from interior side lot line.
Minimum rear yard:	Principal structure: twenty-five (25) feet from interior rear lot line;
	Accessory structure: five (5) feet from interior rear lot line
Maximum lot coverage:	Residential units and their accessory structures shall not exceed a total of 30% lot coverage
	Other permitted and permissible buildings and their accessory structures shall not exceed a maximum of 35% lot coverage
Maximum structure height:	Thirty-five (35) feet to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements:	Corner lot: no obstruction between heights of 3 and 10 feet above finished street level within 25 feet of intersection of street rights-of-way lines.
	Private drive: no obstruction over height of 30 inches within 10 feet of street.
Off-street parking area requirements:	See Article 8
Signs:	See Article 9
Supplemental Regular.	See Article 6

503 R-2 One-family and two-family residential district

R-2 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Single-family dwelling: and two-family dwellings (excluding mobile homes)	N/A		Two (2) for each dwelling unit
b. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)	814	Private households	None additional
c. Government building or facility	92	Public Administration	One (1) per 200 sq. ft. gross area
d. Public and private elementary and secondary schools	611110	Elementary and Secondary Schools	School: 4 per class-room or office, plus 2 spaces per office, 1 for each 5 seats for public assembly in senior high school.
e. Non-commercial horticulture or agriculture, not including the keeping of poultry or animals	11	Agriculture, Forestry, Fishing and Hunting	None
f. Church, synagogue, temple, or place of worship: including religious education building, parsonage or parish house; off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, in permanent structures	813110	Religious Organizations	One (1) for each four (4) seats in main assembly room.

g. Accessory uses on same lot with principal use, as follows:

(1). Private garage for motor vehicles
(2). Open parking area for two motor vehicles per dwelling unit, may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling Unit;
(3). Shed for storage of building or lot maintenance;
(4). Private kennel for not more than three (3) dogs or three (3) cats, four (4) months of age or older, with minimum 6 foot fence for exterior kennel;
(5). Private swimming pool, including deck; bath house or cabana; boat dock;
(6). Disaster shelter;
(7). Private garden; greenhouse or slat house up to eight (8) feet high;
(8). Private tennis; outdoor recreation and picnic facilities
(9). Garage sales, according to the provisions of Section 612

Refer to section 408 Structures in minimum required yards

503 R-2 One-family and two-family residential district

R-2 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Public utility substation, water tower, (for communication tower, see Special Exception) (1). Provided all following conditions are met: (2). Structure enclosed by six (6) foot fence; (3). No office, commercial operation, or storage of vehicles or equipment permitted; (4). A landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines.	22	Utilities	One (1) space
b. Cemetery: provided all following conditions are met: (1). Minimum five (5) acre lot; (2). No crematorium or dwelling except for caretaker; (3). Front yard setback of seventy (70) feet from center of street or ten (10) feet from street right of way line, whichever is greater (4). Non-illuminated sign not over thirty (30) square feet in area or ten (10) feet in height.	812220	812220 Cemeteries and Crematories	None
c. Temporary contractor office and equipment shed, provided all following conditions are met: (1). Used in connection with construction on premises (2). Must not cause traffic congestion or nuisance; (3). For term up to one (1) year; may be renewed once	236115	New Single-Family Housing Construction (except Operative Builders)	One (1) for each 300 square feet of office area
d. Ice cream trucks (3) Ice cream trucks shall not park in a stationary location (4) The use of any sound amplification is prohibited except for recorded music while in motion	722330	Mobile food Services	N/A
e. Accessory Apartments (1). The principal structure (dwelling) must be owner-occupied. (2). The apartment, whether attached or detached, cannot exceed fifty (50) percent of the gross floor area of the principal dwelling or contain more than two bedrooms. (3). The apartment must be a complete living space with kitchen and bathroom facilities	N/A		One additional

R-2 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
separated from the principal unit. (4). An accessory apartment may be accessory only to a single-family dwelling, and not more than one apartment shall be allowed per dwelling or lot. (5). The apartment shall meet all yard setback requirements and, where detached from the principal dwelling, shall be set back not less than twenty (20) feet from the principal dwelling. (6). Where detached from the principal residence and readily apparent from the street, the accessory apartment shall be compatible in appearance and orientation with the principal residence and the surrounding community. (7). A third off-street parking space shall be required. (8). Neither the primary residence nor the accessory apartment shall be a manufactured home or mobile home.			
f. Family child care home, provided all following conditions are met: (1). No caregiver other than one (1) family member living in the home shall be employed. (2). No more than six (6) children, including the caregiver's own child(ren), shall be cared for in the home. (3). Hours of operation shall be from sun-up to sun-down. No overnight child care is permitted. (4). The home must be licensed and inspected by the South Carolina Department of Social Services (DSS) and must abide by all DSS regulations.	N/A		None additional
g. Customary home occupation in single-family dwelling, provided all following conditions are met: (1). conducted inside dwelling by resident family members; (2). utilizes not more than 25% of total dwelling floor area (3). no change in exterior appearance of dwelling; (4). no outside display of products; (5). no sale of products except those made on premises or consumables incidental to a service; (6). creates no health or safety hazard, noise, offensive emission, traffic hazard, unsightly conditions or nuisance; (7). activity is not visibly evident outside dwelling.			
h. Manufactured homes subject to the provisions of Section 604, not including manufactured home parks.			

503 R-2 One-family and two-family residential district

R-2 SPECIAL EXCEPTIONS (approved by Board of Zoning Appeals after hearing)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Unlighted, regulation size or par three golf course; provided the Board of Zoning Appeals determines: (1). adequate off-street parking is provided; (2). no building permitted except maintenance shed, clubhouse (including limited eating facility & pro shop), cart storage, restrooms, rain shelters, & gate house; (3). no building or parking facility within 300 ft. of a dwelling; (4). adequate provisions of access & traffic safety; (5). the use is compatible with the district	713910	Golf Courses and Country Clubs	Number and location by Board; minimum: one (1) for each 200 square feet of building area, plus two (2) for each golf hole.
b. Conversion of existing dwelling to Bed and Breakfast, with provisions outlined in Section 611.	721191	Bed and Breakfast Inn	Location set by Board; minimum: one (1) for each guest room plus two (2) for resident innkeeper
c. Colleges, Universities, and Professional Schools	611310	Colleges, Universities, Professional Schools	
d. Communication tower, see Section 601		Communication	One (1) space

504 R-2 Duplex and Single-Family Residential District Regulations

The following regulations apply to all uses in the R-2 districts:

Minimum residential lot area	Fifteen thousand (15,000) square feet
Minimum lot area per dwelling unit	Fifteen thousand (15,000) square feet for the first unit Five thousand (5,000) square feet for each additional unit
Maximum units per net acre	Six (6) dwelling units
Minimum lot width at front building line	Seventy-five (75) feet
Minimum front yard depth	Thirty (30) feet or average of existing setbacks from same street in same block in district, but not less than 25 feet. The setback on public roads and highways classified by Lexington County as Arterial roads shall be forty (40) feet.
Minimum setback from second street frontage:	Side street on corner lot- 12 ½ feet Rear street on double frontage lot- 25 feet
Minimum side yard	Principal structure- Combined side yard shall total 20 feet or 20% of lot width (whichever is less), provided however that no individual side yard shall be less than 5 feet in width Accessory structure- Four (4) feet
Minimum rear yard:	Principal structure: Fifteen (15) feet Accessory structure: Five (5) feet
Maximum lot coverage:	Residential units and their accessory structures shall not exceed a total of 30% lot coverage Other permitted and permissible buildings and their accessory structures shall not exceed a maximum of 35% lot coverage
Maximum structure height	Principal structures- Thirty-five (35) feet from roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae) Accessory structures- In no circumstance may an accessory structure exceed the height of the principal structure. If the principal structure is taller than twenty (20) feet, the accessory structure may be a maximum of twenty (20) feet.
Visibility requirements	Corner lot: no obstruction between heights of 3 and ten feet above finish street level within 25 feet of intersection of street right-of-way lines Private drive: no obstruction over 30 inches high within 10 feet of street.
Off-street parking requirements	See Article 8.
Signs	See Article 9
Supplemental regulations	See Article 6

505 R-3 Residential District (Multifamily)

R-3 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACE REQUIRED
a. Single-family, two-family, and multifamily dwellings (as defined in definitions), excluding mobile homes on individual lots	N/A	Private households	Two (2) for each dwelling unit
b. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)	814	Private households	None additional
c. Government building facility	92	Public Administration	One (1) space per 200 feet of gross floor area
d. Public and private elementary and secondary schools	611110	Elementary and Secondary Schools	School: 4 per class-room or office, plus 2 spaces per office, 1 for each 5 seats for public assembly in senior high school.
e. Non-commercial horticulture or agriculture, not including the keeping of poultry and animals	11	Agriculture, Forestry, Fishing and Hunting	None
f. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, recreational facilities, kindergarten or pre-school nursery, in permanent structures	813110	Religious Organizations	One (1) for each four (4) seats in main assembly room.
g. Recreational facilities, such as playground, tennis court, ball field, swimming pool, or golf course	713910 713940	Golf Courses and Country Clubs Fitness and Recreational Sports Centers	One (1) per 200 sq. ft. of building area plus two (2) for each golf hole
h. Accessory uses on same lot with principal use, as follows: 1. private garage for motor vehicles 2. open parking area for two motor vehicles per dwelling unit, may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit 3. shed for storage of building or lot maintenance; 4. private kennel for not more than three (3) dogs or three (3) cats, four (4) months of age or older, with minimum 6 foot fence for exterior kennel; 5. private swimming pool, including deck; bath house or cabana; boat dock; 6. disaster shelter; 7. private garden; greenhouse or slat house up to eight (8) feet high; 8. private tennis; outdoor recreation and picnic facilities 9. Garage sales subject to the provisions of Section 612 Refer to section 408 Structures in minimum required yards			

505 R-3 Residential District (Multifamily)

R-3 CONDITIONAL USES (approved by the Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Public utility substation, water tower, (for communication tower, see Special Exceptions) provided all following conditions are met: (1). structure enclosed by six (6) foot fence; (2). no office, commercial operation, or storage of vehicles or equipment permitted; (3). a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines.	22	Utilities	One (1) space
b. Temporary contractor office and equipment shed, provided all following conditions are met: (1). used in connection with construction on premises (2). must not cause traffic congestion or nuisance; (3). for term up to one (1) year; may be renewed once	236115	New Single-Family Housing Construction (except Operative Builders)	One (1) for each 300 square feet of office area
c. Ice cream trucks (5) Ice cream trucks shall not park in a stationary location (6) The use of any sound amplification is prohibited except for recorded music while in motion	722330	Mobile food Services	N/A
d. Rooming or boarding house (1). Rooms shall be used for living and sleeping only (2). No cooking in rooms allowed (3). Any dwelling in which living and sleeping accommodations are provided for compensation in four (4) or more rooms shall be considered a hotel or motel per zoning district use regulations	72131	Rooming or boarding house	I per bedroom
e. Accessory apartments (1). The principal structure (dwelling) must be owner-occupied. (2). The apartment, whether attached or detached, cannot exceed fifty (50) percent of the gross floor area of the principal dwelling or contain more than two bedrooms. (3). The apartment must be a complete living space with kitchen and bathroom facilities separated from the principal unit. (4). An accessory apartment may be accessory only to a single-family dwelling, and not			

R-3 CONDITIONAL USES (approved by the Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
more than one apartment shall be allowed per dwelling or lot. (5). The apartment shall meet all yard setback requirements and, where detached from the principal dwelling, shall be set back not less than twenty (20) feet from the principal dwelling (6). Where detached from the principal residence and readily apparent from the street, the accessory apartment shall be compatible in appearance and orientation with the principal residence and the surrounding community. (7). A third off-street parking space shall be required. (8). Neither the primary residence nor the accessory apartment shall be a manufactured home or mobile home.			
f. Family child care home, provided all following conditions are met: (1). No caregiver other than one (1) family member living in the home shall be employed. (2). No more than six (6) children, including the caregiver's own child(ren), shall be cared for in the home. (3). Hours of operation shall be from sun-up to sun-down. No overnight child care is permitted. (4). The home must be licensed and inspected by the South Carolina Department of Social Services (DSS) and must abide by all DSS regulations.	N/A		None additional
g. Customary home occupation in single-family dwelling, provided all following conditions are met: (1). conducted inside dwelling by resident family members; (2). utilizes not more than 25% of total dwelling floor area (3). no change in exterior appearance of dwelling; (4). no outside display of products; (5). no sale of products except those made on premises or consumables incidental to a service; (6). creates no health or safety hazard, noise, offensive emission, traffic hazard, unsightly conditions or nuisance; (7). activity is not visibly evident outside dwelling,.			
h. Manufactured homes on individual lots subject to the provisions of Section 604.			

505 R-3 Residential District (Multifamily)

R-3 SPECIAL EXCEPTIONS (Approved by the Board of Zoning Appeals after hearing)	NAICS CODE	NAICSDESCRIPTION	PARKING SPACES REQUIRED
a. Colleges, Universities, Professional Schools	611310	Colleges, Universities, Professional Schools	
b. Communication tower, see Section 601		Communication	One (1) space
c. Mobile home parks and manufactured home parks, see Section 605.			

506 R-3 Multifamily residential district regulations

The following regulations apply to all uses in R-3 Districts:

Minimum land area (square feet) per dwelling unit and maximum units per net acre for multifamily dwelling:								
Multifamily Unit Type	**1 story**		**2 stories**		**3 stories**		**4 or more stories**	
	Min. Area	**Units/ net acre**	**Min. Area**	**Units/ net acre**	**Min. Area**	**Units/ net acre**	**Min. Area**	**Units/ net acre**
Efficiency (studio)	2,000	18	1,435	26	1,410	26	1,240	30
1 Bedroom	2,000	18	1,775	21	1,625	23	1,438	26
2 Bedroom	2,650	14	2,475	15	2,215	17	1,825	20
3 Bedrooms	3,525	10	3,175	11	2,653	14	2,200	17
4 or more Bedrooms	4,375	8	3,975	9	3,492	10	2,725	13
Minimum lot area	Twelve thousand (12,000) square feet for first unit, plus minimum area for additional units required in the above table for minimum land area and maximum units per net acre.							
Minimum land area per single-family dwelling unit:	Twelve thousand (12,000) square feet							
Minimum lot width at building line	Seventy-five (75) feet							
Minimum front yard depth	Twenty five (25) feet from street right of way line. The setback on public roads and highways classified by Lexington County as Arterial roads shall be forty (40) feet.							
Minimum setback from second street frontage	Side street on corner lot: twelve and one half (12 ½) feet Rear street on double frontage lot: twenty-five (25) feet							
Minimum side yard	Principal structure: Combined side yard of interior lot lines shall total 18 feet or 20% of lot width (whichever is less), provided that no individual side yard shall be less than 8 feet in width Accessory structure: Four (4) feet							
Minimum rear yard	Principal structure: Fifteen (15) feet from interior rear lot line Accessory structure: Four (4) feet from interior rear lot line							
Maximum lot coverage:	Permitted and permissible buildings and their accessory structures shall not exceed a maximum of 40% lot coverage							
Maximum structure height	Multifamily dwelling: sixty (60) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)							
Visibility requirements	Corner lot: no obstruction between heights of 3 and ten feet above finish street level within 25 feet of intersection of street right-of-way lines Private drive: no obstruction over 30 inches high within 10 feet of street.							
Off-street parking requirements	See Article 8.							
Signs	See Article 9.							
Supplemental regulations	See Article 6.							

507 P-1 Public and Semi-Public District

P-1 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Hospitals and medical treatment facilities	621	Ambulatory Health Care Services	One (1) space per 2 beds
	622	Hospitals	
b. Public and semi-public recreational facilities and uses not operated for profit, which may include parks, playgrounds, country clubs, lodges, community centers, and neighborhood buildings		Non- profit recreational and leisure services	One (1) space for every 200 sq. ft. of floor area
c. Libraries	519120	Libraries and Archives	One (1) space for each 300 sq. ft. of gross floor area
d. Church, synagogue, temple, or place of worship: including religious education building, parsonage or parish house; off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, in permanent structures. (Amended Ordinance 2017-05)	813110	Religious Organizations	One (1) for each (4) seats in assembly
e. Government building or facility, and schools, except:	611110	Elementary and Secondary Schools	School: 4 per class-room or office, plus 2 spaces per office, 1 for each 5 seats for public assembly in senior high school.
	92	Public Administration	Other: one (1) per 200 sq. ft. of area
(1) NAICS Code 611310, Colleges, Universities, Professional Schools			
f. Nursing and convalescent homes	623	Nursing and Residential Care Facilities	One (1) space for every 300 sq. ft. of gross floor area
g. Accessory uses on same lot with principal use, as follows: (1) Off-street parking or storage area for vehicles owned by members, customers, or employees of business (2) Completely enclosed building for storage of supplies or merchandise for use in principal business Refer to section 408 Structures in minimum required yards			

507 P-1 Public and Semi-Public District

P-1 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Public utilities, distribution lines, transformer stations, sanitation facilities, water tanks	22	Utilities	One (1) space for every 300 sq. ft of gross floor area
(1). with no vehicles or equipment stored on the premises			
(2). All such uses shall be suitable screened against glare, funds, noise, or unsightliness, protected against becoming an "attractive nuisance", and designed so as not to cause interference with radio, microwave and television transmissions.			
b. Cemeteries on not less than 5 acres, excluding crematoriums	812220	Cemeteries and Crematories	None
c. Communication towers, (1). provided all following conditions are met: (2). structure enclosed by six (6) foot fence; (3). no office, commercial operation, or storage of vehicles or equipment permitted; (4). a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines.	517	Telecommunications	One (1) space
d. Temporary uses, provided all following conditions are met (1) Christmas tree sales on vacant lot for a period not to exceed 45 days (2) Contractor's office & equipment shed (a) used in connection with construction on premises (b) must not cause traffic congestion or nuisance;			One (1) for each 300 square feet of office area
(c) for term up to one (1) year; may be renewed once (3). **Special Events** (fairs, carnivals, circuses, concerts, ballgames, and similar events) are allowed as Temporary Uses under the following conditions: (a) Special events shall be located no closer than 500 feet of an R-1, R-2, or R-3 residential zoning district and shall operate no later than 11:00 p.m., for a period not exceeding twenty-one (21) days. (b) The temporary use application must be accompanied by a parking plan showing the number of parking spaces and adequate ingress and egress to the site. The application may be subject to approval by the Pine Ridge Police Department, the SC Department of Public Safety, and the Lexington County Fire Marshal, as applicable.	71119	Performing arts, spectator sports, and related industries (other)	Per approved parking plan

P-1 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
(c) These provisions are not applicable for festivals, fairs, carnivals, circuses, concerts, ballgames, and other events conducted within stadiums, arenas, and other facilities specially designed to accommodate such activities and venues. (d) Mobile food services (food trucks) are allowed only at special events including those events exempted in item (c) above, providing the following conditions are met: i. Obtain a permit from the Town of Pine Ridge. ii. Comply with all SCDHEC Retail Food Establishments Regulations 61-25. iii. Display the SCDHEC food letter grade. iv. When not in operation, the mobile food service vehicle must be removed from the parcel and the operator must remove from the parcel all materials associated with the business. No mobile food service vehicle shall operate outside of the designated special event hours of operation. v. The sale or service of alcoholic beverages is prohibited, except as may be specifically permitted at the special event vi. The use of any sound amplification is prohibited regardless of the intended purpose. vii. A garbage receptacle shall be provided for customers in a convenient location that does not impede pedestrian or vehicular traffic. viii. All litter or debris generated within a minimum of a 25-foot radius of the mobile food service vehicle shall be collected and removed by the mobile food service vehicle operator. ix. Ancillary service items (tables, chairs, etc.) which are not a component of the mobile food service vehicle shall not be allowed. x. The mobile food service vehicle shall be positioned in a parking space; shall not block (maintain a minimum distance of 15 feet) drive aisles, other access to loading/service areas, or emergency access and fire lanes; and shall be positioned at least 15 feet away from fire hydrants, any fire department connection, buildings, driveway entrances, alleys, handicapped parking spaces, sidewalks, tree trunks, and vegetation.			
e. Signs, subject to the provisions of Article 9			

508 P-1 Public and Semi-Public District Regulations

The following regulations apply to all uses in the P-1 district:

Minimum lot area:	Public uses: None except for cemeteries which require not less than 5 acres
Minimum lot width at building line	For permitted uses and conditional uses: Seventy-five (75) feet
Minimum front yard depth	Twenty-five (25) feet from street right of way line. The setback on public roads and highways classified by Lexington County as Arterial roads shall be forty (40) feet.
Minimum setback from second street frontage:	Side street on corner lot: twelve & one-half (12 ½) feet; Rear street on double frontage lot: twenty (20) feet.
Minimum side yard:	Principal structure: ten (10) feet from interior side lot line; provided the total of both side yards must be at least 30% of lot width Accessory structure: five (5) feet from interior side lot line.
Minimum rear yard:	Principal structure: twenty (20) feet from interior rear lot line; Accessory structure: five (5) feet from interior rear lot line.
Maximum lot coverage:	50%
Maximum structure height	No restrictions except for communication towers (See Section 601)
Visibility requirements	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area requirements	See Article 8.
Screening	See landscaping, supplemental regulations, Article 7 Planting screen, fence or wall at least six (6) feet high is required along all interior lot lines abutting a residential area
Signs	See Article 9
Land development regulations	Applicable regulations must be met
Supplemental regulations	See Article 6.

509 MU Mixed Use District

MU PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Retail business—sale of merchandise on premises limited to:			
(1). Furniture and Home Furnishings Stores	442	Furniture and Home Furnishings Stores	One (1) for each 200 square feet of retail floor space Plus two for each fuel pump for gas stations
(2). Electronics and Appliance Stores	443	Electronics and Appliance Stores	
(3). Health and Personal Care Stores	446	Health and Personal Care Stores	
(4). Sporting Goods, Hobby, Book, and Music Stores	451	Sporting Goods, Hobby, Book, and Music Stores	
(5). Miscellaneous Store Retailers (Except 453930)	453	Miscellaneous Store Retailers (Except 453930)	
(6). Shoe Stores	4482	Shoe Stores	
(7). Jewelry, Luggage, and Leather Goods Stores	4483	Jewelry, Luggage, and Leather Goods Stores	
(8). Electronic Auctions	454112	Electronic Auctions	
(9). Mail-Order Houses	454113	Mail-Order Houses	
(10).Full-Service Restaurants	722110	Full-Service Restaurants	
(11). Supermarkets and Other Grocery Stores	445110	Supermarkets and Other Grocery Stores	
(12) Convenience Stores	44512	Convenience stores	
(13) Gas Stations, Convenience Stores With Gas Stations	4471	Gasoline Stations	
(14). Specialty Food Stores	4452	Specialty Food Stores	
(15). Clothing and Clothing Accessories Stores	4481	Clothing and Clothing Accessories Stores	
(15). All Other General Merchandise Stores	452990	All Other General Merchandise Stores	

509 MU Mixed Use District (cont.)

MU PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
b. Finance, insurance, and real estate			One (1) for each 200 square feet of retail floor space
(1). Land subdividers & developers, except cemeteries;	237210	Land Subdivision	
(2). Federal Reserve banks;	521110	Monetary Authorities-Central Bank	
(3). State commercial banks;	5221	Depository Credit Intermediation	
(4). Non-deposit trust facilities;	522293	International Trade Financing	
(5). National commercial banks;	522298	Depository Credit Intermediation	
(6). Investors, not elsewhere classified	523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	
(7). Life insurance;	524	Insurance Carriers and Related Activities	
(8). Pension, health & welfare funds;	525	Funds, Trusts, and Other Financial Vehicles	
(9). Operators of apartment buildings;	531110	Lessors of Residential Buildings and Dwellings	
(10). Operators of non-residential buildings;	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	
(11). Lessors of railroad property;	531190	Lessors of Other Real Estate Property	
(12). Real estate agents & managers;	531210	Offices of Real Estate Agents and Brokers	

509 MU Mixed Use District (cont.)

MU PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
(13). Patent owners & lessors;	533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	
(14). Title abstract offices;	541191	Title Abstract and Settlement Offices	
(15). Offices of bank holding companies;	551111	Offices of Bank Holding Companies	
(16). Offices of holding companies, not elsewhere classified;	551112	Offices of Other Holding Companies	
(17). Cemetery subdividers & developers;	812220	Cemeteries and Crematories	
(18). Educational, religious & charitable	813211	Grantmaking Foundations	
c. Residential uses permitted in R-2			

509 MU Mixed Use District

MU CONDITIONAL USES (Approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. School of dance, art, music, drama, martial arts, etc. provided all following conditions are met:	6116	Other Schools and Instruction	One (1) for each classroom, & each administrative office.
(1). not more than 25 students will be enrolled;	6116	Other Schools and Instruction	
(2). instruction is limited to art, music, dancing, drama, martial arts, or similar cultural activity	6116	Other Schools and Instruction	
b. Contractor's office, provided there will be no storage of vehicles, equipment or materials on the premise	2361	Residential Building Construction - office only	One (1) for each 300 square feet of floor space
c. Engineering or surveyor office, provided there will be no storage of vehicles, equipment or materials on the premise	5413	Architectural, Engineering, and Related Services - office only	One (1) for each 300 square feet of floor space
d. Conditional uses allowed in R-2 zoning districts			
e. Public utility substation, water tower (for communication tower, see Section 601), provided all following conditions are met: (1). structure enclosed by six (6) foot fence; (2). no office, commercial operation, or storage of vehicles or equipment is permitted; (3). a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines	22	Utilities	One (1) space
f. Temporary use, provided all following conditions are met (1). Christmas tree sales, on vacant lot for a period not to exceed 45 days; (2). Contractor's office & equipment shed, (a) used in connection with construction on premises (b) must not cause traffic congestion or nuisance; (c) for term up to one (1) year; may be renewed once			One (1) for each 300 square feet of office area
(3). Special Events (fairs, carnivals, circuses, concerts, ballgames and similar events) are allowed as Temporary Uses under the following conditions: (a) Special Events shall be located no closer than 500 feet of an R-1, R-2, or R-3 residential zoning district and shall operate no later than 11:00 p.m., for a period not exceeding twenty-one (21) days.	71119	Performing arts, spectator sports, and related industries (other)	Per approved parking plan

MU CONDITIONAL USES (Approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
(b) The temporary use application must be accompanied by a parking plan showing the number of parking spaces and adequate ingress and egress to the site. The application may be subject to approval by the Pine Ridge Police Department, the SC Department of Public Safety, and the Lexington County Fire Marshal, as applicable. (c) These provisions are not applicable for festivals, fairs, carnivals, circuses, concerts, ballgames, and other events conducted within stadiums, arenas, and other facilities specially designed to accommodate such activities and venues. (d) Mobile food services (food trucks) are allowed only at special events including those events exempted in item (c) above, providing the following conditions are met: i. Obtain a permit from the Town of Pine Ridge. ii. Comply with all SCDHEC Retail Food Establishments Regulations 61-25. iii. Display the SCDHEC food letter grade. iv. When not in operation, the mobile food service vehicle must be removed from the parcel and the operator must remove from the parcel all materials associated with the business. No mobile food service vehicle shall operate outside of the designated special event hours of operation. v. The sale or service of alcoholic beverages is prohibited, except as may be specifically permitted at the special event vi. The use of any sound amplification is prohibited regardless of the intended purpose. vii. A garbage receptacle shall be provided for customers in a convenient location that does not impede pedestrian or vehicular traffic. viii. All litter or debris generated within a minimum of a 25-foot radius of the mobile food service vehicle shall be collected and removed by the mobile food service vehicle operator. ix. Ancillary service items (tables, chairs, etc.) which are not a component of the mobile food service vehicle shall not be allowed. x. The mobile food service vehicle shall be positioned in a parking space; shall not block (maintain a minimum distance of 15 feet) drive aisles, other access to loading/service areas, or emergency access and fire lanes; and shall be positioned at least 15 feet away from fire hydrants, any fire department connection, buildings, driveway entrances, alleys, handicapped parking spaces, sidewalks, tree trunks, and vegetation.			

509 MU Mixed Use District (cont.)

MU SPECIAL EXCEPTIONS (Approved by Board of Zoning Appeal)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACE REQUIRED
a. Communication tower, see Section 601	517	Telecommunications	One (1) space
b. Colleges, universities, professional schools	6113	Colleges, Universities, Professional Schools	
c. Special exceptions allowed in R-2 zoning districts			

510 MU Mixed Use District Regulations

The following regulations apply to all uses in the MU

Minimum lot area:	Twenty thousand (20,000) square feet.
Minimum lot width at building line	Seventy-five (75) feet
Maximum dwelling units:	Eight (8) dwelling units per acre
Minimum front yard depth	Fifteen (15) feet.
Minimum setback from second street frontage:	Side street on corner lot: twelve & one-half (12 ½) feet; Rear street on double frontage lot: twenty-five (25) feet.
Minimum side yard:	Principal structure: fifteen (15) feet; Accessory structure: five (5) feet from interior side lot line.
Minimum rear yard:	Principal structure: twenty-five (25) feet ; Accessory structure: five (5) feet from interior rear lot line.
Maximum lot coverage:	Permitted and permissible buildings and their accessory structures shall not exceed a maximum of 50% lot coverage
Maximum structure height	Forty (40) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae);
Visibility requirements	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area requirements	See Article 8.
Screening	See landscaping, supplemental regulations, Article 7 Planting screen, fence or wall at least six (6) feet high is required along all interior lot lines abutting a residential area
Signs	See Article 9.
Doors & Entrances	(a)Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. (b)Building entrances may include doors to individual shops or business, lobby entrances, entrances to pedestrian oriented plazas, or courtyard entrances to a cluster of shops or businesses.

510 MU Mixed Use District Regulations (cont.)

The following regulations apply to all uses in the MU

Transparency	(a)A minimum of fifty (50) percent of the street facing building façade between two feet and eight feet in height must be comprised of clear windows that allow view to indoor space or product displace areas. (b)The bottom of any window or product display window used to satisfy the transparency standards of paragraph (a) above may not be more than three (3) feet above the adjacent sidewalk. (c)Product display windows used to satisfy these requirements must have a minimum height of four (4) feet and be internally lighted.
General Provisions	(a)Trash containers, mechanical equipment and outdoor storage shall be located in the side or rear yard and shall be screened from view. Mechanical equipment for single-family residential uses shall be setback a minimum of three (3) feet from the property line. (b)All permitted uses un the MU district must be conducted within completely enclosed buildings unless otherwise expressly authorized. This does not apply to off street parking or loading areas, automated teller machines, or outdoor seating areas.

511 LPD Legacy Planned Development District

LPD PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Single-family dwelling (excluding mobile homes and manufactured homes)	N/A		Two (2) per dwelling unit
b. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)	814	Private households	None additional
c. Accessory uses on same lot with principal use, as follows: (1). private garage for vehicles; (2). private garden in rear of residence; and (3). private swimming pool.			

LPD CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Customary home occupation in single-family dwelling, provided all following conditions are met: (1). Conducted inside dwelling by resident family members; (2). Utilizes not more than 25% of total dwelling floor area; (3). No change in exterior appearance of dwelling (4). No outside display of products (5). No sale of products except those made on premises or consumables incidental to a service; (6). Create no health or safety hazard, noise, offensive emissions, traffic hazard, unsightly conditions or nuisance; (7). Activity is not visibly evident outside dwelling.			

512 LPD Legacy Planned Development district regulations

The following regulations apply to all uses in the LPD districts:

(a) Those regulations specified in the initial PD zoning and/or plat, including lot sizes, except that:
(1) the front portion of the house facing the street shall be constructed of at least 25% brick and/or stone or a combination of brick and stone equal to 25%; and
(2) when two lots are side by side and the developer determines it to be not practical to put two houses on the two lots due to conditions on site, the owner shall be entitled to combine two adjacent lots to create one lot but can only put one house on the new lot.
(b) In the absence of specified regulations in the initial PD zoning, and except as above in (a) above, the R-1 district regulations shall apply as appropriate.

513 C-1 General Commercial District

C-1 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Telephone, telegraph, radio, television services, (except communication towers - see conditional uses)	515	Broadcasting (except Internet)	One (1) per 300 sq. ft. gross floor area
b. Wholesale trade activities are prohibited.	423	Merchant Wholesalers, Durable Goods	
c. Retail trade, including shopping centers, involving sale of merchandise on premises (441 Motor Vehicle and Parts Dealers).	444	Building Material and Garden Equipment and Supplies Dealers	One (1) per 200 square feet of retail floor area Plus two (2) for each fuel pump for gas stations
	442	Furniture and Home Furnishings Stores	
	443	Electronics and Appliance Stores	
	445	Food stores	
	446	Health and Personal Care Stores	
	447	Gasoline stations and convenience stores with gas stations	
	451	Sporting Goods, Hobby, Book, and Music Stores	
	452	General merchandise stores;	
	453	Miscellaneous Store Retailers (Except 453930)	
	722	Food Services and Drinking Places	
	4482	Shoe Stores	
	4483	Jewelry, Luggage, and Leather Goods Stores	
	4481	Clothing and Clothing Accessories Stores	

513 C-1 General Commercial District (cont.)

C-1 PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
d. Finance, insurance, and real estate	521	Monetary Authorities-Central Bank	One (1) per 300 square feet of gross floor area
	522	Credit Intermediation and Related Activities	
	523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	
	524	Insurance Carriers and Related Activities	
	525	Funds, Trusts, and Other Financial Vehicles	
	531110	Lessors of Residential Buildings and Dwellings	
	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	
	531190	Lessors of Other Real Estate Property	
	531210	Offices of Real Estate Agents and Brokers	
	533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	

513 C-1 General Commercial District (cont.)

C-1 PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
e. Services to individuals, business and government establishments,:	511	Publishing Industries (except Internet)	Hotel, Motel: One (1) for each guest room. Service & repair: One (1) per 250 sq. ft. of work area. Club, library, funeral home, theater: One (1) for each 4 seats. School: One (1) for each classroom and admin. office. All other: One (1) per 300 square feet of gross floor area. Hospital: One (1) for each 2 beds.
	512	Motion Picture and Sound Recording Industries	
	518	Internet Service Providers, Web Search Portals, and Data Processing Services	
	519	Other Information Services	
	541	Professional, Scientific, and Technical Services	
	611	Educational Services	
	621	Ambulatory Health Care Services	
	622	Hospitals	
	623	Nursing and Residential Care Facilities	
	624	Social Assistance	
	712	Museums, Historical Sites, and Similar Institutions	
	713	Amusement, Gambling, and Recreation Industries (except 7132)	
	811	Repair and Maintenance	
	812	Personal and Laundry Services	
	813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	
	7211	Traveler Accommodation	
	541940	Veterinary Services	

513 C-1 General Commercial District (cont.)

C-1 PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
f. Church, synagogue, temple, or place of worship: including religious education building, parsonage or parish house; off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, in permanent structures. (Amended Ordinance 2017-05)	813110	Religious Organizations	One (1) for each two employees & one (1) for each four (4) seats in assembly room.
g. Government building or facility, including postal facility	92	Public Administration	One (1) for each 200 square feet of floor area
	491110	Postal Service	

513 C-1 General Commercial District (cont.)

C-1 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Temporary use, provided all following conditions are met:	N/A		One (1) for each 300 square feet of office area.
(1). Christmas tree sales, on vacant lot for a period not to exceed 45 days;			
(2). Contractor's office & equipment shed,			
(a) used in connection with construction on premises;			
(b) must not cause traffic congestion or nuisance;			
(c) for term up to one (1) year; may be renewed once.			
(3). **Special Events** (fairs, carnivals, circuses, concerts, ballgames, and similar events) are allowed as Temporary Uses under the following conditions: (a) Special Events shall be located no closer than 500 feet of an R-1, R-2, or R-3 residential zoning district and shall operate no later than 11:00 p.m., for a period not exceeding twenty-one (21) days. (b) The temporary use application must be accompanied by a parking plan showing the number of parking spaces and adequate ingress and egress to the site. The application may be subject to approval by the Pine Ridge Police Department, the SC Department of Public Safety, and the Lexington County Fire Marshal, as applicable. (c) These provisions are not applicable for festivals, fairs, carnivals, circuses, concerts, ballgames, and other events conducted within stadiums, arenas, and other facilities specially designed to accommodate such activities and venues. (d) Mobile food services (food trucks) are allowed only at special events including those events exempted in item (c) above providing: i. Obtain a permit from the Town of Pine Ridge. ii. Comply with all SCDHEC Retail Food Establishments Regulations 61-25. iii. Display the SCDHEC food letter grade. iv. When not in operation, the mobile food service vehicle must be removed from the parcel and the operator must remove from the parcel all materials associated with the business. No mobile food service vehicle shall operate outside of the designated special event hours of operation. v. The sale or service of alcoholic beverages is prohibited, except as may be specifically permitted at the special event vi. The use of any sound amplification is prohibited regardless of the intended purpose.	71119	Performing arts, spectator sports, and related industries (other)	Per approved parking plan

C-1 CONDITIONAL USES (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
vii. A garbage receptacle shall be provided for customers in a convenient location that does not impede pedestrian or vehicular traffic. viii. All litter or debris generated within a minimum of a 25-foot radius of the mobile food service vehicle shall be collected and removed by the mobile food service vehicle operator. ix. Ancillary service items (tables, chairs, etc.) which are not a component of the mobile food service vehicle shall not be allowed. x. The mobile food service vehicle shall be positioned in a parking space; shall not block (maintain a minimum distance of 15 feet) drive aisles, other access to loading/service areas, or emergency access and fire lanes; and shall be positioned at least 15 feet away from fire hydrants, any fire department connection, buildings, driveway entrances, alleys, handicapped parking spaces, sidewalks, tree trunks, and vegetation.			
b. Communication towers subject to the provisions of Section 601.			
c. Miniwarehouses are prohibited.	531130	Lessors of Miniwarehouses and Self-Storage Units	

514 C-1 General Commercial District Regulations

The following regulations apply to all uses in C-1 districts:

Minimum lot area	None
Minimum lot width at building line	Fifty (50) feet
Minimum front yard depth	Twenty-five (25) feet. The setback on roads and streets classified as Arterial roads by Lexington County shall be forty (40) feet.
Minimum setback from second street frontage	Side street on corner lot: twelve and one-half (12 ½) feet
	Rear street on double frontage lot: twenty-five (25) feet
Minimum side yard:	Principal structure: No side yard is required if buildings are built to side lot line, otherwise, at least 3 feet of side yard width is required.
	Accessory structure: Five (5) feet from interior side lot line.
Minimum rear yard:	Principal structure: Twenty (20) feet
	Accessory structure: Five (5) feet
Maximum lot coverage:	Permitted and permissible buildings and their accessory structures: No maximum except as needed to meet other requirements herein
Maximum structure height	Forty (40) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae);
Visibility requirements	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines.
	Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area and loading area requirements	See Article 8.
Screening	See landscaping, supplemental regulations, Article 7
	Planting screen, fence or wall at least six (6) feet high is required along all interior lot lines abutting a residential district.
Shopping centers	Two or more stores or businesses located on the same parcel of land constitute a shopping center. Site plan approval required.

515 LI Light Industrial District

LI PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Horticultural nursery	1114	Greenhouse, Nursery, and Floriculture Production	One (1) per 200 sq. ft. Of office area
b. Manufacturing, processing, and packing limited to the NAICS classes listed:	311	Food Manufacturing (Except 3111)	One (1) per 300 square feet of inside work area
	313	Textile Mills	
	314	Textile Product Mills	
	315	Apparel Manufacturing	
	316	Leather and Allied Product Manufacturing	
	323	Printing	
	327	Nonmetallic Mineral Product Manufacturing	
	337	Furniture and Related Product Manufacturing	
c. Transportation terminal and storage, including miniwarehouses.	482	Rail Transportation	One (1) per 200 square feet of gross floor area
	484	Truck Transportation	
	485	Transit and Ground Passenger Transportation	
	487	Scenic and Sightseeing Transportation	
	488	Support Activities for Transportation	
	492	Couriers and Messengers	
	493	Warehousing and Storage	
d. Telephone, telegraph, radio, television services (except communication towers - see conditional uses)	515	Broadcasting (except Internet)	One (1) per 200 square feet of gross floor space
e. Public utility, including water tower, substation, land fill (except hazardous waste disposal in 4953)	22	Utilities	One (1) per 300 sq. ft. of floor area

515 LI Light Industrial District (cont.)

LI PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
f. Wholesale trade, durable and non-durable goods	423	Merchant Wholesalers, Durable Goods	One (1) per 300 sq. ft. Of sales area
	424	Merchant Wholesalers, Nondurable Goods	
g. Retail trade, involving sale of merchandise on premises	442	Furniture and Home Furnishings Stores	Eating & drinking places; One (1) for each four seats; All other: One (1) per 200 square feet of gross sales area Plus two (2) for each fuel pump for gas stations
	443	Electronics and Appliance Stores	
	444	Building Material and Garden Equipment and Supplies Dealers	
	445	Food stores	
	446	Health and Personal Care Stores	
	447	Gas stations and convenience stores with gas stations	
	451	Sporting Goods, Hobby, Book, and Music Stores	
	452	General merchandise stores;	
	453	Miscellaneous Store Retailers (Except 453930)	
	722	Food Services and Drinking Places	
	4482	Shoe Stores	
	4483	Jewelry, Luggage, and Leather Goods Stores	
	4481	Clothing and Clothing Accessories Stores	

515 LI Light Industrial District (cont.)

LI PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
h. Finance, insurance, and real estate	521	Monetary Authorities-Central Bank	One (1) per 300 square feet of gross floor area
	522	Credit Intermediation and Related Activities	
	523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	
	524	Insurance Carriers and Related Activities	
	525	Funds, Trusts, and Other Financial Vehicles	
	531	Real Estate	
	533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	

515 LI Light Industrial District (cont.)

LI PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
i. Service to individuals, business and government establishments:	511	Publishing Industries (except Internet)	Service & repair: One (1) per 250 sq. ft. of work area. Hospital: One (1) for each 2 beds. School: One (1) for each classroom and admin. office. All other: One (1) per 300 square feet of gross floor area
	512	Motion Picture and Sound Recording Industries	
	518	Internet Service Providers, Web Search Portals, and Data Processing Services	
	519	Other Information Services	
	541	Professional, Scientific, and Technical Services	
	611	Educational Services	
	621	Ambulatory Health Care Services	
	622	Hospitals	
	623	Nursing and Residential Care Facilities	
	624	Social Assistance	
	712	Museums, Historical Sites, and Similar Institutions	
	713	Amusement, Gambling, and Recreation Industries (except 7132)	
	8111	Automobile repair and maintenance	
	812	Personal and Laundry Services	
	813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	
	7211	Traveler Accommodation	
	541940	Veterinary Services	
j. Government building or facility, including postal facility	92	Public Administration	One (1) for each 200 square feet of floor area.
	491110	Postal Service	

515 LI Light Industrial District (cont.)

LI CONDITIONAL USES (cont.) (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. One-family dwelling for watchman or caretaker, provided all following conditions are met: (1). dwelling is located on premises of permitted use; (2). head of household is employed in a permitted use as watchman or caretaker.	N/A		One (1) space
b. Communication tower, See Section 601	515, 517	Communications	One (1) space
c. Temporary uses, provided all following conditions are met; (1). Christmas tree sale, on vacant lot not to exceed 45 days. (2). Contractor's office & equipment shed, (a) used in connection with construction on premises (b) must not cause traffic congestion or nuisance (c) for term up to one (1); may be renewed once. (d) Religious meeting, in tent or temporary structure for a period not to exceed 60 days.	N/A		One (1) for each 300 square feet of office area
(3). **Special Events** are, fairs, carnivals, circuses, concerts, ballgames and similar events are allowed as Temporary Uses under the following conditions: (a) Special Events shall be located no closer than 500 feet of an R-1, R-2, or R-3 residential zoning district and shall operate no later than 11:00 p.m., for a period not exceeding twenty-one (21) days. (b) The temporary use application must be accompanied by a parking plan showing the number of parking spaces and adequate ingress and egress to the site. The application may be subject to approval by the Pine Ridge Police Department, the SC Department of Public Safety, and the Lexington County Fire Marshal, as applicable. (c) These provisions are not applicable for festivals, fairs, carnivals, circuses, concerts, ballgames, and other events conducted within stadiums, arenas, and other facilities specially designed to accommodate such activities and venues. (d) Mobile food services (food trucks) are allowed only at special events including those events exempted in item (c) above providing: i. Obtain a permit from the Town of Pine Ridge. ii. Comply with all SCDHEC Retail Food Establishments Regulations 61-25. iii. Display the SCDHEC food letter grade.	71119	Performing arts, spectator sports, and related industries (other)	Per approved parking plan

LI CONDITIONAL USES (cont.) (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
iv. When not in operation, the mobile food service vehicle must be removed from the parcel and the operator must remove from the parcel all materials associated with the business. No mobile food service vehicle shall operate outside of the designated special event hours of operation. v. The sale or service of alcoholic beverages is prohibited, except as may be specifically permitted at the special event vi. The use of any sound amplification is prohibited regardless of the intended purpose. vii. A garbage receptacle shall be provided for customers in a convenient location that does not impede pedestrian or vehicular traffic. viii. All litter or debris generated within a minimum of a 25-foot radius of the mobile food service vehicle shall be collected and removed by the mobile food service vehicle operator. ix. Ancillary service items (tables, chairs, etc.) which are not a component of the mobile food service vehicle shall not be allowed. x. The mobile food service vehicle shall be positioned in a parking space; shall not block (maintain a minimum distance of 15 feet) drive aisles, other access to loading/service areas, or emergency access and fire lanes; and shall be positioned at least 15 feet away from fire hydrants, any fire department connection, buildings, driveway entrances, alleys, handicapped parking spaces, sidewalks, tree trunks, and vegetation.			

515 LI Light Industrial District (cont.)

LI SPECIAL EXCEPTIONS (approved by Board of Zoning Appeals after hearing)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Manufacturing, industry, processing, assembly, and storage, provided the Board of Appeals determines: (1). the use is compatible with the district (2). adequate parking for employees & customers is provided; (3). adequate provisions are made for access and traffic safety; (4). no outside storage of junk or salvage is permitted; (5). no nuisance will be created beyond the premises by noise, vibrations, smoke, gas, fumes, odor, dust, etc.; (6). conditions are imposed to protect adjacent property from adverse impact; and (7). applicable environmental regulations are met	311-314, 321-326, 331- 337, 339, 511	Manufacturing	Set by Board

516 LI Light Industrial District Regulations

The following regulations apply to all uses in LI districts

Minimum lot area	One acre
Minimum lot width at building line	Ninety (90) feet
Minimum front yard depth	Twenty-five (25) feet except that front yard depth shall be fifty (50) feet on all streets and roads classified as Arterials by Lexington County.
Minimum setback from second street frontage	Side street on corner lot; Twenty-five (25) feet Rear street on double frontage lot: Twenty-five feet
Minimum side yard	Thirty (30) feet from interior side lot line in, or one tenth (1/10) of lot width, but not less than ten (10) feet.
Minimum rear yard	Thirty (30) feet from interior rear lot line in, or one tenth (1/10) of lot depth, but not less than ten (10) feet.
Maximum lot coverage:	No maximum except as needed to meet other requirements herein
Maximum structure height	Fifty (50) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within fourteen (14) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area and loading area requirements	See Article 8. Truck Terminal: paved acceleration and deceleration lanes at least ten (10) feet wide and one hundred (100) feet long are required at entrance and exit of terminal site which must have access to and from major street.
Screening	See landscaping, supplemental regulations, Article 7 Planting screen, fence or wall at least six (6) feet high is required along all interior lot lines abutting any district not separated by a street, except BI.
Signs	See Article 9
Storage	No open storage of junk or salvage materials is permitted with any use in the district
Land development regulations	Applicable regulations must be met
Supplemental regulations	See Article 6.

517 BI Basic Industrial District

BI PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Horticultural nursery	1114	Greenhouse, Nursery, and Floriculture Production	One (1) per 200 sq. ft. of office area
b. Gas stations and convenience stores with gas stations	447	Gasoline stations and convenience stores with gas stations	One (1) per 200 square feet of gross floor area Plus two (2) per pump for gas stations
c. Transportation terminal and storage, including mini-warehouses.	482	Rail Transportation	
	484	Truck Transportation	
	485	Transit and Ground Passenger Transportation	
	487	Scenic and Sightseeing Transportation	
	488	Support Activities for Transportation	
	492	Couriers and Messengers	
	493	Warehousing and Storage	
d. Telephone, telegraph, radio, television services (except communication towers - see conditional uses)	515	Broadcasting (except Internet)	One (1) per 200 square feet of gross floor space
e. Public utility, including water tower, substation, land fill (except hazardous waste disposal in 562)	22	Utilities	One (1) per 300 sq. ft. of floor area
f. Finance, insurance, and real estate	522	Credit Intermediation and Related Activities	One (1) per 300 square feet of gross floor area
	523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	
	524	Insurance Carriers and Related Activities	
	525	Funds, Trusts, and Other Financial Vehicles	
	531	Real Estate	
	533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	

517 BI Basic Industrial District (cont.)

BI PERMITTED USES (cont.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
g. Service to individuals, business and government establishments:	54194	Veterinary Services	Service & repair: One (1) per 250 sq. ft. of work area. Hospital: One (1) for each 2 beds. School: One (1) for each classroom and admin. office. All other: One (1) per 300 square feet of gross floor area.
	8111	Automotive Repair and Maintenance	
	622	Hospitals	
	5411	Legal services;	
	519, 611	Schools & libraries;	
	623	Nursing and Residential Care Facilities	
	624	Social Assistance	
	236	Construction of Buildings	
	237	Heavy and Civil Engineering Construction	
	541	Professional, Scientific, and Technical Services	
h. Government building or facility, including postal facility	92	Public Administration	One (1) for each 200 square feet of floor area
	491110	Postal Service	
Manufacturing, industry, processing, assembly and storage which does not involve outside storage of junk or salvage, which does not affect adjacent property with noise and fumes, and which meets environmental regulations (see special exceptions)	311-314, 321-326, 331- 337, 339, 511	Manufacturing	One (1) for each 300 square feet of inside work area floor space

517 BI Basic Industrial District (cont.)

BI CONDITIONAL USE (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. One-family dwelling for watchman or caretaker, provided all following conditions are met: (1). dwelling is located on premises of permitted use; (2). head of household is employed in a permitted use as watchman or caretaker.	N/A		One (1) space
b. Communication tower, see Section 601		Communication	One (1) space
c. Retail trade, involving sale of merchandise on premises	44, 45	Retail Trade	One (1) per 200 square feet of gross sales area
	311	Food Manufacturing	
	315	Apparel Manufacturing	
	337	Furniture and Related Product Manufacturing	
	442	Furniture and Home Furnishings Stores	
	443	Electronics and Appliance Stores	
	445	Food and Beverage Stores	
	446	Health and Personal Care Stores	
	448	Clothing and Clothing Accessories Stores	
	451	Sporting Goods, Hobby, Book, and Music Stores	
	452	General Merchandise Stores	
d. Physical fitness and recreation facility, provided all following conditions are met: (1). business must be incidental to a permitted manufacturing use; (2). business must be located on same premises as the permitted manufacturing use.	713940	Fitness and Recreational Sports Centers	

BI CONDITIONAL USE (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
e. Temporary uses, provided all following conditions are met; (1). Christmas tree sale, on vacant lot not to exceed 45 days. (2). Contractor's office & equipment shed, (a) used in connection with construction on premises (b) must not cause traffic congestion or nuisance (c) for term up to one (1); may be renewed once. (d) religious meeting, in tent or temporary structure for a period not to exceed 60 days.	N/A		One (1) for each 300 square feet of office area
(3). **Special Events** are, fairs, carnivals, circuses, concerts, ballgames and similar events are allowed as Temporary Uses under the following conditions: (a) Special Events shall be located no closer than 500 feet of an R-1, R-2, or R-3 residential zoning district and shall operate no later than 11:00 p.m., for a period not exceeding twenty-one (21) days. (b) The temporary use application must be accompanied by a parking plan showing the number of parking spaces and adequate ingress and egress to the site. The application may be subject to approval by the Pine Ridge Police Department, the SC Department of Public Safety, and the Lexington County Fire Marshal, as applicable. (c) These provisions are not applicable for festivals, fairs, carnivals, circuses, concerts, ballgames, and other events conducted within stadiums, arenas, and other facilities specially designed to accommodate such activities and venues. (d) Mobile food services (food trucks) are allowed only at special events including those events exempted in item (c) above providing: i. Obtain a permit from the Town of Pine Ridge. ii. Comply with all SCDHEC Retail Food Establishments Regulations 61-25. iii. Display the SCDHEC food letter grade. iv. When not in operation, the mobile food service vehicle must be removed from the parcel and the operator must remove from the parcel all materials associated with the business. No mobile food service vehicle shall operate outside of the designated special event hours of operation. v. The sale or service of alcoholic beverages is prohibited, except as may be specifically permitted at the special event vi. The use of any sound amplification is prohibited regardless of the intended purpose. vii. A garbage receptacle shall be provided for customers in a convenient location that does not impede pedestrian or vehicular traffic. viii. All litter or debris generated within a minimum of a 25-foot radius of the mobile food service vehicle shall be collected and removed by the mobile food service vehicle operator.	71119	Performing arts, spectator sports, and related industries (other)	Per approved parking plan

BI CONDITIONAL USE (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
ix. Ancillary service items (tables, chairs, etc.) which are not a component of the mobile food service vehicle shall not be allowed. x. The mobile food service vehicle shall be positioned in a parking space; shall not block (maintain a minimum distance of 15 feet) drive aisles, other access to loading/service areas, or emergency access and fire lanes; and shall be positioned at least 15 feet away from fire hydrants, any fire department connection, buildings, driveway entrances, alleys, handicapped parking spaces, sidewalks, tree trunks, and vegetation.			
f. Automobile service station, including limited sale of groceries, provided the Board of Appeals determines; (1). Parking & service areas are separated from residential property by planting screen, fence, and wall at least 6 ft high. (2). Adequate provisions are made for access and traffic safety; (3). Conditions are imposed to protect adjacent property from adverse impact. (4). The use is compatible with the district; (5). Fuel pumps must comply with State regulations	447110	Gasoline Service Station (gasoline station with convenience store)	Two (2) for each fuel pump, plus three (3) for each service bay or wash rack

517 BI Basic Industrial District (cont.)

BI SPECIAL EXCEPTIONS (Approved by Board of Zoning Appeals after hearing)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Manufacturing, industry, processing, assembly, and storage, involving open storage of junk or salvage, or producing noise, vibration, smoke, gas, odor, dust, fire hazard, radiation, or other conditions which could adversely affect adjacent property, provided the Board of Appeals determines: (1). The use is compatible with the district (2). The use is on a site at least five (5) acres in size (3). Set adequate parking, access & traffic safety conditions; (4). No nuisance or hazard will reach beyond the premises (5). Setbacks and conditions are imposed to protect adjacent property from adverse impact; and (6). Applicable environmental regulations are met	311-314, 321-326, 331- 337, 339, 511	Manufacturing	Set by Board
b. Open yard for sale, rental or storage of new, used, junk or salvaged materials or equipment, provided the Board of Appeals determines: (1). The use is compatible with the district; (2). The use is on a site at least one (1) acre in size; (3). Set adequate parking, access & traffic safety conditions; (4). No nuisance or hazard will reach beyond the premises; (5). Setbacks, screening and other conditions are imposed to protect adjacent property from adverse impact, and; (6). Applicable environmental regulations are met	N/A		Set by Board

518 BI Basic Industrial District Regulations

The following regulations apply to all uses in BI districts:

Minimum lot area	One (1) acre
Minimum lot width at building line	One hundred (100) feet
Minimum front yard depth	Fifty (50) feet
Minimum setback from second street frontage	Side street on corner lot; Twenty-five (25) feet Rear street on double frontage lot: Twenty-five feet
Minimum side yard	Thirty (30) feet from interior side lot line in, or one tenth (1/10) of lot width, but not less than ten (10) feet.
Minimum rear yard	Thirty (30) feet from interior rear lot line in, or one tenth (1/10) of lot depth, but not less than ten (10) feet.
Maximum lot coverage:	No maximum except as needed to meet other requirements herein
Maximum structure height	Fifty (50) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within fifteen (15) feet of street.
Off street parking area and loading area requirements	See Article 8. Truck Terminal: paved acceleration and deceleration lanes at least ten (10) feet wide and one hundred (100) feet long are required at entrance and exit of terminal site which must have access to and from major street.
Screening	See landscaping, supplemental regulations, Article 7 Planting screen, fence or wall at least six (6) feet high is required along all interior lot lines abutting any district not separated by a street.
Signs	See Article 9.
Land development regulations	Applicable regulations must be met
Supplemental regulations	See Article 6

519 MPD Mixed-Use Planned Developments
Mixed-Use Planned Development Districts may permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed used developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

520 MPD Mixed-Use Planned Development Districts Regulations
The following regulations shall apply to all uses in PD districts, other provisions in this ordinance to the contrary withstanding:

Minimum site area	Two (2) acres
Minimum lot area for structure	Set in approved plan
Minimum lot width, yards, setbacks	Set in approved plan
Maximum lot coverage:	Set in approved plan
Maximum structure height	Sixty (60) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Off street parking and loading requirements	Set in approved plan
Screening	Set in approved plan, but not less than landscaping required Article 7
Signs	Set in approved plan, but not greater than signs allowed in Article 9
Land development regulations	Applicable regulations must be met
Supplemental regulations	See Article 6

521 MPD Mixed-Use Planned Development District Application and Review Procedures
See Article 10, Sections 1012 and 1013.

522 D-1 Development District

D-1 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Non-commercial horticulture or agriculture; including the keeping of poultry or animals	111	Crop Production	None
b. Residential uses allowed in R-1 zoning districts			
c. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)	814	Private households	None additional
d. Government building or facility, including postal facility	92	Public Administration	One (1) for each 200 square feet of floor area
	491110	Postal Service	
e. Accessory uses on same lot with principal use, as follows: (1). Private garage for vehicles; (2). Open parking are for two motor vehicles per dwelling unit may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit; (3). Shed for storage of building or lot maintenance equipment; (4). Private kennel for not more than three (3) dogs or three (3) cats with minimum six (6) foot fence for exterior kennel; (5). Private swimming pool, including deck, bath house or cabana; boat dock; (6). Disaster shelter; (7). Private garden; greenhouse or slat house up to eight (8) feet high; (8). Private tennis, outdoor recreation and picnic facilities. (9). Garage sales, according to the provisions of Section 612 Refer to section 408 Structures in minimum required yards			

522 D-1 Development District (cont.)

D-1 CONDITIONAL USES (Approved by Planning Official if all conditions are met)	NAICS CODE	NAICSDESCRIPTION	PARKING SPACES REQUIRED
a. Church, synagogue, temple, or place of worship: including religious education building, parsonage or parish house; off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, provided all following conditions are met: (Amended Ordinance 2017-05) (1). Use is conducted in a permanent structure (2). Building setback 25 ft. from property	813110	Religious organizations, churches, etc.	One (1) space for each four (4) seats in main assembly room
b. Public utility substation, water tower, (for communication tower, see special exceptions) provided all following conditions are met: (1). Structures are enclosed by a six (6) foot fence; (2). No office, commercial operation, or storage of vehicles or equipment is permitted; (3). A landscape strip at least five (5) feet wide is planted and maintained along exterior lot lines.	221	Utilities	One (1) space
c. Cemetery, provided all following conditions are met: (1). Minimum five (5) acre lot; (2). No crematorium or dwelling except caretaker (3). Front yard setback greater than seventy (70) feet from center of street or ten (10) feet from street right of way line (4). Non-illuminating sign not over 30 square feet in area and not more than ten (10) feet in height.	812220	Cemetery	None
d. Temporary contractor office & equipment shed, provided that all following conditions are met (1). Used in connection with construction on premises; (2). Must not cause traffic congestion or nuisance; (3). For term up to one (1) year, may be renewed once.	23611	Residential Building Construction	One (1) for each 300 square feet of office area
e. Special events (fairs, carnivals, circuses, concerts, ballgames and similar events) are allowed as Temporary Uses under the following conditions: (1) Special Events shall be located no closer than 500 feet of an R-1, R-2, or R-3 residential zoning district and shall operate no later than 11:00 p.m., for a period not exceeding twenty-one (21) days.	71119	Performing arts, spectator sports, and related industries (other)	Per approved parking plan

D-1 CONDITIONAL USES (Approved by Planning Official if all conditions are met)	NAICS CODE	NAICSDESCRIPTION	PARKING SPACES REQUIRED
(2) The temporary use application must be accompanied by a parking plan showing the number of parking spaces and adequate ingress and egress to the site. The application may be subject to approval by the Pine Ridge Police Department, the SC Department of Public Safety, and the Lexington County Fire Marshal, as applicable. (3) These provisions are not applicable for festivals, fairs, carnivals, circuses, concerts, ballgames and other events conducted within stadiums, arenas, and other facilities specially designed to accommodate such activities and venues. (4) Mobile food services (food trucks) are allowed only at special events including those events exempted in item 3 above providing: a. Obtain a permit from the Town of Pine Ridge. b. Comply with all SCDHEC Retail Food Establishments Regulations 61-25. c. Display the SCDHEC food letter grade. d. When not in operation, the mobile food service vehicle must be removed from the parcel and the operator must remove from the parcel all materials associated with the business. No mobile food service vehicle shall operate outside of the designated special event hours of operation. e. The sale or service of alcoholic beverages is prohibited, except as may be specifically permitted at the special event f. The use of any sound amplification is prohibited regardless of the intended purpose. g. A garbage receptacle shall be provided for customers in a convenient location that does not impede pedestrian or vehicular traffic. h. All litter or debris generated within a minimum of a 25-foot radius of the mobile food service vehicle shall be collected and removed by the mobile food service vehicle operator. i. Ancillary service items (tables, chairs, etc.) which are not a component of the mobile food service vehicle shall not be allowed. j. The mobile food service vehicle shall be positioned in a parking space; shall not block (maintain a minimum distance of 15 feet) drive aisles, other access to loading/service areas, or emergency access and fire lanes; and shall be positioned at least 15 feet away from fire hydrants, any fire department connection, buildings, driveway entrances, alleys, handicapped parking spaces, sidewalks, tree trunks, and vegetation.			

522 D-1 Development District (cont.)

D-1 CONDITIONAL USES (cont.) (approved by Planning Official if all conditions are met)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
f. Customary home occupation in single-family dwelling, provided all of the following conditions are met: (1). conducted inside dwelling by resident family members; (2). utilizes not more than 25% of total dwelling floor area; (3). no change in exterior appearance of dwelling (4). no outside display of products (5). no sale of products except those made on premises or consumables incidental to a service; (6). create no health or safety hazard, noise, offensive emissions, traffic hazard, unsightly conditions or nuisance; (7). activity is not visibly evident outside dwelling.			
g. Residential conditional uses allowed in R-1 zoning districts. See special exceptions for bed and breakfast inns			

522 D-1 Development District

D-1 SPECIAL EXCEPTION (Approved by the Board of Zoning Appeals after hearing)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Unlighted, regulation-size or par three golf course, provided the Board of Zoning Appeals determines; (1). adequate off-street parking is provided; (2). no building permitted except maintenance shed, clubhouse (including limited eating facility & pro shop), cart storage, restrooms, rain shelters, & gate house; (3). no permitted building or parking facility shall be within 300 feet of a dwelling; (4). adequate provisions for access & traffic safety; (5). the use is compatible with the district	713910 713940	Golf Courses and Country Clubs Fitness and Recreational Sports Centers	Number and location set by Board; minimum one (1) for each 200 square feet of building area, plus two (2) for each golf hole
b. Private kindergarten or pre-school nursery, provided they Board of Zoning Appeals determines: (1). applicable State regulations are met; (2). minimum 20,000 square foot lot; (3). structures minimum 25 feet from residential property; (4). conditions imposed for safety, traffic, impact on district; (5). the use is compatible with the district	611310 624410	Kindergarten (with academic program); Child Day Care Services	One (1) for each employee
c. Conversion of existing dwelling to Bed and Breakfast, with provisions outlined in Section 611.	721191	Bed and Breakfast Inn	Location set by Board; minimum one (1) for each guest room plus two (2) for resident innkeeper
d. Colleges, universities, and professional schools	611310	Colleges, Universities, and Professional Schools	One (1) for each classroom and admin. office.
e. Residential special exceptions allowed in R-1 zoning districts			
f. Communication tower, see Section 601	515, 517	Communications	One (1) space

523 D-1 Development District Regulations

Minimum lot area	1 acre
Minimum lot area per dwelling unit	First unit: 1 acre each additional unit: 3,000 square feet
Minimum lot width at front building line	one hundred and twenty (120) feet
Minimum front yard depth	forty (40) feet
Minimum setback from second street frontage	Side street on corner lot: forty (40) feet Rear street on double frontage lot (40) feet
Minimum side yard	principal and accessory structures: fifteen (15) feet
Minimum rear yard	principal and accessory structures: thirty (30) feet
Maximum structure height	Thirty-five (35) feet to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements	Corner lot: no obstruction between heights of 3 and 10 feet above finished street level within 25 feet of intersection of street rights-of-way lines Private drive: no obstruction over height of 30 inches within 10 feet of street
Off-street parking area requirements	See Article 8
Signs	See Article 9
Supplemental regulations:	See Article 6

524 Reserved

525 FP Flood Protective Areas

Refer to the most recent Town of Pine Ridge Floodplain Management Ordinance and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

ARTICLE 6
SUPPLEMENTAL REGULATIONS, CONDITIONAL USES, AND SPECIAL EXCEPTIONS

600 Sexually oriented businesses.
It is the purpose of this section to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of the TOWN OF PINE RIDGE, and to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of sexually oriented businesses within the town. The provisions of this section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented materials. Similarly, it is not the intent or effect of this ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market, neither is it the intent nor effect of this section to condone or legitimize the distribution of obscene material.

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

2. Adult bookstore or adult video store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

b. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities. "A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas".

3. Adult cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:
(1). Persons who appear in a state of nudity; or

(2). Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or

(3). Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

4. <u>Adult motel</u> means a hotel, motel or similar commercial establishment:

(1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type or photographic reproductions; or

(2) Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or

(3) Allows a tenant or occupant of a sleeping room to sublet the room for a period of time that is less than ten (10) hours.

5. <u>Adult motion picture theater</u> means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

6. <u>Adult theater</u> means a theater concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities".

7. <u>Escort</u> means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

8. <u>Escort Agency</u> means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

9. <u>Establishment</u> means and includes any of the following:

(1) The opening or commencement of any sexually oriented business as a new business.

(2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;

(3) The additions of any sexually oriented business to any other existing sexually oriented business; or

(4) The relocation of any sexually oriented business.

10. <u>Permittee and/or licensee</u> means a person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.

11. Nude Model Studio means any place where a person who appears in a state of nudity or displays "specified anatomical area" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

12. Nudity or a state of nudity means the appearance of a person's genitals, pubic area, vulva, anus, anal cleft or cleavage or buttocks or any simulation thereof; or any portion of a female breast below the horizontal line across the top of the areola at its highest point or any simulation thereof. The definition shall include the appearance of any portion of the entire lower portion of the female breast.

13.Person means an individual, proprietorship, partnership, corporation, association, or other legal entity.

14. Semi-nude means a state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

15. Sexual encounter center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

(1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

(2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude.

16. Sexually oriented business means an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

17. Specified anatomical areas means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

18. Specified sexual activities means and includes any of the following:

(1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;

(2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

(3) Masturbation, actual or simulated;

(4) The fondling, erotic touching, or other such contact with an animal by a human being; or

(5) Excretory functions as part of or in connection with any of the activities set forth in 1 through 4 above.

19. Substantial enlargement of a sexually oriented business means the increase in floor areas occupied by the business by more than (25) percent, as the floor areas exist on the date of adoption of this ordinance by the Pine Ridge Town Council.

20. Transfer of ownership or control of a sexually oriented business means and includes any of the following:

(1) The sale, lease, or sublease of the business;

(2) The transfer or securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or

(3) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business.

600.2. 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. Adult theaters;
7. Escort agencies;
8. Nude model studios; and
9. Sexual encounter centers.

600.3. Permit required

600.3.1. A person commits a misdemeanor if he operates a sexually oriented business without a valid permit and/or license issued by the Town for the particular type of business.

600.3.2. An application for a permit and/or license must be made on a form provided by the TOWN OF PINE RIDGE zoning department. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business, including a statement of the total floor space occupied by the business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches.

600.3.3. The applicant must be qualified according to the provisions of this chapter and the premises must be inspected and found to be in compliance with the law by the health department, fire department, and building official. The health department, fire department, and building office shall complete their inspections and certify same to the Planning Official within twenty-one (21) days of receipt of the application by said Planning Official.

600.3.4. If a person who wishes to operate a sexually oriented business is an individual, he must sign the application for a permit and/or license as applicant. If a person who wishes to operate a sexually oriented business is other than an individual, each individual who has a ten (10) percent or greater interest in the business must sign the application for a permit and/or license as applicant. If a corporation is listed as owner of a sexually oriented business or as the entity which wishes to operate such a business, each individual having a (10) percent or greater interest in the corporation must sign the application for a permit and/or license as applicant.

600.3.5. The fact that a person possesses other types of state, or town permits and/or licenses does not exempt that person from the requirement of obtaining a sexually oriented business permit and/or license.

600.4. Issuance of permit and fee.

600.4.1. The Town Planning Official shall approve the issuance of a permit and/or license to an applicant within thirty (30) days after receipt of an application unless any one or more of the following is found to be true:

(1) An applicant is under eighteen (18) years of age.

(2) An applicant or an applicant's spouse is overdue payment to the Town for taxes, fees, fines, or penalties assessed or imposed in relation to a sexually oriented business.

(3) An applicant has failed to provide information reasonably necessary for issuance of the permit of has falsely answered a question or request for information on the application.

(4) An applicant is residing with a person who has been denied a permit and/or license by the Town to operate a sexually oriented business within the preceding twelve (12) months, or residing with a person whose license to operate a sexually oriented business has been revoked within the preceding twelve (12) months, or residing with a person whose license to operate a sexually oriented business has been revoked within the preceding twelve (12) months.

(5) The premises to be used for the sexually oriented business have not been approved by the health department, fire department, and the building official as being in compliance with applicable laws and ordinances.

(6) The permit and/or license fee required by this ordinance has not been paid.

(7) An applicant of the proposed establishment is in violation of or is not in compliance with any of the provisions of this ordinance.

(8) The permit, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the sexually oriented business. The permit and/or license shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.

600.4.2. The annual fee for a sexually oriented business permit and/or license is five hundred dollars ($500) dollars.

600.5. Inspection.

600.5.1 An application of permittee shall permit representatives of the law enforcement department, health department, fire department, zoning department or any other town departments or agencies to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.

600.5.2 A person who operates a sexually oriented business or his agent or employee commits a misdemeanor if he refuses to permit such lawful inspection of the premises at any time it is occupied or open for business.

600.6. Expiration of Permit.

600.6.1. Each permit and/or license shall expire one year from the date of issuance and may be renewed only by making application as provided in Section 710.4. Application for renewal should be made at least thirty (30) days before the expiration date, and when made less than (30) days before the expiration date, the expiration of the permit and/or license will not be affected.

600.6.2. When the Planning Official denies renewal of a permit and/or license, the applicant shall not be issued a permit and/or license for one (1) year from the date of denial. If subsequent to denial, the Planning Official finds that the basis for denial of the renewal permit and/or license has been corrected or abated, the applicant may be granted a permit and/or license if at least ninety (90) days have elapsed since the date of denial became final.

600.7. Suspension of Permit.

The Planning Official may suspend a permit for a period not to exceed thirty (30) days if it is determined that a permittee and/or licensee or an employee of a permittee and/or licensee has:

600.7.1. Violated, or is not in compliance with any section of this ordinance;

600.7.2. Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises;

600.7.3. Refused to allow an inspection of the sexually oriented business premises as authorized by this chapter;

600.7.4. Knowingly permitted gambling by any person on the sexually oriented business premises.

600.8. Revocation of Permit.

600.8.1. The Planning Official shall revoke a permit if a cause for suspension in Section 600.7 occurs and the permit and/or license has been suspended within the preceding twelve (12) months.

600.8.2. The Planning Official shall revoke a permit and/or license if it is determined that:

(1) A permittee and/or his licensee knowingly gave false or misleading information in the material submitted to the zoning department during the application process;

(2) A permittee and/or licensee or an employee has knowingly allowed possession, use, or sale of controlled substances on the premises;

(3) A permittee and/or licensee or an employee has knowingly allowed prostitution on the premise;

(4) A permittee and/or licensee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's and/or licensee's permit and/or license was suspended;

(5) A permittee and/or licensee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation or other sexual conduct to occur in or on the permitted and/or license premises;

(6) A permittee and/or licensee is delinquent in payments to the town or state for any taxes of fees past due.

600.8.3. When the Planning Official revokes a permit and/or license, the revocation shall continue for one (1) year, and the permittee and/or licensee shall not be issued a sexually oriented permit and/or license for one (1) year from the date revocation became effective. If, subsequent to revocation, the Planning Official finds that the basis for the revocation has been corrected or abated, the applicant may be granted a permit and/or license if at least ninety (90) days have elapsed since the date the revocation became effective.

600.9. Transfer of Permit.
A permittee and/or licensee shall not transfer his permit and/or license to another, nor shall a permittee and/or licensee operate a sexually oriented business under the authority of a permit and/or license at any place other than the address designated in the application.

600.10.Location of Sexually Oriented Businesses.

600.10.1. A sexually oriented business may be located only within the C-1 General Commercial District.

600.10.2. A person commits a misdemeanor when operating or causes to be operated, a sexually oriented business outside of a designated C-1 District.

600.10.3. A person commits a misdemeanor when operating, or causes to be operated, a sexually oriented business within two hundred (200) feet of:

a. A church;
b. A public or private elementary or secondary school;
c. A boundary of any residential district
d. A public park adjacent any residential use;
e. A day care center.
f. The property line of a lot on which a residential use is located.

600.10.4. A person commits a misdemeanor if he causes or permits the operation, establishment, substantial enlargement, or transfer of ownership or control of a sexually oriented business within five hundred (500) feet of another sexually oriented business.

600.10.5. A person commits a misdemeanor if he causes or permits the operation, establishment or maintenance of more than one (1) sexually oriented businesses in the same building, structure, of 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.

600.10.6. For the purpose of this ordinance, measurement shall be made in a straight line, without regard of intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church, day care center, or public or private elementary

or secondary school, or to the nearest boundary of an affected public park, residential district, or residential lot.

600.10.7. For purposes of subsection (4) of this section, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.

600.10.8. Any sexually oriented business lawfully operating on the date of adoption of this zoning ordinance by the Pine Ridge Town Council that is in violation of subsection (1) through (7) of this section shall be deemed to be a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed two (2) years, unless sooner terminated for any reason or voluntarily discontinued for a period of thirty (30) days or more. Such nonconforming uses shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use. If two (2) or more sexually oriented businesses are within five hundred (500) feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at a particular location is the conforming use and the later-established business(es) is nonconforming.

600.10.9. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit and/or license, of a church, public or private elementary or secondary school, public park, day care center residential district, or a residential lot within two hundred (200) feet of the sexually oriented business. This provision applies only to the renewal of a valid permit and/or license, and does not apply when an application for a permit and/or license is submitted after a permit and/or license has expired or has been revoked.

600.11.Additional Regulations for Adult Motels.

600.11.1. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two (2) or more times in a period of time that is less than ten (10) hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this chapter.

600.11.2. A person commits a misdemeanor if, as the person in control of a sleeping room in a hotel, motel, or similar commercial establishment that does not have a sexually oriented permit and/or license, he rents or sublets a sleeping room to a person and, within ten (10) hours from the time the room is rented, he rents or sublets the same sleeping room again.

600.11.3. For purposes of this section, the terms "rent" or "sublet" mean the act of permitting a room to be occupied for any form of consideration.

600.12.Regulations for Exhibition of Sexually Explicit Films or Videos.

600.12.1. 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, a film, video cassette, or other video reproduction which depicts specified sexual activities or specified anatomical areas, shall comply with the following requirements:

(1). Upon application for a sexually oriented permit and/or license, the application shall be accompanied by 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. A manager's station may not exceed thirty-two (32) square feet of floor area. The diagram shall also designate the place at which the permit and/or license will be conspicuously posted, if granted. 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. The town Planning Official may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

(2). The application 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 Planning Official or his designee.

(4) It is the duty of the owners and operator 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 subsection must be by direct line of sight from the manager's station.

(6) It shall be the duty of the owners and operator, and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in subsection (5) remains unobstructed by any doors, walls, merchandise, display racks or other materials at all times and to ensure that not patron is permitted access to any area of the premises which has been designated as an area in which patrons will to be permitted in application filed pursuant to subsection (1) of this section.

(7) No viewing room may be occupied by more than one (1) person 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 owners and operator and it shall also be the duty of any agents and employees present in the premises to ensure that the illumination described above is maintained at all times that any patron is present in the premises.

600.12.2. A person having a duty under subsection (1) through (9) of subsection 600.12.1 above commits a misdemeanor if he knowingly fails to fulfill that duty.

600.13.Exemptions.

It is a defense to prosecution under sections 600.4 and 600.10 that a person appearing in a state of nudity did so in a modeling class operated:

600.13.1. By a proprietary school, licensed by the state of South Carolina; a college, junior college, or university supported entirely or partly by taxation;

600.13.2. By a private college or university which maintains and operates education programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

600.13.3. In a structure:

(1) Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and

(2) Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and

(3) Where no more than one (1) nude model is on the premises at any one (1) time.

600.14 Injunction:

A person who operates or causes to be operated a sexually oriented business without a valid permit and/or license or in violation of section 710.10 of this chapter is subject to a suit for injunction as well as prosecution for criminal violation as outlined in Article 11 of this ordinance.

601 Communication tower & antenna

A communication tower and/or antenna may be permitted as follows:

601.1 Districts in Which Special Exception and Conditional Uses Are Permitted and Height Limitations of Free-standing or Guyed Towers

(1) In residential districts R-1, R-2, and R-3 and commercial districts C-1 and MU, Free-standing pole with height not exceeding 100 feet is a permitted special exception pursuant to Section 601.5.

(2) In industrial districts LI & BI, and development district D-1, free-standing or guyed towers with height not exceeding 200 feet are permitted conditional uses; height exceeding 200 feet requires special exception.

(3) In planned development districts, towers with height specified in approved plan are permitted under conditions set forth in plan-

(4) In permissible districts, towers and/or antennas mounted on buildings, water tanks or structures other than a free-standing or guyed communication tower must not extend more than 30 feet above the highest part of the structure.

(5) In districts in which communication towers and antennas are permitted, free-standing or guyed and/or antenna exceeding height limitations may be permitted by the Zoning Board of Appeals as a special exception. See requirements for special exceptions.

(6) In all districts, variances from conditions imposed by this section may not be granted by the Zoning Board of Appeals. Variances from other general district regulations may be granted under standards in S. C. Code 6-29-800.

601.2 Application Requirements

The applicant for a conditional use zoning permit for new construction of a communication tower or placement of a commercial telecommunication antenna on an existing structure to include any changes must file with the Planning Official an application accompanied by a fee of $250.00 (*Amended 9-13-16/2016-13)*:and the following documents, if applicable:

(1) One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.

(2) A site plan, drawn to scale, showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property;

(3) A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property within the town;

(4) A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIAMA 222 (latest version) standards.

(5) Identification of the owners of all antennae and equipment to be located on the site;

(6) Written authorization from the site owner for the application;

(7) Evidence that a valid FCC license for the proposed activity has been issued;

(8) A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts;

(9) A written agreement to remove the tower and/or antenna within 90 days after cessation of use;

(10) Evidence that applicable conditions in Subsection c. are met; and

(11) Additional information required by the Planning Official for determination that all applicable zoning regulations are met.

601.3 Conditions

Applicant must show that all applicable conditions are met.

(1) The proposed communication tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.

(2) Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements, without unreasonable modifications on any existing structure or tower under the control of applicant.

(3) Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a. non-residential district for valid technical reasons.

(4) Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately-owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.

(5) Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.

(6) Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.

(7) A communication tower must not be painted or illuminated unless otherwise provided by state or federal regulations

(8) A permit for a proposed tower site within 1,000 feet of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.

(9) Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Planning Official a written indemnification of the municipality and proof of liability insurance or financial ability to respond to claims up to $1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the municipality, in form approved by the municipality attorney.

(10) Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this section apply.

(11) A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25% of the tower height, whichever is greater.

(12) Prior to issuing a permit, the Planning Official may consult with a communications expert for technical review to determine that the standards in Sections 601.3 2), 3), 4), 5), 7), and 8) are met.

601.4 Appeal to Board

Applicant may appeal to the Board of Zoning Appeals as follows:

(1) Failure of the Planning Official to act on an application which is determined to be complete under this section within 45 days, unless extended by agreement, may be considered by applicant to be a denial of a permit which is subject to appeal to the Board of Zoning Appeals.

(2) Applicant may appeal to the Board for a variance from general zoning district regulations and setbacks requirements in this section, but not from any other conditions in this section. Towers exceeding height limitations may be permitted only by special exception pursuant to Section 601.5.

(3**)** Applicant may apply directly to the Board for a permit for any tower as a special exception pursuant to Section 601.5.

601.5 Special Exceptions

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

(1) All application requirements and conditions imposed in section 601.1 through 601.4 of this ordinance are met.

(2) If additional tower height is requested, total tower height will not exceed 125% of the maximum height permitted in the district as a conditional use or special exception.

(3) Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.

(4) Setback requirements and such additional conditions are established by the Board as is deemed necessary to remove danger to health and safety, and to protect adjacent property.

(5) Prior to approving a permit by special exception or on appeal from action of the Planning Official on an application for a conditional use, the Board may consult with a communication expert for technical review to determine that the standards in subsections 601.3 (1), (2), (3), (4), (5), (7), and (8) are met

(6) The Telecommunications Act of 1996 requires that a denial of permit be supported by substantial evidence.

(7) The Board may not grant a variance from the standards imposed for a communication tower or antenna in connection with granting a special exception, except as permitted by Sections 601.1 through 601.4

602 Reserved
603 Reserved

604 Manufactured homes

Individual manufactured homes are permitted on individual lots in the Town of Pine Ridge in the R-2 and R-3 zones as conditional uses subject to the following definitions and provisions.

Definitions:

Manufactured home: A multi-section, transportable dwelling unit 35 or more feet in length and at least 20 feet in width, designed without a permanent foundation and capable of supporting year-round occupancy, which shall be joined into one unit at the final site of occupancy. The dwelling unit must be permanently attached to the ground once moved to its site of occupancy, and all transportable features used to move the dwelling unit must be removed. This definition is purposely intended to be more restrictive than the definition of manufactured home specified in S.C. Code 40-29-20 (9) because the intent of Town Council is to draw a more stringent distinction between manufactured housing and mobile homes.

Mobile home: A structure manufactured prior to June 15, 1976 (or manufactured after June 15, 1976, but without certification of compliance with HUD standards pursuant to Title 40, Chapter 29 of the S.C. Code of Laws), that is a movable or portable dwelling unit and that after placement or assembly for occupancy is not more than 20 feet in width. A mobile home is constructed to be towed on its own chassis consisting of a single transportable component with all features making it capable of year-round occupancy. A mobile home may or may not be permanently attached to the ground and its transportable features may or may not be removed. The term does not include prefabricated, modular, or unitized dwellings on a permanent foundation; travel trailers; campers; or similar recreation units.

Modular building: Any building of closed construction (regardless of type of construction or occupancy classification) other than a mobile or manufactured home that is constructed off-site in accordance with applicable codes and transported to the point of occupancy for installation or erection. A modular building unit shall have a certification label permanently affixed to the transportable section of the structure showing that it has been approved by the S.C. Building Codes Council as meeting Southern Standard Building Code construction standards. The Town shall accord a certified modular building unit the same status as an on-site, “stick-built” unit constructed according to the Southern Standard Building Code. A mobile home, house trailer, camping trailer, or manufactured home is not defined as a modular building.

604.1 Manufactured Homes placed in Manufactured Home Parks shall meet the requirements specified in the "Town of Pine Ridge Mobile Home Park Ordinance". An existing manufactured home on an individual lot wherever located in the town at the time of the enactment of this ordinance may be replaced thereafter by a manufactured home of the same of larger square footage so long as the replacement manufactured home meets the provisions of the HUD 1976 Construction Code for manufactured homes. Mobile homes may be replaced only by manufactured homes of the same or larger size and that meet the provisions of the 1976 HUD Construction and Safety Standards for Manufactured Homes. All other provisions of this zoning ordinance relating to setbacks shall be met.

604.2 Manufactured homes may be permitted as a principal dwelling unit as a principal permitted residential use in the R-2 and R-3 zoning districts and in clustered housing developments as conditional uses in the R-2 and R-3 zoning districts.

605 Manufactured home parks

Manufactured home parks shall meet the requirements specified in the TOWN OF PINE RIDGE Mobile Home Park Ordinance.

606 Reserved

607 Reserved

608 Recreational facilities adjacent to residential uses

Outdoor recreational facilities, which are adjacent to lots that are zoned for residential purposes, shall comply with the following standards:

608.1. No swimming pool, playground, miniature golf course, ball field, or game court shall be closer than fifty (50) feet from the property line of a lot zoned for residential purposes.

608.2. No lighting shall be installed in connection with outdoor recreational facilities which are closer than fifty (50) feet to the property line of a lot zoned for residential purposes, unless such lighting is of such a nature, as determined by the Planning Official, that it will not be a nuisance to an adjacent residential use.

608.3. A solid wall or fence, or vegetative screening which furnishes equal protection against noise and light, shall be provided when determined appropriate by the Planning Official.

608.4. No commercial activities shall be permitted in conjunction with recreational uses in residential zones except as listed below:

608.4.1. Charges and fees for the use of recreational facilities, and

608.4.2. Other activities which are directly in conjunction with the recreational facility and which, in the judgment of the Planning Official, would not be in conflict with the residential nature of the neighborhood.

609 Reserved

610 Satellite dish antennae

610.1. Satellite dish antennae are considered accessory structures and are allowed only within specified yard setbacks for the zone where they are to be located.

610.2. A satellite dish antenna may be placed on a roof provided its diameter does not exceed 24 inches.

611 Bed and breakfast inns

Bed and breakfast inns shall be allowed in any residential or commercial zoning district as a special exception subject to the following conditions:

611.1 Inspection and approval by the ex-officio State Fire Marshall, the Lexington County Fire Service and the building inspector designated by the Town of Pine Ridge

611.2 All units of rental occupancy shall meet the requirements of the Southern Standard Housing Code.

611.3 If the Bed and Breakfast Inn locates guest rooms above the first floor, at least two exit stairways must be provided for egress from the upper floors.

611.4 Where and when structural changes to guest room walls and ceilings are to be affected, 1 hour or greater fire separation between guest rooms will be required.

611.5 All electric convenience outlets located in bathrooms for guests must be a GFI type.

611.6 Smoke Detectors (HWW/BATTBU) must be installed in all guest rooms and emergency lights must be provided in the emergency egress pathway (corridor) from each guest room.

611.7 Fire extinguishers must be placed as determined by the Lexington County Fire Service and the building inspector designated by the Town of Pine Ridge.

611.8 No unvented heating devices shall be installed or used in or near guest rooms.

611.9 Bed and Breakfast Inns will be subject to random compliance inspections by the Lexington County Fire Service and the building inspector designated by the Town of Pine Ridge.

611.10 Meals may be served only to registered guests.

611.11 The resident owner shall maintain a guest register to include names, addresses, and dates of occupancy of all guests.

611.12 Off-street parking shall be provided by the resident owner with at least one parking space per rental unit (room, cottage, etc.)

611.13 The principal use of a Bed and Breakfast dwelling shall remain residential.

611.14 In residential districts, only one freestanding or one wall mounted sign, not to exceed four square feet in area, non-illuminated, may be located on the premises of a Bed and Breakfast Inn.

612 Garage Sales

612.1 In residential districts, garage sales are permitted as an accessory use provided that no household in Pine Ridge shall hold more than three garage sales per calendar year. Also, garage sales shall not be advertised by more than one off-site advertising sign and one on-site advertising sign.

ARTICLE 7
LANDSCAPE REQUIREMENTS

These requirements apply to developments or redevelopments where an expansion or redevelopment of a property results in an increase in the value of the property by 50% or more of the pre-development value, or an increase of 50% or more of the building or parking areas within the TOWN OF PINE RIDGE jurisdiction. This Article does not apply to single-family housing units on individual lots. However, new subdivisions; group developments; mobile home parks; manufactured home parks; multifamily residential developments; MPDs; commercial institutional, and industrial developments; and all other developments other than construction of a dwelling unit on an individual lot not part of a larger residential development project are subject to the provisions of this sections.

7-1 Landscaping Plan Requirements

In addition to the site plan requirements from the appropriate land development regulation sections, the following standards shall apply:

7-1A. North arrow and scale.

7-1B. Topographic information and final grading adequate to identify and properly specify planting for areas needing slope protection.

7-1C. The location and contours, at one (1) foot intervals, of all proposed berms.

7-1D. The location and dimensions of all existing (to remain) and proposed structures, setback line and required buffer yards, parking lots, driveways, landscaped islands and strips, sidewalks, service areas, screening, fences, walls, berms, above or underground utilities and storm drainage systems, freestanding electrical equipment, recreational facilities, and other freestanding structural features as determined necessary by the Town.

7-1E. Location of plant material, including name of plants (botanical and common), installation size, spread at time of planting and at maturity, quantities of plants, and other remarks as appropriate to describe plant selection (lawns and beds of annual or perennial plants may be designated by common names only).

7-1F. Onsite and abutting land use features [within 50 feet], and use(s) of adjacent parcel(s).

7-1G. Protection plan for existing trees that are to be saved.

7-1H. Location of irrigation system, if any, to landscaped areas.

7-1I. Such other information as may be deemed necessary because of the landscaping requirements or physical characteristics peculiar to the particular development.

7-2 Standards

7-2A. Planting - Vegetation used in landscaping or screening should be planted during the dormant season to ensure the best chance of survival. A surety bond may be required to insure the installation of landscaping, especially during the growing season.

7-2B. Driver Visibility - Landscaping, including existing or planted material, shall not obstruct the view of motorists using any street, private driveway, parking aisles or the approach to any street intersection.

7-2C. <u>Maintenance</u> - The owner is responsible for maintaining all required plant material in good health. Any dead, unhealthy or missing plants must be replaced with vegetation that conforms to the initial planting standards of this section. All landscape planting areas shall be stabilized from soil erosion immediately upon planting and shall be maintained for the duration of the premises. In the event that plant material is severely damaged due to an unusual weather occurrence or other act of nature, the owner shall have until the end of the dormant season to replant.

7-2D. <u>Existing Landscaping Features</u> - Use of existing trees or shrubs to satisfy off-street landscaping is strongly encouraged. If such existing landscaping is used and consists of mature and semi-mature trees, the Planning Official shall have the authority to reduce the amount of required landscaping by up to fifty (50%) percent based on the following schedule. In no instance shall any paved area within a parking area extend closer to any existing tree used for landscaping than its drip line. Any parcel that is to be developed, in any district, except for development of a single-family dwelling unit on an individual lot not part of larger platted subdivision, shall identify any and all trees with a DBH (Diameter at Breast Height) of 8" or greater located on the lot. Every reasonable effort shall be made by the developer to save such trees.

2”-6” DBH tree	= 1 tree
7”-12” DBH tree	= 2 trees
13”-18” DBH tree	= 3 trees
19”-24” DBH tree	= 4 trees
25”+ DBH tree	= 5 trees

In order to receive credit, preserved vegetation must be in good health and condition. Trees designated to be preserved, protective barriers must be indicated on the landscaping and grading plans. If a preserved tree dies, it must be replaced with the total number of trees, which were credited to the existing tree.

Existing vegetation in the buffer may be counted toward the required plantings. The specific numbers and types of required plantings for each buffer type may be varied through Alternative Compliance, if the Planning Official determines that the existing vegetation forms an effective buffer.

7-2E. <u>General Provisions</u>

E1. Plant Installation Standards - The following standards shall apply to all new plant material installed as a requirement of this section:

A: A variety of different species (including both deciduous and evergreen species) shall be incorporated into the site design to provide visual interest, as well as disease and pest resistance.

B: Indigenous and drought resistant plant material should be used wherever possible. If such plant materials are not used, then an irrigation system shall be installed.

C: All plant material installed shall be free from disease.

D: All plant material shall be installed in a fashion that ensures that availability of sufficient soil and water to sustain healthy growth.

E: All plant material shall be planted in a manner that is not intrusive to utilities or pavement.

F: Plant materials should be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect.

G: Ground cover plants shall be planted in a number as appropriate by species to provide fifty (50) percent surface coverage.

H: Seeding or sodding shall be provided for full coverage within the first growing season.

I: Sod shall be used where necessary to provide coverage and soil stabilization.

J: Detention/retention basins and ponds should be landscaped. Landscaping should include canopy and understory trees, evergreens, shrubbery, hedges, and/or other live planting materials.

K: Earthen berms and existing topography should, whenever practical, be incorporated into the landscape treatment of a site.

L: Automated irrigation systems, when required, shall be equipped with electronic rain gauges to prevent inadvertent watering during periods of precipitation.

E2. All new plant material shall be the following minimum sizes:

A: Small maturing (understory/ornamental) trees shall be a minimum one and one-half (1-1/2) inch caliper at installation and multi-stem varieties shall be a minimum of five (5) feet in height, as measured by ANSI Z60.1-1996 American Standard for Nursery Stock.

B: Large and medium maturing (canopy) trees shall be a minimum two (2) inches caliper at installation and multi-stem varieties shall be a minimum of ten (10) feet in height, as measured by ANSI Z60.1-1996 American Standard for Nursery Stock.

C: Evergreen trees shall be a minimum six (6) foot height at installation, as measured by ANSI Z60.1-1996 American Standard for Nursery Stock.

D: Shrubs shall be a minimum of 18 inches in height at installation, as measured by ANSI Z60.1-1996 American Standard for Nursery Stock.

E3. All plant material used must meet the standards set forth in ANSI Z60.1-1996 American Standard for Nursery Stock. The Town Planning Official shall review questions about acceptable plant materials. A list of recommended plantings is located at the end of this Article.

E4. All landscape islands must be covered with living material including grass, groundcover, and shrubs, except for marked areas directly around the trees, so that no soil is exposed. No stone mulch shall be permitted. All other planting areas not covered by trees or shrubs shall be covered by grass, mulch and ground covers.

7-3 Landscaped Yards

7-3A. <u>Street Yards</u> - The minimum average width of all required street yards shall be ten (10) feet. Widths shall be measured perpendicular to the appropriate street right-of-way. Trees for use in street yards shall be of large maturing canopy type. Ornamental and coniferous types shall not be used to meet the requirements of this section unless conflicts with overhead utilities exist. In such case, the building official may authorize the substitution of understory trees. Landscaping requirements are shown in Table 1.

7-3B. Perimeter Yards - The minimum width of all perimeter yards shall be ten (10) feet. In situations of incompatible adjacent land uses, a buffer yard may be required in lieu of a perimeter yard (see Section 7-7). Trees used to satisfy these requirements may be of any type as provided for by this ordinance. Landscaping requirements are shown in Table 1.

7-3C. Zoning Setbacks - The required landscaped yards shall not prohibit the location of buildings, structures or shared drives otherwise specifically allowed by the underlying zoning setbacks, and may be reduced accordingly by the Planning Official.

7-3D. Maximum Requirement - The landscaped yard should not result in requiring more than 35% of the available lot and may be reduced accordingly by the Planning Official. Additionally, the intent of this ordinance shall not be construed as to mean that trees are to be planted in a density that would be unhealthy or damaging.

Table 1 - Street and Perimeter Yards*

	Street Yard	**Perimeter Yard**
Minimum width	10 ft.	10 ft.
Trees per 100 linear feet	4	3
Shrubs per 100 linear feet	12	8

* Subject to the exemptions of 7-3 C and D.

7-4 Parking Lots

7-4A. The impervious surface of the parking area and access area shall be separated from the street right-of-way and property lines by a landscaped strip at least ten feet in width. Ingress and egress shall be provided through driveway openings only. In the event a parking lot is adjacent to a parking lot or driveway on another parcel, the required landscaped strip along the common property line between the two areas may be waived by the Planning Official, or the Planning Commission, if it will result in less traffic congestion on adjoining streets because of improved traffic circulation between the two parking lots or a reduction in the number of curb cuts.

7-4B. The parking lot shall be constructed so that spaces are grouped into bays. At the end of each bay for 8 or more cars, a landscaped island of at least nine feet in width and 15 feet in length shall be built to separate the bays from each other or from traffic lanes. When the parking bays contain double rows of parking spaces, the landscaped island shall be increased to nine feet in width and 30 feet in length. (Figure 7.11) A parking bay may not be constructed to a length of more than 180 feet without constructing a landscaped island. The Planning Official may approve islands, which vary from 9' x 15' or 9' x 30' rectangles in order to provide desirable geometric design features such as rounded corners and angles to facilitate maneuvering of automobile traffic.

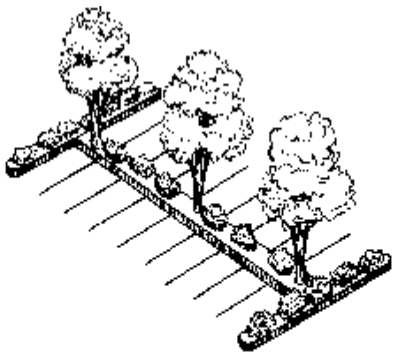

Figure - Attractive landscaping relieves the monotony and "sea of asphalt" appearance of large parking lots.

7-4C. The landscaped areas within the parking lot shall not be less than 4% of the impervious surface area of the parking lot. The perimeter landscaped strip and street yards required shall be excluded from the calculations of the minimum landscaped percentage.

7-4D. A minimum of one tree shall be provided within the landscaped areas in the parking lot for each 10 parking spaces in the lot. No trees identified as large maturing shall be planted within 20 feet of an electrical transmission or distribution line. Existing trees and natural vegetation shall be retained wherever possible, particularly where they border adjacent property. All parking facing street frontage shall plant shrubs to screen the area (not to exceed three feet at mature height at entrances and sight distance triangles) or create berms. No gaps greater than five (5) feet are allowed in a screen. All applications for development review or zoning permits shall be accompanied by a landscaping plan.

7-5 Landscape Maintenance

7-5A. The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers as may be required by the provisions of the Pine Ridge -Land Development Regulations.

7-5B. No plant material over 18 inches in height at maturity or structures of any kind shall be placed within the sight distance triangle or sight visibility triangle.

7-5C. Fences and walks shall be maintained in good repair.

7-6 Service/Utility Areas

This section shall apply to all service areas which either present safety hazards or detract from the aesthetics of the community, or both; including but not limited to, loading docks, garbage collection sites, exposed utility fixtures, HVAC equipment, tanks, etc.

All service areas affected by this article shall be provided with a visual screen consisting of fences or landscaping, or both, designed and installed to screen the area from view from any public street or adjoining property and shall meet or exceed the minimum standards required below:

A. The screening must be at least six (6) feet in height or the height of the object to be screened;
B. The screening must extend along the entire perimeter of the service area, except for necessary access.
C. Fencing shall be designed to relate well to the principal building as to materials and colors. Fences must be constructed of brick, masonry, or wood and shall require appropriate plantings.

Garbage collection sites (dumpsters, compactors) shall be shielded from sight by screening as outlined above and shall be eighty percent (80%) opaque. This screening shall also be provided to deter unauthorized access.

7-7 Bufferyards

When land is developed and the adjacent property contains an unlike land use, bufferyards shall be provided along all side and rear property lines to insulate adjacent properties from adverse impacts. No structure or parking lot shall be permitted within a required bufferyard; however, driveways and other passive activities may utilize these spaces. All shrubs used for bufferyards shall be evergreen unless otherwise approved by the Planning Official. Shrubs must be 18 inches in height at installation. See Table 2 for specific planting requirements.

Bufferyard Types

7-7A. Type A - Shall apply when any use is similar to an adjacent use or has only a slight impact on the adjacent use. This is similar to the standard street yard requirement. See Table 3 for specific zoning uses to which this type of buffer shall apply.

7-7B. Type B - Shall apply when any use is somewhat different from an adjacent use or has a moderate impact on adjacent uses. See Table 3 for specific zoning uses to which this type of buffer shall apply.

7-7C. Type C - Shall apply when any use is clearly different from an adjacent use or has a definite impact on adjacent uses. See Table 3 for specific zoning uses to which this type of buffer shall apply.

7-7D. Type D - Shall apply when any use is incompatible from an adjacent use or has a large impact on adjacent uses. See Table 3 for specific zoning uses to which this type of buffer shall apply.

7-7E. Type E - Shall apply when any use is incompatible from or has a severe impact on adjacent uses. See Table 3 for specific zoning uses to which this type of buffer shall apply.

Table 2 - Bufferyard Types

	Low Impact	Medium Impact		High Impact	
	Type A	Type B	Type C	Type D	Type E
Minimum Width	10 ft	15 ft	20 ft	30 ft	50 ft
Trees per 100 linear ft.	4	6	8	10	12
Shrubs per 100 linear ft.	12	18	30	40	50

Note: The minimum width may be reduced by 25% if a solid wall or fence, at least six feet in height, is constructed, a 50% width reduction may be granted with the installation of a brick or masonry wall or a berm with a minimum height of four (4) feet. Maximum Requirement - The bufferyard should not result in using more than 35% of the available lot and may be reduced accordingly by the Planning Official.

When table 3 list two buffer types under existing adjacent land uses, the required buffer type shall be determined by intensity of impact on the adjacent land use. If the adjacent land is zoned for allowing a different use, but is currently undeveloped, the least restrictive buffer shall apply.

Table 3 – Bufferyard Requirements								
Proposed Land Uses	Existing Adjacent Land Uses							
	Dwellings			Mixed Uses	Mobile Homes	Religious, Educational, Recreational, Nursing Home, Office, Institutional	Commercial	Industrial
	SF [R-1]	SF [R-2]	MF [R-3]					
Single-family detached	X	X	A	A	A	A	B	C/D
Townhouses/SF-ATT	A	A	A	A	A	A	A	C/D
Multifamily	B	A	X	X	A	A	A	B/C
Mobile Homes	C	C	C	C	X	C	C	B/C
Religious, Educational, Recreational, Nursing Home, Office, Institutional	C	B/C	B	A	C	X	X	C
Commercial	C/D	B/C	B/C	A	B/C	X	X	X
Industrial	E	E	D/E	C	D/E	C	B	X
The Planning and Zoning Staff may decide dual letters. X – Bufferyard not required, however, perimeter yard may be required per Section 7-3 of these regulations.								

7-8 Open Space Requirements

Improving the quality of all development activities, whether residential or non-residential, contributes to the general welfare, prosperity, and pride of the Town of Pine Ridge; and if the preservation of open space is involved there is the opportunity to mitigate potential environmental damage and promote a healthier and more livable community.

The following open space requirements are established in order to preserve and enhance existing vistas; improve appearance; offset the environmental impact of large expanses of impervious surfaces; improve ground water recharge; and promote adequate light, air, and open space for the residents of and visitors to the Town of Pine Ridge.

It is the intent of this article to encourage creativity in layout design by being as flexible as possible in the application of open space standards.

7.8.1 Residential Subdivisions

The purpose of this section is to provide guidelines for the establishment of suitable and usable open space within all proposed residential subdivisions with lot sizes less than 2 acres or which have at least ten lots.

A) Quantity of Open Space

At least 10 percent of the total gross land area of the subdivision shall be designated as open space. The following shall be counted toward this minimum open space requirement provided they are actually set aside on property separate from the subdivision parcels:

a) Natural features (riparian areas, wetlands, natural ponds, streams, wildlife corridors, steep slopes, etc.), natural hazard areas (floodplains, floodways, etc.), stormwater features (drainage channels, ditches, ponds, etc.), and land area occupied by Low Impact Development (LID) stormwater management devices;

b) Land occupied by active and passive recreational uses such as pools, playgrounds, tennis courts, jogging trails, ball fields, and clubhouses used primarily for recreation purposes. However, this category of open space can only encompass up to 50 percent of the required open space.

B) Location

Where relevant and appropriate, open space shall be located so as to be readily accessible and useable by the residents. If possible, a portion of the open space should pride a focal point(s) for the subdivision, preferably at the entrance.

Once Primary roads, at least the first 25 feet from the road right-of-way shall be designated as open space. On Major Secondary road's with at least 66 feet if right-of-way, at least the first 15 feet from that right-of-way shall be designated as open space. On a Minor Secondary road or subdivision roadway, at least the first 20 feet from that right-of-way shall be designated as open space. These distances shall be measured from the proposed right-of-way as shown in the Right-of-Way Plan of that width is greater than the existing right-of-way.

C) Configuration

The open space shall use contiguous and compact design elements where possible. These spaces, where applicable, should be interconnected with trail systems, buffer areas, scenic corridors,

natural features, or as a portion of the stormwater management system. Where open areas, trails, parks, or other public spaces are planned or exist adjacent to or within the subdivision, the open space shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the existing area.

To the maximum extent practicable, the open space should be located and organized to include, protect, and/or enhance as many of the following open areas and features as possible:

1. Natural features (riparian areas, wetlands, natural ponds, streams, wildlife corridors, steep slopes, etc.), natural hazard areas (floodplains, floodways, etc.), stormwater features (drainage channels, ditches, ponds, etc.), and land area occupied by Low Impact Development (LID) stormwater management devices;

2. Areas containing groupings of mature trees, groupings of younger trees with the potential to develop into a forest ecosystem, and trophy trees as defined within this Ordinance.

3. Landscaped buffers or visual transitions between different types or intensities of uses; and,

4. Habitat and corridors for wildlife species.

D) Access

Open space shall either front on the road right-of-way within the subdivision or shall have a minimum 20-foot dedicated right-of-way between lots or along property lines to the open space. This access area shall be counted toward this minimum open space requirement. Motorized vehicles such as motorcycles or all-terrain vehicles shall not be allowed access to the designated open space.

7.8.2 Golf Courses

The purpose of this section is to provide guidelines for the establishment of suitable and useable open space within the layout of golf courses, to be utilized only in the event the golf course is abandoned as an activity at some point in time.

A) Quantity of Open Space

A buffer strip of open space at least 100 feet wide shall be established in each of the required locations.

B) Location

The open space shall be required to be established where residential uses are a part of the development that contains the golf course and where those uses adjoin the fairways that are part of the golf course portion of the development. The designated buffer strip shall extend along the entire length of the residential property line that adjoins the fairways. This shall include all residential lots regardless of whether the lot contains a house. Where there is a larger tract of land containing a house adjoining the fairways of the golf course the following shall apply. The residential activity (generally the building footprint) that is more than 300 feet from this property line does not qualify for this open space amenity, and a residential activity that is within 300 feet of, but more than150 feet from, the golf course qualifies for an open space buffer of 50 feet.

C) Access

This open space shall either front on a road right-of-way or shall have a minimum 20-foot dedicated right-of-way which extends to a road. Motorized vehicles other than golf carts, such as motorcycles or all-terrain vehicles, shall not be allowed access to this designated open space.

D) Use of Open Space
This open space is being required as a buffer area and shall be used for no activities more intense than passive recreation. If there is golf course property not included in this open space requirement which is accessible only through the buffer area, then a single access point will be allowed as long as that access follows the shortest route possible and comes no closer than 50 feet to any existing residential property lines.

7.8.3 Ownership of Open Space
Ownership of required open space may be handled in many ways. It may be allowed to be dedicated to the Town of Pine Ridge if it is an integral part of the storm drainage and water quality protection system. It may also be made part of lands owned and managed by a property owners association or dedicated to some other public agency such as a County recreation commission. The use of conservation easements is encouraged and may also allow additional ownership options.

7-9 Enforcement of Landscape Requirements
All required landscaping materials shall be in place prior to the time of issuance of a final Certificate of Occupancy. In periods of adverse weather conditions, a temporary Certificate of Occupancy may be issued, subject to the posting of a cash escrow or irrevocable letter of credit in an amount equal to one and one-half (1-1/2) times the estimated cost of the landscaping, with said estimated cost to be certified by a registered landscape architect. A contract letter or bill of sale form a landscape company or nursery for the required landscape materials would be accepted in lieu of a cash escrow or irrevocable letter of credit. The cash escrow or irrevocable letter of credit may be forfeited if the landscaping is not completed within eight (8) months after the issuance of the temporary Certificate of Occupancy. Forfeiture of any cash escrow or irrevocable letter of credit shall not relieve the owner of the responsibility to complete the required landscaping.

7-10 Definitions
Caliper. In the case of trees, the distance around the trunk measured at DBH (Diameter at Breast Height) 4.5 feet above ground level.

Loading Area. Any unenclosed area used for loading or unloading vehicles.

Shrub. Any hard-wooded perennial plant of a species which normally reaches a height between twelve (12) inches and eight (8) feet, and which is between eighty (80) and one hundred (100) percent opaque at maturity.

Tree, Canopy. Any tree of a species which normally reaches a height of thirty (30) feet or more and a crown spread of twenty (20) feet or more at maturity.

Tree, Understory. Any tree of a species that normally reaches a height of between eight (8) and thirty (30) feet and a crown spread of less than twenty (20) feet at maturity.

TREE, TROPHY. The following species of trees:
Canopy Trees, except: sweet-gum and yellow poplar measuring > 24” D.B.H
Understory Trees measuring >12” D.B.H.

7-11 Recommended Trees and Shrubs

The following recommended trees and shrubs are to be used to meet Town landscaping requirements. Their selection is based on information gathered from the Clemson University Cooperative Extension Service for native and viable plantings in South Carolina.

SHADE TREES, DECIDUOUS:	
Botanical Name	**Common Name**
Acer barbatum	Southern Sugar Maple
Acer palmatum	Japanese Maple
Acer rubrum cv. 'Columnare' cv. 'October Glory' cv. 'Autumn Flare'	Red Maple Columnare October Glory Autumn Flare
Acer saccharum	Sugar Maple
Liquidamber styraciflua	American Sweet Gum
Prunus serotina	Black Cherry
Platanus occidentalis x acerifolica cv. 'Columbia' cv. 'Liberty' cv. 'Bloodgood'	Sycamore (American Planetree) Sycamore (London Planetree) Columbia Liberty Bloodgood

STREET TREES:	
Botanical Name	**Common Name**
Quercus alba	White Oak
Quercus falcata	Southern Red Oak
Quercus nigra	Water Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus velutina	Black Oak
Quercus virginiana	Live Oak (evergreen oak)
Ulmus americana cv. 'New Harmony' cv. 'Valley Forge' cv. 'American Liberty'	American Elm New Harmony Valley Forge American Liberty
Ulmus parvifolia	Chinese/Lacebark Elm

EVERGREEN/CONIFEROUS TREES	
Botanical Name	**Common Name**
Cryptomeria japonica cv. 'Yoshino' cv. 'Elegans'	Japanese Cryptomeria Yoshino Elegans
x Cupressocyparis leylandii cv. 'Castlewellan' cv. 'Leighton Green' cv. 'Haggerston Gray' cv. 'Naylor's Blue' cv. 'Silver Dust' cv. 'Greenspire'	x Cupressocyparis leylandii Castlewellan Leighton Green Haggerston Gray Naylor's Blue Silver Dust Greenspire
Juniperus ashei	Ozark White Cedar or Ashe Juniper
Juniperus virginiana	Eastern Red Cedar
Juniperus silicicola	Southern Red Cedar
Pinus elliottii	Slash Pine
Pinus glabra	Spruce Pine
Pinus palustris	Longleaf Pine
Pinus strobes cv. 'Compacta' cv. 'Fastigiata' cv. 'Pendula' cv. 'Nana'	White Pine Compacta Fastigiata Pendula Nana
Pinus taeda	Loblolly Pine
Pinus virginiana	Virginia Pine
Pinus mugo	Mugo Pine
Pinus thunbergiana cv. 'Compacta' cv. 'Globosa' cv. 'Iseli'	Japanese Black Pine Compacta Globosa Iseli

ORNAMENTAL TREES (cont):	
Botanical Name	**Common Name**
Prunus cerasifera ‘Atropurpurea’ ‘Thundercloud’	Cherry Plum Atropurpurea Thundercloud
Prunus glandulosa	Dwarf Flowering Almond
Prunus mexicana	Mexican Plum
Prunus mume	Japanese Flowing Apricot
Prunus serrulata ‘Amanogawa’ (‘Erecta’) ‘Kwanzan’ ‘Shirofugen’ ‘Shirotae’ (‘Mt. Fugi’) ‘Shogetsu’ (‘Shimidsu’)	Japanese Flowering / Oriental Cherry Amanogawa (‘Erecta’) Kwanzan Shirofugen Shirotae (‘Mt. Fugi’) Shogetsu (‘Shimidsu’)
Prunus subhirtella ‘Autumnalis’ ‘Pendula’	Higan Cherry Autumnalis Weeping Higan Cherry
Prunus x cistena	Purple-leaf Sand Cherry
Prunus x incamp ‘Okame’	‘Okame’ Cherry
Prunus x yedoensis ‘Akebono’ (Daybreak) ‘Shidare Yoshino’	Yoshino Cherry Akebono (Daybreak) Weeping Yoshino Cherry
Pyrus calleryana 'Aristocrat' 'Bradford' 'Capital' 'Chanticleer'	Callery Pear varieties Aristocrat Pear Bradford Pear Capital Pear Chanticleer Pear

SHRUBS, DECIDUOUS:	
Botanical Name	**Common Name**
Berberis thunbergii	Japanese Barberry
Berberis x mentorensis	Mentor Barberry
Cornus sanguinea	Bloodtwig Dogwood
Cornus sanguinea 'Viridissima'	Yellowtwig Dogwood
Euonymus alatus	Winged Euonymus
Euonymus americanus	American Euonymus
Forsythia x intermedia var. 'Beatriz Farrand' var. 'Karl Sax' var. 'Lynwood' var. 'Spectabilis'	Forsythia varieties Beatrix Farrand Karl Sax Lynwood Spectabilis
Hydrangea macrophylla cv. 'hortensias' cv. 'lacecaps'	French Hydrangea
Hydrangea quercifolia	Oakleaf Hydrangea
Hydrangea arborescens	Smooth or Snowhill Hydrangea
Rhododendron (Azalea)	Azalea Types
R. arborescens	Sweet Azalea
R. calendulaceum	Flame Azalea
R. canescens	Piedmont Azalea
R. periclymenoides	Pinxterbloom Azalea
R. prunifolium	Plumleaf Azalea
R. viscosum	Swamp Azalea
x Knap Hill	Knap Hill Azalea
x Exbury	Exbury Azalea
Spirea vanhouttei	Vanhoutte Spirea
Spirea jaonica	Japanese Spirea
Spirea cantoniensis	Reeves Spirea
Spirea thunbergii	Baby's Breath Spirea
Spirea x bumalda	Bumalda Spirea

SHRUBS, DECIDUOUS (cont):	
Botanical Name	**Common Name**
Viburnum	Viburnum varieties
V. acerfolium	Maple-leaf viburnum
V. burkwoodii 'Mohawk'	Mohawk
V. burkwoodii ‘Chenault’	Chenault
V. carlesii	Koreanspice
V. cassinoides	Wither viburnum
V. dilatatum	Arrowwood
V. juddii	Judd viburnum
V. opulus 'Compactum'	Compact European Cranberry
V. opulus ‘Nanum’	Nanum
V. plicatum tomentosum	Doublefile viburnum
V. setigerum	Tea viburnum
V. trilobum	American Cranberry bush

SHRUBS, EVERGREEN:	
Botanical Name	**Common Name**
Aucuba japonica var. Variegata var. Crassifolia var. Serratifolia	Japanese Aucuba Gold Dust Plant (female) Crassifolia (male) Serratifolia
Rhododendron (Azalea) Southern Indica Kurume Kaempferi Satsuki Gable Glen Dale	Azalea Southern Indica Kurume Kaempferi Satsuki Gable Glen Dale
Berberis julianae cv. 'Nana' cv. 'Spring Glory'	Wintergreen Barberry Nana Spring Glory
Buxus sempervirens cv. 'Angustifolia' cv. 'Argenteo-variegata' cv. 'Aureo-variegata' cv. 'Bullata' cv. 'Handsworthiensis' cv. 'Northland'	American Boxwood Angustifolia Argenteo-variegata Aureo-variegata Bullata Handsworthiensis Northland
Buxus sempervirens 'Suffruticosa'	English Boxwood
Buxus microphylla cv. 'Compacta' cv. 'Wintergreen' var. japonica var. koreana	Little Leaf Boxwood Kingsville Dwarf Wintergreen Japanese Korean
Camellia japonica	Common Japanese Camellia
Camellia sasanqua	Sasanqua Camellia
Camellia oleifera	Tea-oil Camellia
Euonymus japonicus cv. 'Aureo-marginata' cv. 'Aureo-variegata' cv. 'Microphylla' cv. 'Microphylla Albovariegatus' cv. 'Silver King' cv. 'Silver Queen'	Evergreen Euonymus Golden Euonymus Goldspot Euonymus Box-leaf Euonymus Varigated Box-leaf Euonymus Silver King Silver Queen
Euonymus kiautschovicus	Spreading Euonymus

SHRUBS, EVERGREEN (cont):	
Botanical Name	**Common Name**
Gardenia jasminoides ‘August Beauty’ ‘Chuck Hayes’ ‘First Love’ ‘Golden Magic’ ‘Kleim’s Hardy’ ‘Mystery’ ‘Daisy’	Common Gardenia or Cape Jasmine August Beauty Chuck Hayes First Love Golden Magic Kleim’s Hardy Mystery Daisy
Ilex crenata	Japanese Holly varieties
Ilex cornuta	Chinese Holly varieties
Ilex glabra	Inkberry
Ilex vomitoria ‘Nana’ or ‘Dwarf Yaupon’	Yaupon Holly Nana or Dwarf Yaupon Holly
x ‘Nellie R. Stevens’	Nellie R. Stevens Holly
Juniperus chinesis ‘Pfitzerana' 'Armstrongii' 'Gold Coast' ‘Heitzii’ ‘Kaizuka’ ‘Mint Julep’	Juniper Shrubs Pfitzer Juniper Armstrong Juniper Gold Coast Juniper Hetz Chinese Juniper Hollywood Juniper Mint Julep
Juniperus squamata ‘Blue Star’	Blue Star Juniper
Juniperus chinesis ‘Blue Point’ ‘Robust Green’ ‘Spartan’	Columnar Juniper types Blue Point Robust Green Spartan
Juniperus scopulorum ‘Gray Gleam’ ‘Pathfinder’ ‘Shyrocket’ ‘Wichita Blue’	 Gray Gleam Pathfinder Shyrocket Wichita Blue
Kalmia latifolia	Mountain Laurel
Laurus nobilis	Laurel or Sweet Bay
Ligustrum japonicum ‘Rotundifolium’ ‘Howard’ ‘Recurvifolium’ ‘Silver Star’ ‘Variegatum’	Japanese Privet Round-leaf Japanese Privet Howard Privet Wavy-leaf Japanese Privet Silver Star Variegated Japanese Privet

SHRUBS, EVERGREEN (cont):	
Botanical Name	**Common Name**
Ligustrum lucidum ‘Compactum’ ‘Davidson Hardy’ ‘Tricolor’ ‘Macrophyllum’	Glossy Privet Dwarf Glossy Privet Davidson Hardy Tricolor Macrophyllum
Ligustrum ovalifolium ‘Aureum’ or ‘Variegatum’	California Privet Aureum or Variegatum
Ligustrum sinense ‘Variegata’	Variegated Chinese Privet
Ligustrum vicaryi	Vicary Golden Privet
Myrica cerifera	Wax Myrtle
Myrica pensylvanica	Northern Bayberry
Nandina domestica	Nandina or Heavenly Bamboo
Prunus laurocerasus ‘Otto Luyken’ ‘Schipkaensis’ ‘Zabeliana’	Cherry or English Laurel Otto Luyken Schipka Laurel Zabel Laurel
Prunus caroliniana	Carolina Cherry Laurel
Prunus lusitanica	Portugal Laurel
Rhaphiolepis	Indian Hawthorn
Viburnum davidii	David Viburnum
Yucca aloifolia	Spanish Bayonet
Yucca filamentosa	Adam’s Needle
Yucca flaccida	Weakleaf Yucca
Yucca gloriosa	Spanish Dagger
Yucca smalliana	Bear Grass
Yucca recurvifolia	Curve-leaf Yucca

Other species may be acceptable upon approval by the Town Planning Official.

ARTICLE 8
PARKING

800 Off-street Parking

a. Off-street parking spaces required by district regulations shall be located on the same lot as the principal use, or on a lot within 400 feet of the main entrance to the principal use which under the same ownership as the principal use or has been legally restricted for parking in connection with the principal use, and shall have required buffer and landscape areas.

b. Required off-street parking for a commercial or industrial use may extend up to 50 feet into a residential zoning district provided: 1) the parking area adjoins the property on which the principal commercial or industrial use is located; (2) the parking area access is to the same street as the principal use; and (3) the parking area has a Type B buffer area along residential lot lines and required landscaping.

c. Combined parking areas serving two or more principal uses shall contain spaces equal in number to the total of spaces required for all principal uses served.

801 Parking Space Requirements

Off-street parking spaces shall meet the following design standards.

Parking space dimensions	Angle parking: 9 feet by 19 feet; provided, 10% may be 8.5 feet by 18 feet Parallel parking: 9 feet by 24 feet; Handicapped: 12 feet by 20 feet, or 8 feet by 20 feet, with 8 foot isle.
Minimum isle widths:	90 degree parking - 25 feet; 60 degree parking - 18feet 45 degree parking - 13 feet; parallel parking - 10 feet; Street rights-of-way may not be considered as aisles for adjacent off-street parking
Paving and marking requirements	A parking area, including driveways containing 10 or more parking spaces shall be surfaced with an all-weather impervious material, and spaces shall be marked with painted lines.
Lighting requirements	A parking area open for night use shall have a minimum for one 9000lumen overhead light for each 25 parking spaces or major portion thereof
Parking spaces for handicapped persons	One parking space for handicapped persons shall be provided for each 25 parking spaces, or fraction thereof, except for dwellings of less than 20 units, meeting federal and State requirements, with access to ramps, walkways, and entrances without moving behind parked vehicles.

802 Off-street Loading and Unloading Spaces

Except the C-1 – General Commercial District, each lot used for commercial or industrial purposes, or multifamily residences with more than 10 units, shall provide off-street space for loading and unloading as follows:

Access	Each space shall have access from an alley or public street
Dimensions	Each space shall be a minimum of 12 feet by 40 feet, clear of obstructions
Space required:	Use Gross Floor Area (square feet) No. of spaces Retail business for each 5,000 1 Wholesale, industrial governmental, institutional educational, medical, assembly 25,000 1 25,001 - 99,999 2 100,000 - 159,000 3 160,000 - 239,999 4 240,000 - 349,000 5 each additional 100,000 or fraction 1 Multifamily residence with 10 or more units 1

803 Parking of Recreation, Commercial, and Unlicensed Vehicles

(1.) No commercial vehicle, trailer, or semi-trailer with more than six wheels shall be parked or stored on any lot in a residential district, except for temporary loading or unloading. The Board of Zoning Appeals may grant a variance in case of unnecessary hardship.

(2.) No vehicle, trailer, or semi-trailer subject to State licensing which does not display a current license shall be parked or stored on any lot in a residential district, except in an enclosed building.

(3.) No more than one travel or camping vehicle per family living on the premises shall be permitted to be parked on a lot in any residential zone; and the vehicle shall not be occupied temporarily or permanently while it is parked or stored, except in an authorized mobile home park.

ARTICLE 9
SIGNS

900 Purpose

The purpose of this Article is to promote the safety of persons and property by providing that signs:

1.Safety

a. Do not create traffic hazards by distracting or confusing motorists, impairing motorists' ability to see pedestrian traffic signs, other vehicles, obstacles, or to read traffic signs.

b. Do not create a hazard to collapse, fire, collision, decay or abandonment.

c. Do promote the aesthetics, safety, health, morals and general welfare and the assurance of protection of adequate lights and air within Pine Ridge by regulation of the posting, displaying, erection, use and maintenance of signs.

2. Information - Promote the efficient transfer of general public and commercial information through the use of signs.

3. Public welfare - Protect the public welfare and enhance the overall appearance and economic value of the landscape and preserve the unique natural environment that distinguishes the town.

901 Definitions

Except as specifically defined herein, each word used in this article has its customary definition in a dictionary of American English. For the purpose of this Article, certain words or terms used are herein defined as follows:

Abandoned sign: A permitted sign that was erected on property in conjunction with a particular use which use has been discontinued for a period of 30 days or more, or a permitted temporary sign for which the use permit has expired.

Back-to-back sign: A sign constructed on a single set of supports with messages visible on any side, provided that double message boards are physically contiguous.

Banners, pennants and balloons: Any animated, rotating, fluttering of non-stationary device made of flexible materials designed to attract attention.

Billboard sign: A permanent sign in a fixed location which meets any one or more of the following criteria: (1) it is used, in whole or in part, for the display of off-site commercial messages; (2) it constitutes principal, separate or secondary use, as opposed to an accessory, ancillary or appurtenant use, of the parcel on which it is located; (3) an outdoor sign used as advertising for hire or general advertising, i.e., on which display space is made available to parties other than the owner of the sign or the property on which it is placed, or (4) an off-site outdoor advertising sign on which space is leased or rented. (*Added 8-11-15/2015-06)*

Canopy: A structure constructed of rigid materials including, but not limited to metal, wood, concrete, plastic, canvas or glass, which is attached to and supported by a building or by columns, poles or braces extended to the ground. (*Amended 8-11-15/2015-06)*

Canopy sign: Signs that are erected on a separate, freestanding roof-like covering. (*Amended 8-11-15/2015-06)*

Changeable copy sign: Changeable copy signs are signs or portions thereof with characters, letters, or illustrations that can be changed or rearranged by any means (manual, electronic [digital], atmospheric, mechanical, remote, etc.) without altering the face or surface of the sign. For the purposes of this Article, a sign on which the message or image changes more often than once every ten (10) seconds shall be considered a sign employing a confusion of motion and is not allowable.

Commercial or industrial center: Two or more separate occupancies located within the same or adjacent buildings or building on the same commercial or industrial plat of record.

Dilapidated sign: Any sign that is structurally unsound, has defective parts or is in need of painting or maintenance.

Directional sign:

a. A sign, permanently erected or permitted in the public right-of-way or on private property by the Town of Pine Ridge, Lexington County, State of South Carolina, or other governmental agency to denote the name of any thoroughfare, the route to any city, town, village, educational institution, public building, historic place, religious shrine or hospital, to direct and regulate traffic to denote any railroad crossing, bridge, or other transportation or transmission *company* for the direction or safety of the public. (*Amended 8-11-15/2015-06)*

b. An on-premises temporary sign that contains information regarding the time and place of regular meetings of civic or religious groups.

Directory sign: A sign listing only the names and/or use, or location of more than one business, activity or professional office conducted within a building, group of buildings or commercial center.

Double-faced sign: A sign with two faces, which are usually, but necessarily, parallel.

Electrical sign: A self-illuminated sign or sign structure in which electric wiring, connections and/or fixtures are used as part of the sign proper.

Electronic Message Board: An electrical or electronic sign using digital technology or a pattern of lights to form static images, various words or graphics which is capable of changing copy continuously. (*Added 8-11-15/2015-06)*

Existing sign: Any sign that was erected, mounted, or displayed prior to the adoption of this article.

Façade: The vertical exterior surface of a building which faces a right-of-way or property line and includes main street wall face, parapet, fascia, windows, doors, canopy and roof. (*Amended 8-11-15/2015-06)*

Fixed projecting sign: A sign, other than a flat sign, which extends outward for more than six inches from the façade of any building and is rigidly affixed thereto.

Flashing sign: Any lighted or electrical sign that emits light in sudden transitory bursts.

Flat sign: A sign erected parallel to *and* extending not more than 12 inches from the façade of any building to which it is attached and supported throughout its entire length by the façade of the building and not extending above the building. (*Amended 8-11-15/2015-06)*

Free-standing sign: A sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or other support.

Frontage: The length of the property line of any one premises parcel serving as a public right-of-way line.

Frontage wall face: The building façade, excluding parapet, fascia, soffit, mansard and roof, which face a frontage of the premises.

Height of sign: The vertical distance measured from the top of the average elevation of the nearest road centerline to the top of the sign face or sign structure, whichever is greater.

Illuminated sign, External: Any sign which is directly lighted by an external source.

Illuminated sign, Internal: Any sign, which transmits light through its face or any part thereof.

Inflatable sign: A sign that is either expanded to its full dimensions or supported by gasses contained within the sign, or sign parts, at a pressure greater than atmospheric pressure.

Ingress/egress sign: A sign, which designates only the direction of ingress or egress of a parking area or driveway, such as In, Out, One-way, Do Not Enter or No Exit.

Moving message board: Any electrical sign having a continuous message flow across its face by use of lights or other electrical impulses forming various words or designs, such as a time and temperature sign.

Nonconforming sign: Any sign which has a valid permit, was erected or displayed prior to the effective date of this Article or any subsequent amendment hereto and does not conform to any provision of this Article.

Occupancy: Any use or activity upon the premises.

Off-premises sign: Any sign located or proposed to be located at any place other than within the same platted parcel of land on which the specific business or activity being promoted on such sign is itself located or conducted. For purposes of this Article, easements and other appurtenances shall be considered to be outside such platted parcel of land and any sign located or proposed to be located in an easement or other appurtenance shall be considered an off-premises sign. Sign identifying public service, religious or civic club organizations not to exceed 4 square feet as approved by the Planning Official are exceptions to this definition.

On-premises sign: Any sign located or proposed to be located at any place, if otherwise permitted by this article, within the plat of record for the business or their activity identified on such sign.

Painted wall sign: A sign painted directly on any exterior building wall or door surface, exclusive of window and door glass areas on any outside wall or roof or on glass of any building.

Panel: The primary surface of a sign upon which the message of the sign is carried.

Parapet: A vertical false front or wall extension. (*Amended 8-11-15/2015-06)*

Pennant: See definition for banners, pennants and balloons in this section.

Permitted sign: a sign for which a valid permit has been issued.

Political sign: A sign erected by a political candidate, group or agent thereof, for the purpose of advertising a candidate or stating a position regarding an issue upon which the voters of the town shall vote.

Portable sign: Any sign which is not permanently affixed to a building, structure, or the ground, or which is attached to a mobile vehicle. No portable sign shall be displayed for longer than thirty days, unless extended by the Planning Official. **(***Amended 8-11-15/2015-06)*

Premises: The plat of record, which is affected either directly or indirectly by the contents of this Article.

Project sign: Any sign erected and maintained on the premises temporarily while undergoing construction by an architect, contractor, developer, finance organization, subcontractor or materials vendor upon which property such individual is furnishing labor, services or material.

Public right-of-way line: The line where the property meets the public right-of-way at the public street or public waterway, provided that this definition shall not include unimproved alleys, easements or other similar dedicated uses.

Public way: Any street, highway, road, path or right-of-way, whether privately or publicly owned, which is designed or used for vehicular or pedestrian traffic either by public right or custom, or by initiation of 2 or more common owners.

Real estate sign: A temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, for lease or for sale.

Roof: The exterior upper covering of the top of a building.

Roof sign: A sign erected over or on, and wholly or partially dependent upon the roof of any building for support, or attached to the roof in any way.

Rotating sign: Any sign which revolves around one or more fixed areas.

Seasonal/holiday sign: A sign, used for emphasizing the celebration of a historical American holiday, which is erected for a limited period of time. **(***Amended 8-11-15/2015-06)*

Sidewalk or sandwich sign: A movable sign not secured or attached to the ground or any building, structure or on a person. **(***Amended 8-11-15/2015-06)*

Sign: Any letters, pictorial or graphic representation, symbol, insignia, emblem, flag, banner, illuminated or animated device, displayed in any manner whatsoever, which directs attention of persons to such device, and which is located within the view of the general public from a public way. Customary graphics found on vending machines, newspaper dispensers and similar machines shall not be considered as signs. (*Amended 8-11-15/2015-06)*

Sign, area of: The square foot areas enclosed by the perimeter of the sign face. With respect to signs which are composed of individual symbols, letters, figures, illustrations, message, forms or panels, sign area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background on which they are displayed, any frame around the sign and any "cutouts" or extensions, but shall not include any supporting structure or bracing.

Sign structure: A supporting structure erected, used or intended for the purpose of identification or attracting attention, with or without a sign thereon, situated upon or attached to the premises, upon which any sign may be fastened, affixed, displayed or applied, provided, however, this definition shall not include a building, fence, wall or earthen berm. (*Amended 8-11-15/2015-06)*

Snipe sign: A sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes or fences, or to other objects, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.

Special event sign: A sign that carries a message regarding a special event or function that is of general interest to the community.

Swinging sign: A sign that is attached to a bracket, arm or mast and is not permanently fastened to a wall or pole. (*Amended 8-11-15/2015-06)*

Time and temperature sign: An electrical sign using lights going on and off periodically to display the current time and temperature in the community.

Traffic direction/safety sign: A sign that is on-premises consisting of type and/or an arrow and is designed, sized and erected solely for the purpose of vehicular or pedestrian traffic direction or safely. Said sign shall have no advertising words or phrases.

Vehicle sign: A permanent or temporary sign affixed, painted on or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is displayed in public view under such circumstances as to location on the premises, time of day, duration, availability of other parking space on the premises, and the proximity of the vehicle to the area on the premises where it is loaded, unloaded or otherwise carries out its principal function, which circumstances indicate that the primary purpose of said display is to attract the attention of the public rather than to serve the business of the owner thereof in the manner that is customary for said vehicle.

Window sign: Any sign that is painted on, applied to, attached to or projected upon or within the exterior or interior of a building glass areas, including doors, or located within 15 feet of the interior of a building glass area including doors, whose identification, message, symbol, insignia, visual representation, logotype, or any other form that communicated information, can be read from off premises contiguous property or public right-of-way.

Window sign, temporary: A window sign of a temporary nature used to direct attention to the sale of merchandise, or a change in the status of the business, including, but not limited to sign for sales, specials, going out of business, and grand openings.

902 Existing Signs

902.1. Illegal Signs

Any sign erected or existing as of the effective date of this article which does not have a valid permit from the Town, or any sign so reclassified pursuant to Section 902.3 and prohibited by Section 903, is hereby deemed to be an illegal sign and such sign and the person or persons responsible for such sign shall be subject to the provisions of Section 908 of this ordinance. (*Amended 8-11-15/2015-06)*

902.2. Legal Signs

Any existing and permitted sign which complies with the provisions of this article, and any subsequent amendment hereto, is hereby deemed to be a legal sign. Any proposed alteration to or relocation of such sign shall not be undertaken until the permit required pursuant to Section 907 has been issued, unless the proposed alteration is specifically exempt from such permit requirement pursuant to Section 904.2. (*Amended 8-11-15/2015-06)*

Any legal sign which does not comply with the provisions of the article solely due to the enactment of amendment hereto subsequent to the effective date of this article shall, upon the effective date of such amendment, become a nonconforming sign and subject to the provisions of Section 902.3. (*Amended 8-11-15/2015-06)*

902.3. Nonconforming Signs

Any sign erected or existing as of the effective date of this article which has a valid permit from the Town, but which does not conform to the provisions of this article, or any sign pursuant to Section 903, is hereby deemed to be a nonconforming sign. A nonconforming sign may be maintained only by painting or refinishing the surface of the sign face or sign structure so as to keep the appearance of the sign as it was when the Town permit tag was affixed. Upon a determination by the Administrator and notice to the permittee that a nonconforming sign has become dilapidated or structurally unsound, such sign shall be moved within twenty (20) days unless an appeal of such determination has been previously filed with the Town. Any structural or other substantive maintenance to the conforming sign shall be deemed an abandonment of the nonconforming sign, shall render the prior permit void and shall result in the reclassification of such sign as an illegal sign pursuant to Section 902.1. All nonconforming signs must be replaced with or made to comply with Section 905 and 906 within five (5) years of becoming nonconforming. (*Amended 8-11-15/2015-06)*

Any nonconforming sign may become a legal sign if, after compliance with the provisions of Section 907 of this ordinance, it is brought into conformity with the provisions of this article. (*Amended 8-11-15/2015-06)*

903 Prohibited Signs

903.1 Prohibited Signs

Except as may be hereinafter specifically permitted, it shall be unlawful after the effective date of this article, or any amendment hereto, for any person to erect, place or use within the Town, when visible from any public way, any of the following signs.

1. Swinging signs.
2. Sidewalk and sandwich signs except civic, charitable, religious or athletic organizations when first approved by the Administrator in accordance with Section 906.2. (Amended 8-11-15/2015-06)
3. Banners, pennants and balloons except civic, charitable, religious or athletic organizations when first approved by the Administrator in accordance with Section 906.2. (Amended 8-11-15/2015-06)

4. Off-premises signs.
5. A sign which contains any moving, flashing, animated lights, visible moving or movable parts, or giving the appearance of animation.
6. Roof signs.
7. Vehicle signs.
8. Any sign which emits a sound, odor or visible matter.
9. Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit way.
10. Any sign and/or sign structure which obstructs the view of, may be confused with or purports to be a governmental or traffic direction/safety sign.
11. Any sign or sign structure other than free-standing and vertical wall extension, any portion of which extends above the parapet, building roof line or canopy against which the sign is located.
12. Signs displaying intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, rescue vehicles or other warning signals, and signs using the words "stop", "danger", or any other word, phrase, symbol, or character in a manner that might mislead or confuse motorist. (Amended 8-11-15/2015-06)
13. Moving message and time and temperature signs.
14. Except as otherwise provided, no sign whether temporary or permanent, except by a public agency, is permitted within any street or highway right-of-way.
15. Signs painted on or attached to trees, fence posts, rocks or other natural features, telephone or utility poles or painted on the roofs of buildings visible from any public thoroughfare.
16. Abandoned or dilapidated sign.
17. Any sign which exhibits statements, words or pictures of obscene or pornographic subjects.
18. Portable signs except civic, charitable, religious, or athletic organizations when first approved by the Administrator in accordance with Section 906.2. (Amended 8-11-15/2015-06)
19. Signs affixed to a private residence or dwelling or displayed upon the grounds thereof, except one (1) personal identification sign not exceeding two (2) square feet, and one (1) non-illuminated "For Sale" or "For Rent" sign not exceeding six (6) square feet.
20. Inflatable signs.
21. Rotating signs.
22. Cardboard, poster board, plywood or OSB signs. (Added 8-11-15/2015-06)
23. Bench signs. (Added 8-11-15/2015-06)
24. Billboard signs. (Added 8-11-15/2015-06)

904 Permissible Signs

904.1. Permit Required

Unless specifically exempted pursuant to Section 904.2, no sign or sign structure shall be extended, displayed, moved or relocated, or altered, unless specifically exempted pursuant to Section 904.3, until a permit fee has been paid and a sign permit issued by the Administration pursuant to Section 907 of this ordinance. *(Amended 8-11-15/2015-06)*

904.2 Signs Exempt from Permit Requirement

A permit is not required for the following types of signs, after proper notification is made to the Administrator:

1. An official sign or notice issued by any court, public agency or office.
2. A traffic directional, warning or information sign authorized by any public agency.
3. A private street or road name sign or a traffic directional sign which does not exceed four (4) square feet per sign face.
4. A No trespassing, No hunting, No fishing, No loitering and like signs not exceeding one (1)

square foot in area.

5. Any on-premises sign not exceeding one (1) square foot in area.
6. A residential real estate sign not to exceed six (6) square feet.
7. An ingress/egress sign which does not exceed four (4) square feet per sign face.
8. Signs announcing candidates seeking public office or relating to any election or public referendum. Such signs shall be confined to placement on private property and not exceeding fifteen (15) square feet per sign face. Such signs shall be removed within seven (7) days after the election or referendum has been decided.
9. Temporary garage sale signs in residential districts. Limitations: advertisement contained on any garage sale sign shall be limited to "Garage Sale" and address only and shall not exceed four (4) square feet per sign face. Sign must not be placed more than seven (7) days before the event and removed within twenty-four (24) hours of event. In accordance with the Zoning Ordinance Section 612.1, garage sales shall not be advertised by more than one off-site advertising sign and one on-site advertising sign. (*Added 8-11-15/2015-06)*

904.3. Sign Alterations Exempt from Permit Requirements

A permit is not required prior to engaging in sign alterations if such alterations involve only:

1. The changing of copy on a permitted changeable copy sign.
2. The painting or refinishing of the surface or a sign face or sign structure of a permitted sign so as to keep the appearance of such sign as it existed on the date such sign received a permit tag.

905 General Sign Standards

905.1. Setback from Right-of-Way

In order to provide room for future bicycle paths or sidewalks, all signs shall be required to be set back at least ten (10) feet from the street right-of-way. However, if a bike path or sidewalk exists or has been planned in such a manner as to make this impractical, this setback may be reduced or waived by the Administrator. The location and width of any easement proposed for public dedication must be acceptable to the Administrator. No sign shall be erected or maintained on any corner lot within the line connecting points on the street lot line 20 feet distance from the corner.

905.2. Sign Illumination

Electrical requirements. Electrical requirements pertaining to signs shall be prescribed by the National Electrical Code, latest edition.

If externally illuminated, signs shall be illuminated only by the following means:

(a) By a white, steady stationary light or reasonable intensity shielded and directed solely at the sign or from within the sign.
(b) Light sources to illuminate signs shall be shielded from all adjacent residential buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or auto drivers or so as to create a nuisance to adjacent residential districts.

905.3. Material and Style

1. Signs shall not have light-reflecting backgrounds but may use non-moving light-reflecting lettering.
2. The various parts of a sign shall be compatible.
3. Any multi-faced sign shall have the same name and same message on all used faces.
4. All signs shall be of standard geometric shapes.
5. Signs shall not be of or contain a commercial sponsor name or motif (soda bottles, hamburgers, or other figures) or other outdoor commercial displays.

905.4. Dimension and Quantity (*Amended 8-11-15/2015-06)*

1. Area and quantity. The area and quantity of any sign face shall conform to the following:
    a. Major residential development consisting of more than 301 dwelling units shall be permitted one (1) freestanding sign per entrance with not more than two hundred forty (240) square feet of sign face per sign, equally divided among not more than four (4) sign faces. No single sign face shall exceed one hundred twenty (120) square feet.
    b. Secondary residential development consisting of three hundred (300) dwelling units or less, but more than one hundred and one (101) dwelling units, shall be permitted one freestanding sign per entrance with not more than one hundred sixty (160) square feet of sign face per sign equally divided among not more than four (4) sign faces. No single sign face shall exceed eighty (80) square feet.
    c. Minor residential development consisting of one hundred (100) dwelling units or less shall be permitted one (1) freestanding sign per entrance with not more than eighty (80) square feet of sign face per sign equally divided among not more than four (4) sign faces. No single sign face shall exceed forty (40) square feet.
    d. Major commercial development consisting of retail and public commercial uses, either exclusively or mixed with residential uses, which contain seventy-five thousand (75,000) square feet or less, but more than twenty-five thousand (25,000) square feet, of heated floor space open to the public shall be permitted one (1) freestanding sign per entrance but no more than two (2) identification signs for the development. Said signs shall not have more than one hundred sixty (160) square feet of sign face per sign equally divided among not more than four (4) sign faces. No single sign face shall exceed eighty (80) square feet, excepting that if the commercial use herein is mixed with residential use which exceeds three hundred and one (301) dwelling units, the provisions of subparagraph (1) shall apply to said development.
    e. Minor commercial development consisting of retail and public commercial uses, either exclusively or mixed with residential uses, which contains twenty-five thousand (25,000) square feet, of heated floor space open to the public shall be permitted one (1) freestanding sign per entrance, but no more than two (2) identification signs for the development, with not more than eighty (80) square feet of sign face per sign equally divided among not more than four (4) sign faces. No single sign face shall exceed forty (40) square feet, excepting that if the commercial use herein is mixed with residential use which exceeds one hundred and one (101) dwelling units, the provisions of subparagraph (a) or (b) shall apply, as the case may be.
    f. A commercial development consisting of retail and public commercial uses which contains two thousand five hundred (2,500) square feet or less of heated floor space open to the public shall be permitted one (1) freestanding sign. Said sign shall not have more than forth (40) square feet of sign face equally divided between not more than two (2) sign faces. If an applicant in this category shall waive the right to have a freestanding sign, the applicant shall be permitted to exceed the building sign, wall graphics, and window graphics limitations of Section 906.1 by fifty (50) percent. (*Amended 8-11-15/2015-06)*
    g. Development in the Industrial or Public and Semi-Public districts shall be permitted one (1) freestanding sign. Said sign shall not have more than forty (40) square feet of sign face equally divided between not more than two (2) sign faces. If an applicant in this

category shall waive the right to have a freestanding sign, the applicant shall be permitted to exceed the building sign, wall graphics, and window graphics limitations of Section 906.1 by fifty (50) percent. (*Added 8-11-15/2015-06)*

h. Developments which, because of their composition may qualify for more than one of the above categories, may select the single category that provides them with the largest sign. The above categories shall not be cumulative.
i. Height - The maximum height of any freestanding sign shall not exceed twelve (12) feet above the average elevation of the nearest public highway.
j. The bottom edge of the sign face shall not exceed four (4) feet in height from average grade.
k. Width - The maximum width of the entire sign structure shall not exceed twenty (20) feet.
l. Structure Size: The size of the support structure for any freestanding sign shall not exceed the sign face by more than 100%.

906 Special Sign Standards

906.1. On-Premises Sign Standards

1. Building and wall graphics signs shall not occupy more than ten (10) percent of the signable space on any one facade of a building, with a maximum size of the sign limited to forty (40) square feet.
2. Window graphics, which otherwise comply with this article, may be displayed, provided no more than twenty-five (25) percent of the area of a window may be occupied by signage.
3. Freestanding signs on any premises shall be spaced at minimum two hundred (200) foot intervals along each public way that views the premises. In the event that less than two hundred (200) feet of any premises is visible from any one public way, only one sign shall be permitted along that public way, notwithstanding that a greater number of signs may be permitted by Section 905.4, 906.3 and 906.5 herein. (*Amended 8-11-15/2015-06)*
4. Obstruction - An on-premises sign shall be erected so as to not obstruct or impair driver vision at business ingress/egress points and intersections.

906.2 Temporary Signs and Standards

1. Types - The following types of signs are classified as temporary signs:
   a. Special event signs.
   b. Grand opening, or going-out-of-business and sale signs of business and services.
   c. Signs for work under construction.
   d. Land subdivision or development signs.
   e. Signs advertising the sale or lease of property upon which they are located.

2. Area; Height; Location
   a. Area. The total area of temporary signs shall not exceed sixty-four (64) square feet or thirty-two (32) square feet per sign face, except for real estate signs for residential property, which shall not exceed the limitations of Section 904.2.6. (*Amended 8-11-15/2015-06)*
   b. Height. The lower edge of the sign face shall not exceed four (4) feet in height from the average grade. The maximum height of temporary signs shall not exceed eight (8) feet. (*Amended 8-11-15/2015-06)*
   a. Location.
      i. No temporary sign shall be located so as to obstruct or impair driver vision at
      ii. business ingress/egress points and at intersections.

iii. No temporary sign shall be located nearer than one hundred (100) feet to any church, cemetery, public building, historic site or district, and intersection of two (2) or more public streets or highways.

iv. Temporary signs are not to be located any closer than one hundred (100) feet from any other sign on the same premises.

b. Time Limits:

i. Special event signs - Special event sings may be erected no sooner than fourteen (14) days preceding a special event and shall be removed within forty-eight (48) hours following the special event. The same or similar special event shall not be advertised more frequently than four (4) times a year.

ii. Grand opening signs - Temporary grand opening signs shall be erected for a period not to exceed fourteen (14) days.

iii. Going-out-of-business and sale signs - Going-out-of-business and sale signs may be erected for a period not to exceed thirty (30) days for going-out-of-business signs and fourteen (14) days for sale signs.

iv. Project signs - Signs for work under construction may be erected upon the issuance of a final development permit on the construction site during the construction and shall be removed within seven (7) days following the issuance of the certificate of occupancy.

v. Signs announcing the subdivision of land - Temporary signs announcing the subdivision of land may be erected on the land being developed and shall be removed when one hundred percent (100%) of the development lots are conveyed, or for a term not to exceed six (6) months, whichever comes sooner. An extension may be permitted by the Administrator.

vi. Removal - Signs advertising the sale or lease of property shall be removed at the completion of the transaction advertised or for a term not to exceed six (6) months, whichever comes sooner. An extension may be permitted by the Administrator.

c. Permits –

i. Unless specifically exempted pursuant to Section 904.2 or Section 904.3, a temporary sign is subject to the permit requirements of Section 907. (*Amended 8-11-15/2015-06)*

906.3. Real Estate Signs

One (1) commercial real estate sign, not exceeding six (6) square feet in sign area per face and, if freestanding, not exceeding four (4) feet in height shall be permitted. Property with two (2) or more on-premises frontages shall be permitted one (1) additional sign per frontage.

906.4. Canopy Signs

A commercial center shall be permitted one (1) canopy sign per occupancy, not to exceed six (6) feet in length and eighteen (18) inches in height, placed entirely under a canopy (marquee) directly in front of said location, identifying the occupancy.

906.5. Message Boards for Institutional Use

Message board signs are digital or manual changeable copy signs that are permitted only for institutional

uses and are intended to provide schedules of events, rules, regulations, announcements, or similar messages, excluding commercial advertisement or promotional messages (refer to regulations for changeable copy signs below). Institutional uses are nonprofit and quasi-public organizations and government-owned or government-operated uses. Institutional uses include public and private schools, religious institutions, hospitals, libraries, recreational, civic, municipal, and other institutional uses including historic markers that are allowable in any zoning district under the zoning district regulations. Message boards for institutional use are permitted as follows:

1) One (1) such sign oriented per street frontage per premise may be erected. The maximum sign surface area of an institutional use message board sign that contains no facility identification or logo shall be no greater than 20 square feet. If the principal identification sign and the message board are combined to serve as one (1) sign, the maximum surface area shall be 45 square feet.
2) The maximum height is 12 feet. Where additional height is required to raise the base of the sign to mean elevation (average street level) of the fronting street, the Planning Official may allow greater heights.
3) Message board signs shall be set back from the right-of-way per the setback requirements of these regulations.
4) Signs shall be illuminated as specified in the illumination provisions of these regulations.
5) Such signs may not include commercial advertisement or promotional messages of any sort.
6) Locations with permanent message board signs shall not employ the use of temporary signs of any type.

906.6 Changeable Copy Signs

Changeable copy signs are signs or portions thereof with characters, letters, or illustrations that can be changed or rearranged by any means (manual, electronic [digital], atmospheric, mechanical, remote, etc.) without altering the face or surface of the sign. For the purposes of this Article, a sign on which the message or image changes more often than once every ten (10) seconds shall be considered a sign employing a confusion of motion and is not allowable. Digital changeable copy signs are permitted as follows:

1) Digital changeable copy is permitted only on permanent principal freestanding signs and marquees and shall comply with all the regulations of freestanding and marquee signs as applicable.
2) Sign copy or image shall maintain a static message or image for at least fifteen (15) seconds.
3) The actual change between sign message and/or image shall be instantaneous.
4) Changeable copy signs shall not employ motion or the illusion of motion by any means to depict action or create a special effect or scene.
5) Such signs are not permitted to create the illusion of blinking, alternating, chasing, contracting or expanding, flashing, fading, repeating, oscillating, pulsating, rotating, rolling, running, scrolling, strobing, or twinkling, or to simulate moving video images, etc.
6) Signs shall not employ flashing lights or lights of changing degree or intensity of color.
7) Signs containing changeable copy produced by light emitting diodes (LEDs), incandescent or low voltage lamps or bulbs, or cathode ray tubes (CRTs) shall include automatic brightness compensation features to adjust brightness to compensate for sun angle and ambient light conditions and to ensure that the sign is visible but not necessarily radiant.
8) Digital changeable copy signs, including digital message board signs, shall not be operated between the hours of 10:00 p.m. and 5:00 a.m. if located 300 feet of a residential dwelling unless the sign face is visually obscured from the residence.

906.7 Multiple-Use Shopping, Business, Office and Professional Centers; Freestanding Directory Signs

1. Any multiple-use shopping, business, office and professional center or mall shall be allowed to have not more than two (2) freestanding directory signs for individual businesses provided they meet the following requirements:
   i. Information - Signs shall be for directory information purposes only.
   ii. Location - Either the area of the directory sign shall be contained within the limits for total signage area at said center or mall or the sign shall not be visible from any public way.

2. Freestanding signs on outlying parcels that do not have direct traffic access to the adjacent roadway will be permitted a sign of one-half (2) the size authorized in Section ~~6-4~~ 905.4. (*Amended 8-11-15/2015-06)*

906.7 Petroleum Service Stations

Petroleum products pumps and dispensers which are within view of a public way shall be permitted to display only information required by law and in addition, the brand name and type of product being dispensed.

Premises which dispense retail bulk petroleum products by pump shall be permitted one (1) additional sign on the premises announcing the price per gallon of no more than four (4) products with characters not exceeding twelve (12) inches in height. In lieu of the one (1) additional sign permitted above, the price per gallon may be displayed on each individual pump structure with characters not exceeding six (6) inches in height.

906.8 Flags

Non-governmental flags are deemed to be signs and shall be subject to the provisions of this article, except that no such flag shall exceed forty (40) square feet per face.

Governmental flags must be displayed in a dignified non-commercial manner. No such flag shall exceed forty (40) square feet per face.

Flagstaff shall not exceed thirty (30) feet above grade.

907 Administration

907.1 Application for Permit

Where to apply - Any application for a sign permit shall be submitted to the Administrator on a form supplied by the Town.

Information required - The following information shall be submitted with an application for a sign permit:

1. Name, address, telephone number, and signature of the owner or duly authorized lessee of the premises granting permission for the construction, operation, maintenance, or displaying of sign or sign structure.
2. Name, address, telephone numbers, Town of Pine Ridge business license number and signature of sign contractor, if any. (*Amended 8-11-15/2015-06)*
3. Legal description and/or street address of premises or property upon which the sign is to be located.
4. The approximate value of the sign to be installed, including the installation cost.

5. Type of sign for which a permit is being sought.
6. One copy of a sketch, blueprint, blue line print or similar presentation drawn to scale and dimensioned, showing elevations of the sign as proposed on a building facade, awning or canopy; provided, further, the relationship to other existing adjacent signs shall also be shown. In the case of a freestanding sign, said sketches shall include a site plan showing the sign location and any existing or proposed landscaping which is affected by such sign. (*Amended 8-11-15/2015-06)*

If requested by the Administrator, copy of stress sheets and calculations indicating that the sign is properly designed for dead load and wind pressure in any direction, as required in Chapter 12 of the Standard Building Code.

If applicable, the appropriate Town of Pine Ridge zoning permit number.

Such other information as the Administrator may require which is necessary to verify full compliance with all applicable provisions contained in the Town of Pine Ridge Code of Laws.

907.2 Reserved. (*Amended 8-11-15/2015-06)*

907.3 Sign Permit Fees

1. Regular fee. When application for a permit is approved and before a permit is issued, a permit fee shall be paid based on the following schedule of rates (*Amended 9-13-16/2016-12)*:

a. Electrical (not electronic) signs:
i. Up to 40 square feet (each face) $50.00
ii. Over 40 square feet (per square foot, each face) $ 0.35

b. Non-electrical signs:
i. Up to 40 square feet (each face) $50.00
ii. Over 40 square feet (per square foot, each face) $ 0.35

c. Temporary signs:
i. Up to 32 square feet (each face) $10.00

d. Penalty fee
i. A double fee will be charged for sign(s) posted without prior permit.

907.4 Contents of Permit

Upon compliance with the provisions of this article, the Administrator shall make a decision to issue, deny or issue with conditions a permit for such sign structure within thirty (30) days of receipt of a complete permit application. Permits shall contain the following information (*Amended 8-11-15/2015-06)*:

1. The type of sign as defined in this article.
2. The street address of the property upon which said sign is proposed to be located and the proposed location of the sign on said property; in the absence of a street address, an acceptable method of location shall be used.
3. The amount of the fee paid for such permit.
4. The date of issuance.
5. In the case of a temporary sign, the date of expiration of permit.

907.5 Expiration of Permit

If the work described in the permit has not begun within six (6) months from the date of the permit, or within the time specified in a special exception, the permit shall expire and be void upon written notice by the Administrator. (*Amended 8-11-15/2015-06)*

907.7 Changes in Ownership or Removal

Transfer of ownership; dismantling or removal of sign - In the case of ownership transfer, provided no changes are made to the sign, or, if a permitted sign is dismantled or removed, the Administrator shall be notified. (*Amended 8-11-15/2015-06)*

908 Enforcement

908.1 Violation Notice

The Administrator and duly authorized staff shall have the authority to issue a sign violation notice and shall be empowered to enter upon the premises of any person subject to this article for the purpose of enforcing the provisions herein.

The Administrator shall serve written notice by mail upon the owner, or his agent, and the occupant of property upon which conditions exist in violation of this article requiring that the conditions be corrected or removed within thirty (30) days. The notice shall state the appeals and variance guidelines stated in Section 909. (*Added 8-11-15/2015-06)*

908.2 Reserved (*Amended 8-11-15/2015-06)*

908.3 Impoundment of Signs

1. The Administrator and staff shall have the authority to remove all signs, without notice to the owners thereof, placed within any street or highway right-of-way, signs attached to trees, fence posts, telephone and utility poles, other natural features, or signs otherwise prohibited by this article, and to impound them for a period of ten (10) days.
2. The owner of a sign impounded may recover same upon the payment of fifty dollars ($50.00) for each sign, prior to the expiration of the ten-day impoundment period; in the event it is not claimed within the ten (10) days, the Administrator shall have authority to dispose of such sign.

908.4 Penalties

Any person violating any provision of this ordinance shall be deemed guilty of an offense and shall be subject to a fine of up to $500.00 plus any applicable court assessments mandated by S.C. State Law or imprisonment for not more than thirty (30) days or both, upon conviction. Each day of violation shall be considered a separate offense. (*Amended 8-11-15/2015-06)*

909 Appeals

909.1 Appeal

Any person aggrieved, sign owner or applicant, or any officer, department, board or bureau of the municipality who alleges that the administrative official acted erroneously in enforcing this article may appeal the decision of that administrative official to the Board of Zoning Appeals. Such appeal, including any appeal fee, shall be filed within twenty (20) days of receipt of an official notice of decision.

909.2 Appeal Fee

A fee of one hundred dollars ($100.00) shall be paid for each appeal filed. If the decision of the appeal is in favor of the appellant, the fee shall be refunded.

ARTICLE 10
LAND DEVELOPMENT

1000 Coordination, Interpretation, and Conflict

The provisions of this Article shall be held to be minimum requirements. Where the conditions imposed by any provision of this Article are either more restrictive or less restrictive than any other applicable Federal, State, Lexington County, or Town of Pine Ridge statute, the more restrictive statute, imposing higher standards or requirements, shall govern.

1001 Coordination of this Article with the Lexington County Land Development Manual and Subdivision Ordinance

The Town of Pine Ridge, along with the other Lexington County municipalities, has entered into an agreement with Lexington County for the Lexington County Public Works and Community Development Departments to administer the Lexington County Land Development Manual and Subdivision Ordinance within incorporated Pine Ridge. "The purpose of the Land Development Manual (LDM) is to establish minimum standards of site grading, land development, and re-development projects within the unincorporated areas of Lexington County and other municipalities as approved by the Lexington County Council. This document contains the policies and procedures used by the Lexington County Public Works Stormwater Division (PW/SWD) to interpret and implement the Lexington County Stormwater Management Ordinance. The Manual provides parameters and criteria for addressing some of the specific issues which must be resolved during the planning, designing, construction and permanent stormwater maintenance phases of land development. The minimum standards for site grading, soil protection, and land development are intended to protect and promote the general welfare of all citizens by accomplishing these goals:

Clearly document the land disturbance permit application requirements and approval process;

1) Require the design and construction of safe and durable streets, right-of-way's, and parking lots;
2) Require the design, construction and maintenance of stormwater drainage systems that maintain, to the maximum extent practicable, a site's pre-development drainage characteristics in terms of flow rates, runoff volume, velocities, and pollutant load/concentrations;
3) Require complete and accurate designs and construction documents to ensure that grading and property issues are addressed;
4) Require land disturbance projects to contain the necessary measures to control erosion and sediment during construction;
5) Require land disturbance projects to contain the necessary measures to reduce stormwater pollution and protect water quality through good design features, maintenance requirements, and encouragement of the latest stormwater treatment technologies (engineered devices) and approaches (e.g. Low Impact Development, or LID);
6) Provide minimum standards for methods to improve water quality, prevent illicit discharges, and minimize stormwater runoff impacts due to increased flow volumes, velocities peak discharge rates, and pollutant loads from developed areas;
7) Prevent the alteration, diversion, or disturbance of watercourses that lie within a special flood hazard area without the prior approval from the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (USACE) through submittals of Letters of Map Revision (LOMRs), No-rise Certifications, or other appropriate documentation. Development in the floodplain shall be discouraged until all other possible alternatives have been exhausted and a reasonable and necessary use exists to develop in the floodplain. The PW/SWD shall be notified of any and all plans to develop areas within a floodplain;
8) Protect wetlands. All wetlands within a new development shall be delineated and verified by the

USACE and protected to the maximum extent possible or mitigated through other projects/mitigation banks. No disturbance of wetlands shall be allowed unless proper approval has been received from the USACE and Lexington County has been notified of such approval. Disturbance includes, but is not limited to, draining, grading, filling, discharging untreated and uncontrolled stormwater runoff, and removal of vegetation." (LDM 1:1)

The Lexington County Subdivision Ordinance provides for the procedures of reviewing and approval of the engineering plans (Preliminary Plat, Bonded Plat, and Final Plat) and general subdivision requirements concerning

1) Right-of-ways
2) Flood and drainage requirements
3) Roads
4) Lots
5) Naming of Subdivisions
6) Improvements
7) Variances

The intent of this Article is to provide specific Town of Pine Ridge land development standards, and to provide the submission, review, and approval process by the Town of Pine Ridge for land development projects within incorporated Pine Ridge. The submission requirements are designed to provide the Town with the information and data necessary to determine that a proposed land development project complies with the Town's zoning and land development requirements of this Ordinance. If both Pine Ridge Land Development and the Lexington County LDM and Subdivision regulations are applicable to a specific land development activity, both shall apply. Plans required by Lexington County shall not be a substitute for plans required by the Town of Pine Ridge for review and approval of land development projects.

1002 Interpretations and Conflicts

The provisions of this Ordinance shall be held to be minimum requirements. Where the conditions imposed by any provision of this Ordinance are either more restrictive or less restrictive than any other applicable Federal, State, Lexington County, or Town of Pine Ridge statute, the more restrictive statute, imposing higher standards or requirements, shall govern.

DIVISION 1
REGULATIONS FOR THE SUBDIVISION OF LAND AND THE CREATION OF LOTS

1003 Terms and Definitions

1) **Driveway -** A paved or unpaved area used for ingress or egress of vehicles, allows access from a street to a building, lot, structure, or facility, and that provides access to no more than two (2) parcels of land. Access to multiple buildings or parcels within Group Developments (refer to Division 2 of Article 10) is excluded from the two-parcel restriction.
2) **Easement -** A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures including fences and gates which restrict access. Access easements providing vehicular access to no more than two (2) parcels of land, or access easements to multiple parcel Group Developments, shall be classified as driveways for the purpose of this Ordinance. Access easements providing vehicular access to more than two (2) parcels of land shall be classified as streets.

3) **Lot -** A parcel of land considered as a unit. The terms *lot, property, plot, parcel*, or *tract*, whenever used in this Ordinance, are interchangeable.
4) **Lot of Record -** A lot that is recorded by plat or deed with the Lexington County Register of Deeds.
5) **Right-of-way:** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.
6) **Street -** Any publicly or privately maintained thoroughfare (street, road, drive, avenue, circle, way, lane, boulevard, etc.) or space which has been dedicated, deeded, designed, or used for vehicular traffic that provides access to more than two (2) parcels of land. Multiple parcel Group Developments are excluded from the two-parcel restriction. Streets constructed after the effective date of this Ordinance shall be constructed to all applicable engineering specifications. The terms *street* and *road* shall be used interchangeably in this Section.
7) **Street, Arterial** – A major highway designed to carry through traffic at higher vehicular speeds and volumes of traffic.
8) **Street, Improved** – Street constructed to Lexington County standards.

1003.1 Definition of Subdivision, SC Code of Laws 6-29-110

According to SC Code of Laws 6-29-1110, the term *subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any street or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record.

1003.2 Exemptions (Under SC Code of Laws 6-29-110)

The following are exempt from the definition of a subdivision and, as such, are not governed by the regulations for subdivisions of this Ordinance; however, exempt subdivisions are subject to applicable zoning district regulations. These exceptions are included within this definition only to require that the Planning Official be informed and have a record of the exempt subdivisions:

4) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance and other applicable regulations.
5) The division of land into parcels of five acres or more where no new street is involved (refer to the definition of street). Plats of these exceptions must be received as information by the Planning Official, which shall indicate that fact on the plats.
6) The combination or recombination of entire lots of record where no new street or change in existing streets (refer to the definition of street) is involved.

1004 Creation of Lots

Lots include existing lots of record and lots created by the subdivision of a tract or parcel of land. The word *lot* includes the words *parcel, plot, property,* and *tract.* As of the effective date of this Ordinance, the following regulations apply to the creation of all new lots of record including lots exempt for the definition of subdivision.

1) *Accessibility.* No lot, including lots exempted from the definition of subdivisions, may be created without vehicular and pedestrian access. All new lots must have direct access to a publicly dedicated street or an approved private street as provided for in this Ordinance. All publicly dedicated and approved private streets must be constructed to applicable engineering standards.

2) *Design.* The lot size, width, depth, shape, grade, and orientation shall be in proper relation to street and block design, to existing and proposed topographical conditions, and for the type of development and use contemplated.
3) *Dimensions and Street Frontage.* All lots shall meet the minimum area and dimensional requirements of the zoning district in which they are to be located. Except as otherwise provided in this Ordinance, a minimum street frontage of 50 feet shall be required for all lots created after the effective date of this Ordinance. The frontage of the lot shall be determined by the frontage that abuts a public or approved private street. Side lot lines shall be aligned at approximately right angles to straight street lines and radial to curved street lines.

4) *Double Frontage.* Residential subdivisions, where proposed for areas adjacent to arterial streets and roads, shall be denied direct access to and separated from such streets and roads by double or reverse frontage lots. Residential reverse frontage lots shall have a minimum rear yard of fifty (50) feet next to the arterial street, measured from the shortest distance of the proposed back building line to the street right-of-way. They shall also, within such rear yard and immediately adjacent to the right-of-way, have a non-access The Lexington County Warranty period is the two-year period after final plat approval and covers the design and performance of new streets and storm drainage systems to the satisfaction of the County Public Works Stormwater Division. planting screen easement of at least twenty (20) feet in depth planted to the perimeter yard landscaping requirements of this Ordinance. Alternately, the required buffer area may be held in common open space.

1004.1 Flag Lots and Lots Accessed by Easements

A flag lot is a lot with a dedicated access to a public road provided to the bulk of the lot by means of a narrow corridor. Except as provided herein, flag lots and lots accessed by access easements are not allowed for new lots created after the effective date of this Ordinance and flag lot subdivisions shall not be allowed. The Planning Commission may allow the creation of a flag lot or access easement under the following conditions:

A. to permit full use of a lot of record (existing lot) created and existing prior to the adoption of this Ordinance that does not meet the minimum 50-foot street frontage requirements.
B. To allow access to a division of land by gift conveyed by deed from one (1) member to another member of the same immediate family i.e. (husband, wife, mother, father, children, grandchildren, brothers, sisters). Land so divided may not be further transferred by sale or gift to any party other than a member of the same immediate family for a period of eighteen (18) months from the date the plat is approved for recording and shall be so notated on the plat. The Planning Official may waive the eighteen (18) month waiting period if the property owner can establish legitimate and compelling cause. The eighteen (18) month waiting period shall also be waived in the event of a judicial foreclosure.

When meeting the above, as determined by the Planning Commission, flag lots may be created and access easements may be permitted in accordance with the following development standards:

1) The other lot of record (lot providing access) meets all zoning requirements specified for the respective zone in which it is located, both before and after the subdivision, to create the access easement or flag lot.
2) The “flag” section of an existing flag lot, or an existing lot accessed by the access easement, shall meet or exceed the requirements, other than the minimum street frontage specified for the respective zone. The area of the access driveway of the flag lot or access easement shall not be included in computing minimum lot area requirements. Title to the access driveway must be conveyed by general warranty deed in the same manner as the title to the “flag” portion of the lot; or in the case of an easement, recorded with the deeds to the accessed lot and the lot providing access.

3) Driveway and access easement standards shall comply with the provisions of the Lexington County Planning Commission Access Policy.

4) Flag lots created under this Section may not be further subdivided.

1005 Street Frontage Lots on Cul-de-Sacs and on Curbs Less than 90 Degrees
The fifty-foot minimum street frontage requirement may be waived on lots abutting an approved cul-de-sac or on lots abutting sharp curbs with a radius of less than ninety degrees (90^0). However, the required street frontage on such lots shall not be less than County or State encroachment permit requirements to install driveways.

1006 Subdivision of Parcels on Unimproved (Non-paved) County-Maintained Roads
Subdivision of existing lots, parcels, and tracts of record (recorded with the Register of Deeds) fronting on an unimproved (dirt) county-maintained road that does not meet Lexington County standards shall require the road to be paved to County standards.

Note that if said subdivision requires a road (street) to be created to provide access, this subdivision shall be classified as a Major Subdivision with all required standards as prescribed by this Ordinance.

1007 Subdivision of Parcels on Pre-existing Private Roads
Per the Lexington County Subdivision Ordinance, this provision applies to those roads that existed prior to January 10, 1979; are not in the County, State, or Federal Road Maintenance System; and that access two or more parcels of land under different ownership. This type of private road shall not suffice as approved access for further subdivision of land without approval by the Lexington County Planning Commission. Approval shall also be required by the Pine Ridge Planning Commission for such roads within the Town Limits. Per this Ordinance, any private right-of-way, access easement, driveway, path, or any other access that is used for vehicular traffic and provides access to more than two lots is considered a road or street and must be constructed to applicable Lexington County standards before further subdivision of lots are allowed.

DIVISION 2
LAND DEVELOPMENT SUBMITTAL REQUIREMENTS AND APPROVAL PROCESS

1008 Land Development Application Types

1) Applications will be assigned to one (1) of the following five categories, as determined by the Planning Official, and processed accordingly:
    a. Exempt Subdivision (exempted from the definition of subdivision)
    b. Minor Subdivisions
    c. Major Subdivision
    d. Group Development
    e. Mixed-Use Planned Development (MPD)
        i. Conservation Design MPD

1008.1 Town of Pine Ridge Review by Type

1) The Planning Official shall review, and stamp for recording, plats for subdivisions meeting the exemption requirement and plats of re-surveys of previously recorded lots.
2) The Planning Official shall review and stamp for recording, plats for Minor Subdivision of two lots.
3) The Planning Commission shall review and approve Minor Subdivisions of more than two lots, Major Subdivisions, Group Developments, and Planned Development District (MPD) applications.
4) Town Council shall give final approval of MPD projects in its role in the zoning map amendment (re-zoning) process.

1008.2 Pre-application Conference
At the request of the applicant, the Planning Official shall arrange a pre-application conference to discuss requirements of this Ordinance, land development practices, proposed plans of the applicant, applicable provisions of the Comprehensive Plan, and related matters. The Planning Official shall invite all affected or interested agencies and may invite consultants and other persons with knowledge of land development practices and regulations.

1009 Submittal Requirements and Approval Processes for Exempt Subdivisions and Re-Survey Plats

1) The Planning Official shall determine that the proposed subdivision qualifies for and meets the requirements of an exempt subdivision, or the Planning Official shall make a determination that the submitted plat is a re-survey of a previously recorded plat.
2) Within ten (10) working days of submission of the plat, the Planning Official shall determine that the proposed exempt subdivision conforms to applicable zoning district regulations of this Ordinance and shall approve, approve with changes, or reject the plat. If rejected, changes, additional analysis, or other information necessary to make an approval determination shall be identified and transmitted to the applicant.
3) The Planning Official will transmit the approved plat to Lexington County.
4) Upon determination that all county conditions for approval have been met, the Planning Official shall sign and stamp the final plat as approved for recording.

1010 Submittal Requirements and Approval Processes for Minor Subdivisions
1010.1 Definition of a Minor Subdivision

1) A Minor Subdivision is a subdivision that involves the creation of five or fewer lots on an existing street meeting the requirements of this Ordinance.
2) A Minor Subdivision shall not include the extension of an existing Minor or Major Subdivision or development under the same ownership or control which would in effect create more than five contiguous lots.

1010.2 Two Lot Minor Subdivision Submittal Requirements and Approval Process
Minor subdivisions created by the division of one lot into two lots shall be reviewed and approved by the Planning Official through the following process:

1) The Planning Official shall review and approve plats of two lot minor subdivisions prior to the recording of the plat with Lexington County Register of Deeds. The purpose of this review is to assure that existing and proposed land parcels and structure are in compliance with all applicable zoning district regulations and regulations for the subdivision of land and the creation of lots of this Ordinance. Plats must display the correct Lexington County Tax Map Survey (TMS) number and shall be drawn to the Minimum Standards for the Practice of Land Surveying in South Carolina. Section 49-450 of the Minimum Standards Manual, states that plats must contain pertinent data and appropriate information. In addition to the information the Register of Deeds will require for recording a plat, plats submitted for approval shall contain enough pertinent data and appropriate information to make a determination of consistency with all applicable zoning and land development regulations. Plat approval is contingent upon this determination. The Planning Official shall create written guidelines that will assist and aide the applicant in submitting a plat with the pertinent information and data needed to make a determination of approval.
2) Within ten (10) working days of submission of the plat, the Planning Official shall determine that the proposed two lot minor subdivision conforms to applicable zoning district regulations of this Ordinance and shall approve, approve with changes, or reject the plat. If rejected, changes, additional analysis, or other information necessary to make an approval determination shall be identified and transmitted to applicant.

3) Approved plats shall be given to the applicant for transmission to the Lexington County Register of Deeds for Recording.

1010.3 Three, Four or Five Lot Minor Subdivision Submittal Requirements

Applicants requesting approval of a Minor Subdivision shall submit to the Planning Official a Minor Subdivision Plan. The Minor Subdivision Plan shall comply with the zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

1) **General Information**
   a. Name and address, including the telephone number of the developer/applicant and/or owner/applicant, and licensed contractor.
   b. North arrow, scale, and date, including revision dates.
   c. Tract boundaries and acreage.
   d. Tax Map Survey Number(s).
   e. Vicinity map.
2) **Site Information**
   a. Floodplain areas, wetlands, and storm drainage ditches
   b. Location, names, and right-of-way widths of existing streets within the subject track and existing and plotted streets adjacent to the subject tract.
   c. Location and dimensions of all existing rights-of-way and easements.
   d. Political lines, if applicable, and the position of the proposed development in relation to its surroundings indicating current land use (commercial, residential, vacant, etc.) and zoning designation of the subject site and adjacent property.
3) **Planned Improvements**
   a. Approximate locations, dimensions, and area of all proposed lots.
   b. Layout of all existing lots, including scaled dimensions of lots, zoning district setbacks, and lot numbers.
   c. Other site improvements. Site improvements shall address and demonstrate the project will comply with all applicable land development standards of this Ordinance to include:
      i. Site analysis
      ii. Phased clearing plans
      iii. Driveway standards
      iv. Water and Sewer Connections (if provided)
      v. Other applicable development standards

1010.4 Three, Four or Five Lot Minor Subdivision Approval Process

1) The applicant shall submit to the Planning Official ten (10) copies of the Minor Subdivision Plan drawn per the requirements stipulated in this section.
2) The Planning Official shall review the Minor Subdivision Plan for completeness per the Minor Subdivision Plan submittal requirements of this section. A Minor Subdivision Plan deemed complete by the Planning Official will be placed on the agenda for the next regular Commission meeting scheduled at least twenty (20) days after the Minor Subdivision Plan is filed and distribute copies of the Minor Subdivision Plan to the Planning Commission.
3) The Planning Commission shall consider compliance of the proposed Minor Subdivision with the applicable subdivision regulations and design standards and required improvements and zoning regulations per this Ordinance, the impact on public facilities, and compliance with the goals and objectives of the Comprehensive Plan.
4) The Planning Commission shall approve, approve conditionally, or disapprove the Minor Subdivision Plan. If the Minor Subdivision Plan is disapproved or approved conditionally, the

reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulation with which the Minor Subdivision Plan does not conform. If granting a conditional approval, the Planning Commission may require the applicant to resubmit the Minor Subdivision Plan with all recommended changes before approving said Minor Subdivision Plan. The Planning Commission may direct the Planning Official to review the resubmitted Minor Subdivision Plan and to make a determination of approval, or it may require that the resubmitted Minor Subdivision Plan be brought before the Planning Commission for review at the next regular Planning Commission meeting scheduled at least ten (10) days after the resubmitted Minor Subdivision Plan is filed.

5) Once Planning Commission approval of the Minor Subdivision Plan is granted, the Planning Official shall execute the Lexington County Subdivision Agreement with the Developer and transmit the approved Minor Subdivision Plan to the Lexington County for processing which may include civil plans and construction drawings per the County's engineering and land development standards and regulations.
6) When Lexington County has approved the final plat, it shall be transmitted to the Planning Official for final review and approval for recording.

1011 Submittal Requirements and Approval Processes for Major Subdivisions

1011.1 Definition of a Major Subdivision

A Major Subdivision is any subdivision that is not exempt as a subdivision or does not qualify as a Minor Subdivision.

1011.2 Major Subdivision Submittal Requirements

Applicants requesting approval of a Major Subdivision shall submit to the Planning Official ten (10) copies of a Major Subdivision Plan. The Major Subdivision Plan shall comply with all zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

1) **General Information**
   a. Name and address, including the telephone number of the developer/applicant and/or owner/applicant, and licensed contractor.
   b. North arrow, scale, and date, including revision dates.
   c. Tract boundaries and acreage.
   d. Tax Map Survey Number(s).
   e. Vicinity map.
2) **Site Information**
   a. Floodplain areas, wetlands, and storm drainage ditches.
   b. Location, names, and right-of-way widths of existing or platted streets within and adjacent to the subject tract.
   c. Location and dimensions of all existing rights-of-way and easements.
   d. Political lines, if applicable, and the position of the proposed development in relation to its surroundings indicating current land use (commercial, residential, vacant, etc.) and zoning designation of the subject site and adjacent property.
3) **Planned Improvements**
   a. Approximate location and layout of proposed streets, roads, sidewalks, paths, trails, open space, and greenways.
   b. Approximate locations, dimensions, and area of all proposed lots.
   c. Layout of all existing lots including scaled dimensions of lots, zoning district setbacks, and lot numbers.

d. Total number of lots (existing and/or proposed).

4) **Land Development Standards**
Plans shall address and demonstrate the project will comply with all applicable land development standards of this Ordinance:
   a. Site analysis
   b. Phased clearing plans
   c. Street standards
   d. Driveway standards
   e. Underground wiring
   f. Water and Sewer Connections
   g. Street lighting
   h. Other applicable development standards

5) **Phased Development**
If the applicant intends future phases of development, location of future phases shall be shown on the Major Subdivision Plan. The applicant is encouraged to submit a Major Subdivision Plan of the entire track ultimately to be developed, although the present plans may only call for development of part of the property.

1011.3 Major Subdivision Approval Process

1) The applicant shall submit to the Planning Official ten (10) copies of the Major Subdivision Plan drawn per the requirements stipulated in this Section.
2) The Planning Official shall review the Major Subdivision Plan for completeness per the Major Subdivision Plan submittal requirements of this Section. A Major Subdivision Plan deemed complete by the Planning Official will be placed on the agenda for the next regularly scheduled Planning Commission meeting scheduled at least twenty (20) days after the Major Subdivision Plan is filed, and copies of the Major Subdivision Plan will be distributed to the Planning Commission.
3) The Planning Commission shall consider compliance of the proposed Major Subdivision with the applicable land development regulations and design standards and required improvements and zoning regulations per this Ordinance, the impact on public facilities, and compliance with the goals and objectives of the Comprehensive Plan.
4) The Planning Commission shall approve, approve conditionally, or disapprove the Major Subdivision Plan. If the Major Subdivision Plan is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulation with which the Major Subdivision Plan does not conform. If granting a conditional approval, the Planning Commission may require the applicant to resubmit the Major Subdivision Plan with all recommended changes before approving said Major Subdivision Plan. The Planning Commission may direct the Planning Official to review the resubmitted Major Subdivision Plan and to make a determination of approval, or it may require that the resubmitted Major Subdivision Plan be brought before the Planning Commission for review at the next regular Planning Commission meeting scheduled at least ten (10) days after the resubmitted Major Subdivision Plan is filed.
5) Once Planning Commission or Planning Official, as applicable, approval of the Major Subdivision Plan is granted, the Planning Official execute the Lexington County Subdivision Agreement with the Developer and shall transmit the approved Major Subdivision Plan to Lexington County for processing, which may include civil (engineering) plans and construction drawings per the County engineering and land development standards and regulations.
6) When the Lexington County has approved the final plat, it shall be transmitted to the Planning Official for final review and approval for recording.

1011.4 Major Subdivision Performance Guarantee Subject to the approval of a Major Subdivision Final Plat, the developer/owner shall deposit with the Town a performance financial guarantee in the amount of fifteen (15) percent of the total cost of improvements to cover any expenses associated with correcting and repairing any defects which may surface during the Lexington County warranty period. The Lexington County Warranty period is the two-year period after final plat approval and covers the design and performance of new streets and storm drainage systems to the satisfaction of the County Public Works Stormwater Division. The Lexington County Public Works Department shall review and approve documentation of the total cost of improvements made under County requirements. In the event defects do surface and the developer does not correct said defects, the Town, in coordination with the County, may take action to do so using the deposited funds. In the absence of any defects or where the cost of any needed repairs is less than the amount deposited, the balance shall be returned to the developer/owner at the conclusion of the warranty period. At the conclusion of the warranty period, the County may accept said dedicated streets and other improvements into the County maintenance system. The performance financial guarantee shall be one of the following and approved by the Town Attorney:

1) Surety bond made out to the Town of Pine Ridge from a surety bonding company authorized to do business in South Carolina.
2) Irrevocable letter of credit from a bank or other reputable institution.
3) Escrow account where applicant may deposit cash or other instruments readily convertible into cash at face value with the Town or to the Town in escrow with a bank.
4) Prepayment to the Town with any unexpended funds to be returned to the applicant.
5) Other Financial Assurances - Such other financial assurances that the Town Attorney finds will reasonably guarantee the availability of fifteen (15) percent of the total cost of improvements to cover any expenses associated with correcting and repairing any defects which may surface during the warranty period.

Any document providing such financial guarantee required under this Section shall be in such form and substance as specified by and satisfactory to the Town Attorney. The required performance financial guarantee (completed and fully executed) shall be a condition of Final Plat approval and shall be delivered to and approved by the Town Council prior to the recordation of the Final Plat and/or the subdivision of the affected property by plat, deed, or otherwise. Written approval from the Lexington County Public Works Department shall mean the Final Plat accurately depicts as-built conditions as approved and inspected by the County Public Works Department, and/or other applicable departments.

1012 Group Developments

1012.1 Group Development Defined

A Group Development is a development of a single tract of land or adjacent tracts of land under the same ownership or control. Group Developments include commercial, retail, industrial, institutional, multifamily residential, recreational camps, and manufactured home parks. A Group Development may consist of a single-use, single-occupant building or a multi-use, multi-occupant complex. Examples are shopping centers and malls, a single commercial business, office parks, industrial parks, apartment buildings and complexes, and "big box" retail. No zoning permit shall be issued by the Town of Pine Ridge and no building permit shall be issued by Lexington County for a Group Development until the following process has been completed.

1012.2 Group Development Site Plans

The applicant shall submit to the Planning Official ten (10) copies of the Group Development Site Plan drawn per the requirements as stipulated below. The Group Development Site Plan shall comply with all zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

1) General Site Plan Information
   a. Tax Map Survey (TMS) number(s) for the subject parcel(s).
   b. Contact information for the responsible party.
   c. The Group Development Site Plan shall be on one plan sheet and must be of sufficient scale to show the entire subject parcel, adjacent boundary lines of adjoining properties, and abutting roads.
   d. TMS number, owner information, and land use (commercial, residential, vacant, etc.) and zoning designation of subject and adjoining properties.
   e. Right-of-way of abutting road(s).
   f. Existing and proposed encroachments (curb cuts).
   g. All existing and proposed structures, their size, height, elevation, and their setbacks from property lines.
   h. Flood zone and wetlands verification and base flood elevation as applicable.
   i. Total acreage in the tract proposed for Group Development and a statement of total contiguous acreage owned by the developer(s).
   j. The location of all proposed utilities and storm drainage easements.
   k. The location of topographical lines (closest available contour intervals - United States Geological Survey [USGS] contours acceptable).
   l. The intended use of each building and (if multiple use) number of units the building is designed to accommodate.
   m. Location, layout, and circulation of proposed drive ways, sidewalks, paths, trails, and greenways.
   n. Vicinity map.
2) Landscaping

   A landscape plan per Article 7 of this Ordinance, including all required buffers, screening, landscaping, open space, and tree protection provisions of this Ordinance. The landscape plan shall:
   a. Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
   b. Indicate the location and dimensions of landscaped areas (including required buffers, screening, interior parking, open space, and other landscaping), plant materials (planting schedule), decorative features, etc.
   c. Trophy tree site design including:
      i. Existing location and size of all trophy trees.
      ii. Trees to be removed.
      iii. Trees to be preserved.
      iv. Percent of significant trees to be removed from the buildable area.
3) Parking

   The Site Plan must include an off-street parking facilities plan designed in accordance with the off-street parking regulations of this Ordinance. The plan must include:

   a. The required number of parking spaces per the zoning district regulations of this Ordinance.
   b. The required number of handicapped parking spaces and their locations.
   c. Parking slip and aisle dimensions.
   d. Off-street loading.
   e. Parking area landscaping per the landscaping provisions of this Ordinance.
   f. Site parking, aisles, vehicular and pedestrian ingress and egress, loading zones, etc., shall be laid out to facilitate safe and efficient internal vehicular and pedestrian traffic circulation.
4) Signage

   The applicant is not required to submit sign permit applications at the time of Group Development application submittal. The developer may, however, opt to include the signage plan per the signage

regulations of this Ordinance. Final certification (certificate of occupancy) shall not be granted until any required sign permits have been applied for and approved per the provisions of this Ordinance.

5) Plans shall address and demonstrate the project will comply with all applicable land development design standards of this ordinance to include:
    a. Site analysis
    b. Phased clearing plans
    c. Street standards
    d. Driveway standards
    e. Underground wiring
    f. Water and Sewer Connections
    g. Street lighting
    h. Other applicable development standards

1012.3 Group Development Site Plan Approval Process

1) The Planning Official shall review the Group Development Site Plan for completeness. A Site Plan deemed complete by the Planning Official will be placed on the agenda for the next regular Planning Commission meeting scheduled at least twenty (20) days after the Site Plan is filed. The Planning Official shall distribute copies of the Site Plan to all affected Town and/or County agencies for review and comment. The Planning Official shall present the application to the Planning Commission in a staff report with the Planning Official's analysis and recommendations and any other County agency's comments that have been received by the Planning Official. The Planning Commission shall consider the prevention of traffic hazards and the provisions of off-street parking and required utilities. In addition, the Commission will consider compliance of the proposed Group Development with the applicable zoning and design standards and required improvements per this Ordinance and with the goals and objectives of the Comprehensive Plan.

2) The Planning Commission shall approve, approve conditionally, or disapprove the Group Development Site Plan. If the Site Plan is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulation with which the Plan does not conform. On conditional approval, the Planning Commission may require the applicant to resubmit the Site Plan with all recommended changes before approving said Plan. The Planning Commission may direct the Planning Official to review the resubmitted Site Plan and to make a determination that the conditions have been met and grant approval, or it may require that the resubmitted Plan be brought before the Planning Commission for review at the next regular Planning Commission meeting scheduled at least ten (10) days after the resubmitted Site Plan is filed.

3) Once Planning Commission or Planning Official, as applicable, approval of the Group Development Plan is granted, the Planning Official shall transmit the approved Group Development Plan to Lexington County for processing, which may include civil (engineering) plans and construction drawings per Lexington County engineering and land development standards and regulations.

1013 Mixed-Use Planned Developments (MPD)

1013.1 Development Standards for MPD

The applicant may propose alternate regulations specific for the proposed MPD regarding signage, parking, buffers, screening, open spaces, and landscaping, etc.; which, if approved, shall become the regulations for the MPD. If no alternate regulations are proposed, the regulations for the primary zoning districts per this Ordinance shall apply. The following principles shall be considered in creating MPD development standards:

1) **Residential Dimension Requirements** – Residential density, building setbacks, and building heights shall be determined by the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities such as transportation, water and sewer systems, recreational facilities, etc.
2) **Overall Site Design** – Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, size of structures, street patterns, and compatibility of uses.
3) **Parking and Loading** – Unless alternate standards are specified in an approved development plan, off-street parking and loading spaces for the various uses proposed for the MPD shall comply with the standards for off-street parking and interior landscaping of this Ordinance.
4) **Buffer Areas** – Buffer areas shall be required for peripheral uses and shall be provided in accordance with the requirements for adjacent uses prescribed in this Ordinance, unless alternate standards are specified in an approved development plan. There are no specific buffer area requirements for internal use, but buffers should mitigate impacts of intensity of uses and/or to serve as transitions between uses.
5) **Streets and Street Improvements** – Private streets may be permitted in the MPD, provided such streets meet the design and construction standards for public streets of the *Lexington County Design Manual* and other applicable land development regulations. The applicant must provide an acceptable private streets maintenance plan to the Planning Commission for review and approval. The Planning Commission may consider alternate private street design standards in consideration of site-specific factors including the following:
    a. Limited use.
    b. Site topographic or geophysical conditions.
    c. Stormwater management.
    d. The preservation of any natural features on the site.
    e. The avoidance of areas of environmental sensitivity.
    f. The minimizing of negative impacts and alteration of natural features.
    g. The avoidance of adversely affecting ground water and aquifer recharge.
    h. The reduction of cut and fill.
    i. The avoidance of unnecessary impervious cover.
    j. The prevention of flooding.
    k. The accounting for other site-specific design considerations.
6) **Landscaping and Common Open Space** – Landscaping and open space requirements for each MPD shall comply with the provisions of this Ordinance, unless alternate standards are specified in an approved development plan.
7) **Signage** – Signage shall be in harmony, in scale with, and reflective of the proposed development. Unless alternate standards are specified in an approved development plan, signage shall comply with the standard signage regulations of this Ordinance.

1013.2 Site Plan Requirements

A site plan showing the proposed development of the area (zone) shall be a prerequisite to approval of an MPD re-zoning. The site plan shall adhere to the minimum area and development standards requirements of this Section and shall address or show the following:

2) The proposed title of the project, project designer, and the developer.
3) The boundaries of the property involved; the general location of all existing easements, property lines, existing streets, and buildings; and other existing physical features on the project site.
4) The approximate location of existing and proposed sanitary and storm sewers, water mains, street lighting, and other service facilities in or near the project.
5) The general location and dimensions of proposed streets.
6) The conceptual land use plan.
    a. Area by land use (i.e., retail, single-family detached residential, multifamily, townhouses, office,

park, green space, etc.).
    b. Specific uses proposed to be allowed for each area.
    c. A tabulation of the number of acres in each use area.
    d. Maximum densities expressed in dwelling units per net acre for residential uses, and floor/area ratio for non-residential uses.
    e. Building setbacks.
    f. Maximum building heights.
    g. The position of the proposed development in relation to its surroundings. Current land use (commercial, residential, vacant, etc.) and zoning of the subject site and adjacent property and a site location (vicinity) map shall be provided.

7) Proposed plan for development in phases, as applicable
8) Location, layout, and circulation of proposed drive ways, sidewalks, paths, trails, and greenways.
9) Open space
10) Alternate design standard plans to include, as applicable:
    1. Parking and loading.
    2. Buffers, landscaping, and common open space.
    3. Street design.
    4. Signage plan.
11) Land Development Standards - Plans shall address and demonstrate the project will comply with all applicable land development standards of this Ordinance:
    a. Site analysis
    b. Phased clearing plans
    c. Street standards
    d. Driveway standards
    e. Underground wiring
    f. Water and Sewer Connections
    g. Street lighting
    h. Other applicable development standards

The Planning Commission may establish additional requirements for site plan approval, and in special cases, may waive a particular requirement if, in the opinion of the Commission, the inclusion of that requirement is not essential to a proper assessment of the project.

1013.3 Action by the Planning Commission and Town Council

The Planning Commission may recommend to the Town Council to approve the plan and application to establish an MPD, including specific modifications to the plan, or to deny the application to re-zone to establish an MPD. The Town Council shall approve the plan and application to establish an MPD, include specific modifications to the plan as conditions for approval, or deny the application to re-zone to establish an MPD. The public notice and public hearing requirements for zoning map amendments per Article 14 shall apply.

1013.4 Development Process of Approved Mixed-Use Planned Developments

If the request for an MPD re-zoning is approved through an ordinance amendment of the Official Zoning Map by Town Council, site development plans and the final plat approval process may proceed. Improvement guarantees may be granted for substantially completed projects per improvement guarantee provisions as may be established by the Town.

After the final plat for the MPD has been recorded, building and sign permits shall be issued in accordance with the approved plan as a whole, or in phases or portions thereof, per an approved phased development plan as defined in this Ordinance. Said permits shall be issued in the same manner as for building and sign permits generally.

1013.5 Changes to Approved Mixed-Use Planned Development Plans

1) **Minor Changes** in an approved MPD site plan may be accommodated and approved by the Planning Official upon a finding that such changes are:
    a. In accordance with all applicable regulations in effect at the time of the creation of the MPD district; or
    b. In accordance with all applicable regulations currently in effect.
    c. Not major changes as defined below.
2) **Major changes** to an approved MPD shall constitute an amendment to this Ordinance and must be made through the procedures provided for in this Ordinance for text and map amendments. The following constitutes major changes:
    a. Any increase of fifteen (15) percent or greater in intensity of use. An increase in intensity of use shall be an increase in usable floor area; an increase in the number of dwelling or lodging units; an increase in the amount of outside land area devoted to sales, displays, or demonstrations; or an increase in the number of required parking spaces.
    b. Any reduction in the amount of open space or buffer area resulting in a decrease of more than ten (10) percent, or any substantial change in the location or characteristics of open space.
    c. Any change in use from one use group to another.
    d. Substantial changes in pedestrian or vehicular access or circulation.

1013.6 Vested Rights

A vested right is the right to undertake and complete the development of an MPD under the terms and conditions provided in this Section. A vested right is established for two (2) years upon the approval of an MPD plan, including a phased development plan as provided herein.

A vested right may be extended at the end of the vesting period for an additional twelve (12) months, or thirty-six (36) months for a phased development plan, upon request by the applicant and a determination by the Town Council that there is just cause for extension and that the public interest is not adversely affected. A validly issued building permit does not expire or is not revoked upon expiration of a vested right, except for public safety reasons.

1013.6(1) Revocation

A vested right is subject to revocation by the Town Council upon determination, after notice and public hearing, that there was a material misrepresentation by the landowner or substantial noncompliance with the terms and conditions of the original or amended approval.

1013.6(2) Application of Other Regulations

A vested right is subject to later enacted Federal, State, or local laws adopted to protect public health, safety, and welfare, including but not limited to: building, fire, plumbing, electrical, and mechanical codes; street design, stormwater management, buffers, and other development standards; and nonconforming structure and use regulations which do not provide for the grandfathering of the vested right. The issuance of a building permit vests the specific construction project authorized by the building permit to the building, fire, plumbing, electrical, and mechanical codes in force at the time of the issuance of the building permit.

A change in the zoning district designation or land use regulations made after vesting that affects real property does not operate to affect, prevent, or delay development of the real property under a vested site-specific development plan or vested phased development plan without consent of the landowner. The Town Council must not require a landowner to waive his vested right as a condition of approval of a site-specific MPD Development Plan including a phased development plan.

1013.6(3) Vested Rights to Run with Property

A vested right pursuant to this Section is not a personal right but attaches to and runs with the applicable real property. The landowner and all successors to the landowner who secure a vested right pursuant to this Section may rely upon and exercise the vested right for its duration. The vested right is subject to applicable Federal, State, and local laws adopted to protect public health, safety, and welfare, including but not limited to: building, fire, plumbing, electrical, and mechanical codes; street design, stormwater management, buffers, and other development standards; and certain nonconforming structure and use regulations that do not provide for the grandfathering of the vested right.

1014 Conservation Design MPD

1014.1 Conservation Design

Conservation design is a type of residential and/or commercial or industrial development where sixty (60) percent or more of the developable land area is designated as undivided permanent open space, thereby permanently protecting agriculturally, environmentally, or ecologically significant areas within the parcel. The remaining developable land is subdivided into buildable lots or utilized as a Group Development, typically with more density in the developed portion of the project than would be found in a traditional development within a general zoning district. Conservation Design projects shall be accomplished through Mixed-Use Planned Development District zoning.

1014.2 Purpose of Conservation Design

The use of conservation residential subdivision and group development design seeks to optimize land use in the undeveloped portions of the Town of Pine Ridge while maintaining a balance between the preservation of agriculturally, environmentally, and ecologically significant areas and allowing for reasonable and sustainable growth. New development shall avoid disturbance of areas or elements identified as “significant." The Town of Pine Ridge Comprehensive Plan natural resources goal is to “Encourage development that preserves the natural resources in the town.” With the objective that “The town should take steps to encourage that future development respects the natural resources in the town. Activities such as building in flood hazard areas, filling wetlands and clear-cutting parcels should be prohibited.” In keeping with these Comprehensive Plan goals and objectives, the purpose of Conservation Design shall be to:

1) Preserve the unique rural areas of the Town.
2) Preserve agriculturally significant lands.
3) Permit reasonable development that is in accordance with the principles of open space conservation.
4) Accommodate the development of sustainable communities while protecting and preserving areas of agricultural, environmental, and ecological significance.
5) Maintain separation of non-compatible land uses.
6) Preserve the remaining scenic and natural characteristics of the Town.
7) Promote an interconnected network of open space that promotes livable, sustainable subdivision development and wildlife habitat and corridors.
8) Economize in the installation of infrastructure and the provision of public services.
9) Direct development away from wetlands, floodplains, areas of highly erodible topography, and soil types unsuitable for development.

To achieve these objectives, clustering is allowed on the developable portion of the land. Clustering is a subdivision and group development design method that concentrates development in specific areas on the proposed site. The purpose of clustering is to allow increased density on a portion of the parcel, while preserving the rest as permanent open space. The overall density of the entire development property remains comparable to a traditional development within the zoning district. The concept of clustering provides for flexibility in subdivision and group development design that fits the natural characteristics of the land and permits more useable open space, the preservation of prime agricultural land, and land containing one or more sensitive areas.

1014.3 Applicability
The Town of Pine Ridge encourages the use of conservation subdivision and group development design where residential subdivisions, commercial subdivisions, and group developments are proposed on a parcel where twenty-five (25) percent or more of the parcel has been identified by the appropriate oversight agency as agriculturally, environmentally, or ecologically significant.

Those areas deemed to be of agricultural, environmental, or ecological significance, as defined below, shall, for the purposes of this Ordinance, be referred to as "significant." The specific characteristics of these areas are defined as follows:

1014.3(1) Significant Lands
Those areas deemed to be of agricultural, environmental, or ecological significance, as defined below, shall, for the purposes of this Ordinance, be referred to as "significant." The specific characteristics of these areas are defined as follows:

1) **Agriculturally Significant Land -** Prime farmland soils as defined and delineated by the U.S. Department of Agriculture, and soils classified as “Soils of Statewide Importance” by the State Food and Agriculture Council comprised of the USDA State agency heads of the Natural Resource Conservation Service, the Farm Service Agency, and Rural Development.

2) **Erodible Lands -** Areas of incline, whether natural or manmade, lacking sufficient vegetation to prevent instability, erosion, or downstream siltation. The key indicator for erodible lands is a slope of five (5) percent or greater. Areas with a five (5) percent slope or greater are subject to review by the USDA Natural Resources Conservation Service (NRCS). The NRCS or a South Carolina registered Professional Engineer will make the final determination regarding the area's erodibility.

3) **Environmentally Significant Areas -** Any tract of land that contains one (1) or more of the following sensitive areas as defined by the SC Department of Natural Resources:
    a. Critical wildlife habitats - Areas containing elements vital to the survival of endangered or threatened species including, but not limited to, food sources and cover.
    b. Scenic natural areas.

4) **Flood Hazard Areas -** Areas at high-risk of inundation by water as a result of a flood. Known areas of flood hazard are indicated on the Flood Insurance Rate Map (FIRM) for the Town of Pine Ridge.

5) **Scenic Natural Areas -** Any area which contains a unique feature of the rural landscape including, but not limited to, large rock formations, hill crests, scenic rivers, mature tree stands, and/or any other feature deemed to be significant by the SC Department of Natural Resources or as demonstrated to the Pine Ridge Planning Commission and Town Council in the MPD application.

6) **Stream Corridors -** The primary channel of a river or stream and any portions of the floodplain adjoining the channel that is reasonably required to carry and discharge its water.

7) **Outstanding Natural Resource Waters** – Waters of high water quality as designated by the SC Department of Health and Environmental Control (SCDHEC) which are protected from any discharges.

8) **Wetlands -** An area saturated by surface water or ground water such that it supports the growth and existence of vegetation suited to such areas. The key indicator for wetlands is the presence of hydric

soils. Hydric soils are soils susceptible to saturation by water, as defined by the USDA Natural Resources Conservation Service. Areas containing hydric soils will be subject to review by the USDA Natural Resources Conservation Service. The United States Army Corps of Engineers will make the final determination regarding the existence of a wetland.

9) **Old-Growth Forests** - An area containing contiguous wooded parcels of significant size, containing a rich diversity of native flora species in association typical of pre-European settlement ecosystems; areas with rare, threatened, endangered, or special species; or with ancient individual specimens, when in combination with understory species typical of pre-European settlement ecosystems. A forester with the SC Forestry Commission can assist in a determination of a stand qualifying as an Old-Growth Forest.

1014.4 Application Process

A qualified conservation design MPD shall consist of a parcel in which a minimum of sixty (60) percent of the parcel is designated as permanent open space. The portion of the parcel designated as permanent open space shall not be further subdivided and must be protected by a conservation easement held by the homeowners' association, local conservation commission, or land trust which is recorded with the Lexington County Register of Deeds.

The developer/applicant shall supply ten (10) copies of a completed application to the Planning Official which includes a draft of a conservation easement for the portion of the property that will remain as permanent open space or agricultural land, and a fully dimensioned site plan, drawn to scale, which shall demonstrate, delineate, and label all of the following:

1) The site plan shall include all the requirements of the Site Plans for Mixed-Use Planned Developments of this Article.
2) The location and type of sensitive areas deemed to be of agricultural, environmental, or ecological significance, as defined in this section.
3) The location and type of all proposed areas to be preserved as open space or agricultural land, including areas of mitigation and preservation.
4) For areas of agricultural preservation, a buffer strip of at least seventy-five (75) feet must be delineated. When possible, existing woodlands should be used. If not, a variety of rapidly growing indigenous trees and shrubs should be planted thickly in the buffer strip.
5) Due to the potential environmental impacts of clustered individual on-site waste water treatment systems (septic tanks), Conservation Design development requires utilization of public sewer or community onsite sewage treatment and disposal systems and public water. Community onsite sewage treatment and disposal systems shall be designed and approved under SCDHEC standards and regulations.
6) Any other provisions not specifically required or excluded herein, as required by the zoning and land development provisions of this Ordinance and all other applicable Town of Pine Ridge and Lexington County ordinances.
7) All elements of the site plan shall be readily evident upon site inspection.
8) Elements not readily evident shall be marked for identification upon site inspection.
9) Areas designated to remain as open space or agricultural land, or areas of conservation shall be marked for identification upon site inspection.
10) All construction contracts shall include language protecting sensitive areas, agricultural land, areas of conservation, and areas containing sensitive elements.

Upon receipt of the application, the review process for the conservation subdivisions and group developments shall be the same as outlined in the procedures for MPD submittal and approval of this Ordinance. Included with the final plat, the developer shall submit an agreement regarding the liability for and maintenance of the

open space. In addition, the developer must include a conservation easement/open space covenant protecting the open space from any further development.

The homeowners' association, local conservation commission, or land trust shall administer the permanent open space, and is responsible for upkeep, insurance, and any other responsibilities associated with ownership and/or administration of the land. The terms and conditions of the conservation easement shall be approved by the Planning Commission.

1014.5 Compliance

Failure to comply with the requirements of the conservation subdivision and group development design shall be cause for a "Stop Work" order on applicable permits. New permits or "Resume Work" orders shall not be issued until all requirements of this Ordinance are met and the required fines are paid through the courts as provided for in the Administration article of this Ordinance.

1015 Bonded Plats

1015.1 Bonded Plat Policy

It shall be the general policy of the Town of Pine Ridge that all improvements required by this Ordinance be completed prior to approval for recording of a Final Plat of a subdivision or development, or the effect of which creates lots of record that may be sold or transferred along with site improvements. However, recognizing that completion of all required improvements prior to obtaining Final Plat approval may not in some cases be feasible, practical, or financially possible, per SC Code of Law § 6-29-1180 *Surety Bonds for Completion of Site Improvements*, this Section provides a mechanism by which final approval may be granted, contingent upon certain required improvements being completed as and when specified by the Pine Ridge Town Council and upon the applicant providing financial guarantees for the completion of such other required improvements.

Development projects or the approved development phase must be substantially complete prior to final approval through the improvement guarantee process. In general, the development must be completed except for final road surfacing, minor grading, and minor stormwater management controls. Substantially complete includes, but is not limited to, the following site improvements:

1) Utilities Installed.
    a. Water, where applicable.
    b. Sewer, where applicable.
    c. Electricity and underground communications cables.
2) All roads completed to all-weather construction.
3) Major stormwater utilities (retention ponds, sedimentation basins, etc.) completed.
4) Approvals for construction from all other applicable Federal, State, and local regulatory authorities secured.

The Town shall have the right to refuse any of the optional financial guarantees and require construction and installation of all improvements by the developer or any person, entity, corporation, LLC, or association in partnership with the developer where:

1) Past performance of the developer has been unsatisfactory;
2) the selected option is unacceptable; or
3) for other reasons so stated.

1015.2 Bond Improvement Guarantee Application Submittal Requirements

1) The bond amount cost estimate shall be prepared by the engineer of record, signed and sealed.

2) Statement of Conditions prepared by the developer or his representative
3) Letter of Credit or Cash Bond drafted with a minimum three (3) year expiration period
4) Bonded Plat prepared by a SC Registered Professional Engineer, sealed and signed

1015.3 Bond Submittal Process

1) The estimate shall be approved by the Town Council with assistance from Lexington County in determining if the estimate is sufficient and reasonable. The Town shall add twenty-five percent (25%) to the determined estimated cost.
2) The Statement of Conditions shall be received by the Town and forwarded to Town Attorney for review. The approval of Planning Official is required prior to acceptance of the Bond.
3) Bonds will be entered into the Town tracking system and reviewed annually for construction progress. Projects built in phases will be completed and a formal request submitted to the County for acceptance into their system for maintenance.
4) Bonds are tracked for the benefit of the Town. The developer shall not rely upon reminders from the Town of Pine Ridge to manage the terms of the surety instrument; however, the Town will take an active role in the process and establish a relationship with the bank or insurance company. The Town will require the bank or insurance company to sign a **Memorandum of Understanding** (MOU) as it relates to the agreement between the developer and the Town.

1015.4 Approval of Improvement Guarantee Bond

All bond instruments involving the infrastructure improvements will be approved by the Town Council. Bond instruments will remain in place until the final plat for the development has been recorded with the Register of Deeds for Lexington County.

1015.5 Phased Projects

The Town Council reserves the right to require phased projects to be completed and recorded as a final plat prior to the issuance of an additional bond for a subsequent phase.

1015.6 Allocation of Bond

Any funds received from financial guarantees required by this Ordinance shall be used only for the purpose of making the improvements for which said guarantees are provided.

1015.7 Reduction of Bond

As completion is progressed and documented, the Town Council may allow one reduction in letters-of-credit or bonds. A reduction will not be allowed without a formal inspection by the County Engineer and/or his designated representative and a revised estimate approved by the Town Council that covers improvement costs. The reduction shall not be greater than twenty-five percent (25%) of the original bond amount.

1015.8 Extension of Bond

If it appears to the developer that he may not complete construction of required improvements before expiration of his improvement guarantee, it shall be his obligation, at least twenty (20) days prior to the first regularly scheduled Town Council meeting held prior to the expiration period, to submit an extended guarantee request. Such extension, if approved, shall be for a period of six (6) months. A maximum of two (2) such extensions shall be allowed. However, the maximum time allowed for a bond shall be three (3) years, including extensions.

1015.9 Approval for Recording

Any Bonded Plat that is approved for recording under an improvement guarantee must be annotated as: "Bonded Plat Approved Under Improvement Guarantee." Once the terms of the improvement guarantee have

been completed and the financial guarantee has been retired, it shall be the developer's responsibility to record a Final Plat without the Bonded Plat notation, and such Final Plat recording must be done as a condition for release of the performance guarantee upon termination of the warranty period.

1016 Development Agreements

As of the effective date of this Ordinance, the Town of Pine Ridge may enter into a binding development agreement with the developer for long-term developments on large tracts of land. The development agreement shall meet all the requirements under SC Code of Law, Title 6, Chapter 31 § 6-31-10, et seq., *The South Carolina Local Government Development Agreement Act* (the Act). The development agreement gives the developer a vested right for the term of the agreement to proceed according to the provisions of the Ordinance in existence on the execution date of the agreement per §6-31-80 of the Act. Benefits to the Town may include enhanced development design standards, on and off-site infrastructure, public facility and other improvements and funding, affordable housing, and other benefits negotiated with the developer in return for vesting of development rights for the term of the agreement.

1016.1 Minimum Requirements

1) The property must contain a minimum of twenty-five (25) acres of highland as defined as land above the 100-year floodplain as delineated on the official FEMA flood maps of Lexington County.
2) Development Time - The following table specifies the maximum term of a development agreement by the size of the project:

MAXIMUM TERM OF DEVELOPMENT AGREEMENT BY SIZE OF PROJECT	
Size of Project	**Maximum Term of Development Agreement**
25-250 acres of highland	5 years
>250-1000 acres of highland	10 years
>1000-2000 acres of highland	20 years
>2000 acres of highland	As set by the Town and the developer

The maximum term of a development agreement may be extended by a subsequent agreement.

1016.2 Procedures for Adoption of Development Agreements

1016.3 Drafting of Agreement

The developer shall consult with the Planning Official, who shall consult with the Town Attorney and other staff and consultants in drafting the terms and conditions of the development agreement. The development agreement shall include, but is not limited to, all elements as required by §6-31-60 of the Act.

1016.4 Planning Commission Public Hearing

The Planning Commission shall hold a public hearing. A notice of intent to consider the development agreement shall be published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The notice shall include:

1) The specific location of the property
2) The proposed uses of the development.
3) The location where a copy of the proposed agreement may be obtained.

The subject property shall also be posted with a notice of public hearing at least fifteen (15) days prior to the public hearing.

At the conclusion of the Planning Commission Public hearing, The Planning Commission Chairman shall announce the Town Council's public hearing and the date, time, and place that the Town Council will hold a public hearing on the proposed development agreement. The Town Council public hearing shall be held at least fifteen (15) days after the Planning Commission public hearing.

1016.5 Planning Commission Recommendation to Town Council
The Planning Commission shall review the development agreement and make a recommendation to the Town Council to:

1) Accept the development agreement as drafted;
2) accept the development agreement with amendments; or
3) deny the development agreement.

1016.6 Town Council Public Hearing
The Town Council shall hold a public hearing. A notice of intent to consider the development agreement shall be published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The notice shall include:

1) The specific location of the property.
2) The proposed uses of the development.
3) The location where a copy of the proposed agreement may be obtained.

The subject property shall also be posted with a notice of public hearing at least fifteen (15) days prior to the public hearing.

1016.7 Development Agreement Ordinance
The proposed development agreement shall be reviewed and approved by the Town Attorney and approved by the Town Council by adoption of an Ordinance.

1016.8 Recording of Development Agreement
The developer shall record the development agreement with the Lexington County Register of Deeds within fourteen (14) days after the development agreement Ordinance is executed.

1016.9 Annual Review
The Planning Official shall conduct annual reviews to assess the progress of the development for the purposes of determining if the developer is demonstrating good faith compliance with the terms of the agreement. The Planning Official shall prepare a written report to the Planning Commission, Town Council, and the developer within thirty (30) days following the annual review. When the annual review reveals a material breach of the agreement, the following steps shall be taken:

1016.10 Notice of Breach
The Planning Official shall include in the report a notice of breach setting out the specific nature of the breach and the evidence supporting this determination. The Notice of Breach shall serve as the formal notification to the developer and shall be delivered by certified mail.

1016.11 Corrective Action Plan
The developer shall have thirty (30) days to respond with a corrective action plan with the time frame to cure the material breach. The developer should be given a reasonable time to correct the breach, commensurate with the nature of the breach. The Planning Official may approve the corrective action plan. The Planning

Official shall transmit copies of the approved correction plan to the Planning Commission and Town Council. A decision of the Planning Official may be appealed to Town Council.

1016.12 Termination of Agreement
Upon failure of the developer to respond to the notice of breach within thirty (30) days, or to correct the breach within the time given, the Town Council may unilaterally terminate or modify the agreement. However, failure of the developer to meet a commencement or completion date shall not, in and of itself, automatically constitute a material breach of the agreement, but must be judged based on the totality of the circumstances. The Town Council shall deliver a decision of termination of agreement in writing by certified mail to the developer. The developer shall have an opportunity to rebut the determination in executive session of Town Council, or consent to amend the agreement to meet the concerns raised by the findings and determination of the breach.

DIVISION 3
LAND DEVELOPMENT STANDARDS

1017 Purpose of Land Development Standards
Land development and subdivision projects within the Town of Pine Ridge shall comply with all applicable regulations of this Ordinance as well as applicable Lexington County engineering and land development regulations and standards. The purpose of this Article is to provide additional design standards and required improvements for the Town of Pine Ridge that create functional, attractive, and livable land developments; to minimize environmental impacts; and to support and promote the health and safety of the community. If both Pine Ridge Land Development regulations and Lexington County regulations are applicable to a specific land development activity, both shall apply. Where the conditions imposed by any provision of this Article are either more restrictive or less restrictive than any other applicable Federal, State, Lexington County, or Town of Pine Ridge statute, the more restrictive statute, imposing higher standards or requirements, shall govern.

1018 General Site Design Standards

1018.1 General Site Design Considerations
Site design shall take into consideration all existing local and regional plans. To the extent practicable, development shall be located:

1) to preserve any natural features on the site;
2) to minimize negative impacts and alteration of natural features;
3) to avoid areas of environmental sensitivity;
4) to avoid adversely affecting ground water and aquifer recharge;
5) to reduce cut and fill;
6) to avoid unnecessary impervious cover;
7) to prevent flooding;
8) to provide adequate access to lots and sites;
9) to promote healthy activities by providing safe and accessible pedestrian and bicycle access; and
10) to mitigate adverse effects of noise, odor, traffic, drainage, and utilities.

1018.2 Site Analysis

1) **Development Site Characteristics -** An analysis shall be made of characteristics of the development site, such as:
   a. geology and soil;
   b. topography;
   c. ecology;

d. existing vegetation;
e. structures;
f. road networks;
g. visual features; and
h. past and present use of the site.

A report of the site analysis shall be included with Major Subdivision Plans, Group Development Site Plans, and Mixed-Use Planned Development Plans that are submitted to the Planning and Commission for review.

2) **Site Analysis Components and Design Objectives** - The size and scope of the site analysis shall dictate the detail required of the analysis. Some site analysis components applicable to a large residential subdivision may not be applicable to a small commercial (group development) project on a small lot. The following table presents some key components of a site analysis with associated development design objectives:

SITE ANALYSIS KEY COMPONENTS AND DESIGN OBJECTIVES	
Site Analysis Component	**Design Objective**
Slope and Contour Analysis	• Slopes of 0%-5% are prime buildable areas. • Avoid any development on slopes greater than 10% in areas with unsuitable soils. • Build roadways on ridges. • Delineate sensitive areas.
Hydrologic Analysis	• Avoid wetlands, floodplains, and ground water recharge areas. • Preserve natural drainage ways. • Delineate sensitive areas.
Soils Analysis	• Avoid soils unsuitable for development. • Locate stormwater controls in pervious soils (hydric soil group A and B). • Delineate sensitive areas.
Vegetation Analysis	• Avoid clear cutting as erosion control BMP. • Preserve significant trees and understory vegetation. • Delineate sensitive areas.

The layers of information from the above table can be overlaid on a common scale to create a composite inventory map to analyze the suitability of each portion of the site for the proposed development.

1019 Phased Clearing During Site Development

After receiving plan approval from the Pine Ridge Planning Commission and prior to commencing site work on a land development that has been approved by the respective county for the site construction phase, the applicant shall submit a clearing plan for approval by the Planning Official. The approved Clearing Plan shall be submitted to Lexington County for review and information.

1019.1 The Clearing Plan

The Phased Clearing Plan shall include the following as applicable to the size and scope of the project.

1019.1(1) Identify the Project Footprint

1) Infrastructure:
    a. Roads and drainage
    b. Stormwater facilities
    c. Utilities
    d. Other infrastructure
    e. Site improvements:
        i. Parking lots
        ii. Driveways and walkways
        iii. Buildings and other structures

1019.1(2) Identify all Protected Areas

1) Natural open space
2) Buffers, yards, and other areas required to be landscaped
3) Lake and pond shoreline buffers
4) Stream buffers
5) Trophy tree protection zones
6) Identify location of any streets and associated facilities, utility mains and easements, and/or greenways and pedestrian paths approved by the Town or county to encroach upon a protected area per the provisions of this Ordinance

1019.1(3) Identify all trophy Trees located within:

1) Site improvement areas.
2) Protection zones.

1019.2 Site Clearing Predevelopment Phase

Once the Clearing Plan has been approved, logging for marketable timber using State (SC Forestry Commission) Best Management Practices (BMPs) as required by this Article (below), may be undertaken in the project footprint area. All Trophy Trees located within site improvement and protected areas are to be left uncut. No stump removal, grubbing, clearing, or grading shall be allowed at this time.

1019.3 Infrastructure Construction Phase

Once final approval for construction has been granted, the areas to receive site infrastructure, such as roads and drainage, stormwater facilities, utilities, etc., may be cleared and graded in preparation for construction. All applicable county erosion prevention and sediment controls shall be observed.

1019.4 Building Phase

After issuance of the building permits or, in the case of a major subdivision, when the lots are being prepared for construction; the areas to receive the principal building and accessory structures may be cleared and graded for construction. Erosion prevention and sediment control BMPs and tree and root protection during construction, as required by the Lexington County, shall be followed. Placement and location of parking lots, perimeter buffer areas, common open space areas, walkways and drives, screening, and other areas shall be designed to utilize and preserve as many existing trees and vegetation as possible. Trophy trees in tree protection areas shall be preserved per the Tree Protection provisions of this Ordinance.

1019.5 Applicability of Phased Clearing

Note the three phases of clearing are applicable for large projects such as residential subdivisions and large Group Developments. For small projects on small lots with minimal clearing involved and relatively quick construction times, site clearing may be done in one phase. However, all applicable County erosion prevention and sediment control BMPs shall be observed.

1020 Forestry Activity and Land Development
Forestry activity includes, but is not limited to, timber harvest, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.

1020.1 Permitted Forestry Activity - Forestry activities are permitted on all forestland parcels within incorporated Pine Ridge that are:

1) Taxed on the basis of its present value as forestland under SC Code of Laws Section 12- 43-220(d);
2) Managed in accordance with a forest management plan that is prepared or approved by a South Carolina Registered Forester (see definition of Forestry Management Plan below);
3) Certified under the Sustainable Forestry Initiative, the Forest Stewardship Council, the American Forest Foundations Tree Farm System, or any other nationally recognized forest certification system;
4) Subject to a legally binding conservation easement under which the owner limits the right to develop or subdivide the land; or
5) Managed and harvested in accordance with the best management practices established by the State Commission of Forestry pursuant to SC Code of Laws Section 48-36-30.

1020.2 Forestry Management Plan

A forestry management plan means a document or documents prepared or approved by a forester registered in SC that defines a landowner's forest management objectives and describes specific measures to be taken to achieve those objectives. A management plan shall include silvicultural practices, objectives, and measures to achieve them, that relate to a stand or potential stand of trees that may be utilized for timber products, watershed or wildlife protection, recreational uses, or for other purposes.

1020.3 Time Restrictions on Issuing Permits Following Forestry Activity
The Town of Pine Ridge may deny a grading, land development, or building permit for the following time periods:

1) One year after the completion of a forestry activity if the activity results in the removal of all, or substantially all, the trees that were protected under the Town of Pine Ridge tree protection regulations governing development from the tract of land for which the permit or approval is sought.
2) Five years after the completion of a timber harvest if the forestry activity (timber harvest) results in the removal of all, or substantially all, the trees that were protected under the Town of Pine Ridge regulations governing development from the tract of land for which the permit or approval is sought, and the harvest was a willful violation of Town regulations.

1021 Street Standards
In general, Lexington County street (road) design and construction standards shall apply to new road construction and road improvements within the Town of Pine Ridge. Town of Pine Ridge street design standards are as follows in this section. Nothing in these regulations shall impede or restrict the County's permitting, inspections, and acceptance of roadways into the county maintenance systems. Where the conditions imposed by any provision of this Ordinance are either more restrictive or less restrictive than any other applicable Federal, State, Lexington County, or Town of Pine Ridge statute, the more restrictive statute, imposing higher standards or requirements, shall govern.

1021.1 Cul-de-sacs and Dead-End Streets
Cul-de-sacs and dead-end streets lengthen distances for travelers, discourage pedestrian travel, and make transit service more difficult to operate and use, while placing an added financial burden in providing emergency,

safety, and maintenance services. Cul-de-sacs and dead-end streets result in poor connectivity that often restricts the viability of bicycle and pedestrian transportation.

1021.1(1) Planning Commission Review and Approval Required
As of the effective date of this Ordinance, cul-de-sacs and dead-end streets shall require Planning Commission approval on a case-by-case basis utilizing the following considerations:

1) Limited use
2) Site-specific topographic or geophysical conditions
3) Preservation of any natural features on the site
4) Minimizing of negative impacts and alteration of natural features
5) Avoidance of areas of environmental sensitivity
6) Reduction of excessive cut and fill
7) Other site-specific design considerations

Dead-end streets may be approved as temporary until connection with an intersecting street is constructed. Temporary dead-end streets must have a turn-around at the terminus.

1021.2 Block Lengths

1021.2(1) Residential

1) Block lengths shall be appropriate to topographic conditions and density to be served but shall not exceed 600 feet in length.
2) Blocks should be of sufficient width to allow for two tiers or lots of appropriate depth, except where reverse frontage lots are required along a major street, or where prevented by size, topographical conditions, or other inherent conditions of the property.
3) When allowed by the Planning Commission, permanent cul-de-sacs and dead-end streets shall not exceed 400 feet in length as measured from the centerline of the perpendicular street to the center of the cul-de-sac or terminus of the dead-end street.

1021.2(2) Commercial and Industrial
Blocks intended for commercial or industrial development may vary from the standards of design detailed above in favor of dimensions more suitable to their prospective use, provided such blocks permit adequate traffic circulation.

1021.3 Reverse Frontage Roads
Where major residential subdivisions are proposed to be located adjacent to arterial streets, such subdivisions shall be denied direct access to the arterial street and shall be separated from such streets by double frontage lots accessing onto reverse frontage roads.

1021.3(1) Residential Lots on Reverse Frontage Roads
Residential reverse frontage lots shall have a minimum rear yard of fifty (50) feet next to the arterial street, measured from the shortest distance of the proposed back building line to the street right-of-way. They shall also, within such rear yard and immediately adjacent to the right-of-way, have a non-access planting screen easement of at least twenty (20) feet in depth planted to the perimeter yard landscaping requirements of this Ordinance. Alternately, the required buffer area may be held in common open space.

1022 Driveway Standards

1022.1 Driveway Defined

A driveway is a paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building, lot, structure, or facility that provides access to no more than two (2) parcels of land. Any driveway providing access to more than two parcels of land shall be classified as a street (road) and subject to all applicable design and construction standards. However, access within multiple parcel Group Developments is excluded from the two-parcel restriction.

Driveway standards for allowable flag lot drives and access easements shall be governed by the Lexington County Planning Commission Access Policy standards.

1022.2 Driveway Width

The width in feet of a driveway approach shall be within the minimum limits as specified below, excluding detached single-family residential properties. Driveway approach widths shall be measured at the road right-of-way line and the width of any driveway shall not increase when crossing the right-of-way except at properly designated curb returns.

1) One-way drives shall have a minimum width of twelve (12) feet.
2) Two-way drives shall have a minimum width of eighteen (18) feet.

1022.3 Number of Driveways

1) Generally, one point of access to a given property will be allowed if it is situated in a safe location and in accordance with other provisions of this Ordinance and State and County access regulations. Additional access points, however, may be allowed if driveway spacing requirements can be met.
2) Driveways shall be limited to the number needed to provide adequate and reasonable access to a property. Factors such as alignment with opposing driveways and minimum spacing requirements will have a bearing on the number of driveways approved. A property with more than one (1) frontage may have the frontages considered separately.

1022.4 Joint Use of Driveways and Connectivity

For commercial areas, where feasible, development plans shall require the establishment of a joint-use access driveway serving two (2) or more abutting properties. Additionally, when a property is developed, the Planning Commission shall require, where feasible, connectivity with adjoining parking areas or may require that a driveway/parking area be designed for future connection with an abutting property. Joint-use driveways for residential developments may be utilized to meet the driveway spacing standards.

1022.5 Driveway Separation

All driveway approaches shall be allocated and spaced per SCDOT minimum spacing requirements per the SCDOT Access and Roadside Management Standards.

1022.5(1) Exceptions

1) Internal residential access streets in subdivision developments are exempt from these standards.
2) For individually developed single-family lots, the Planning Commission may reduce the spacing requirements of this Section if it can be demonstrated that a hardship exists and there is no opportunity to design a conforming access point.
3) Minimum spacing may be increased if right-turn deceleration lanes are provided.
4) A pair of one-way drives may be substituted only if the internal circulation on the site is compatible with the one-way driveways. Nowhere shall a distance of less than forty (40) feet between edges of one-way drives be permitted.
5) A replacement of a driveway not meeting the minimum spacing requirements is allowed if lost or disrupted due to a Town, County, State, or Federal road project.

1023 Underground Wiring
All electric, telephone, television, or other communication lines (both main and service connections) servicing new Major Subdivisions and Mixed-Use Planned Developments shall be provided by underground wiring within easements or dedicated public rights-of-way and installed in accordance with the prevailing standards and practices of the utility or other companies providing such services.

Lots that abut existing easements or public rights-of-way on existing streets and roads, where overhead electric or telephone distribution supply lines and service connections have previously been installed, may be supplied with electric and telephone service from those overhead lines; but, should a road widening or an extension of service or other such condition occur as a result of development and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.

1023.1 Exceptions
Where the applicant can demonstrate that conditions are such that underground wiring is not practical, the Planning Commission may make an exception, provided the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines; that clearing swaths through treed areas shall be avoided by selective cutting and staggered alignment; that trees shall be planted in open areas and at key locations to minimize the view of poles and alignments; and that alignments shall follow rear lot lines and other alignments, as practicable.

1024 Water Supply
All developments and subdivisions shall be provided with water supplies and systems conforming to the requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (SCDHEC), and approved by said agency.

1024.1 Connection Requirements to Community Water Systems
Land developments shall be required to connect to a public water supply system if public service is available within the following distances from the following number of lots or group development units:

Size of Development	Distance*
1-2 lots/units	400 feet
3-10 lots/units	1,000 feet
11 or more lots/units	2,000 feet
*The Planning Commission may issue a waiver to this requirement based on extremely unusual engineering/construction requirements.	

1024.2 System Requirements
For residential land developments, the internal water supply system of the land development at build-out shall be adequate to handle domestic demand including fire flow, provided that the existing infrastructure of the available public water system supplying water to the entrance of the land development is capable of sustaining fire flow.

1024.3 System Approval Required
Improvement plans and specifications for all water supply systems for which the developer is responsible shall be submitted within the applicable land development category site plan for approval.

1024.4 System to Include Fire Hydrants
Where existing infrastructure of the available public water system supplying water to the entrance of the land development is capable of sustaining fire flow, fire hydrants will be installed internally by the developer. Fire hydrants shall be installed and spaced internally throughout each land development to maintain a 500-foot radius between hydrants.

1025 Sanitary Sewer Facilities
All land development units and lots within subdivisions shall be provided with sanitary sewerage facilities conforming to requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (SCDHEC), and approved by said agency. Said facilities shall be "stubbed out" prior to road surfacing.

1025.1 Connection Requirements to Public Sewer Systems

Land develops shall be connected to a public sanitary sewer system if public service is available within the following within the following distances from the following number of lots or group development units:

1) Land developments consisting of ten - twenty-nine (10-29) lots or group development units that are within five hundred (500) feet of a sewer system in which a gravity flow connection is possible.
2) Land developments consisting of thirty (30) lots or group development units that are within seven hundred fifty (750) feet of a sewer system in which either a gravity flow or forced main connection is possible.
3) The Planning Commission may issue a waiver to this requirement based on extremely unusual engineering/construction requirements.

If a public system is not in place or cannot be reasonably extended, the developer must assure there will be in place individual subsurface disposal systems where appropriate, given site density, soil, slope, and other conditions, and subject to applicable SCDHEC regulations.

1025.2 System Requirements
The sanitary sewer system shall be adequate to handle the necessary flow based on the completed development (at build out).

1025.3 System Approval Required
Improvement plans and specifications for all disposal systems for which the developer is responsible shall be submitted within the applicable land development category site plan for approval.

1025.4 Pine Ridge Requirements for Community Onsite Sewage Treatment and Disposal Systems.
1) The system must obtain a Permit to Construct and an Approval to Place in Operation from SCDHEC.
2) The project owners, a homeowners' association, or other responsible party shall enforce covenants and restrictions as to the maximum number of lots, maximum number of bedrooms per dwelling unit, maintenance and inspection agreements, and other conditions of approval of the community onsite sewage treatment and disposal systems imposed by SCDHEC.

1026 Street Lighting
Street lighting shall be required in all Major Residential Subdivisions and Mixed-Use Planned Developments with streets. Street lighting shall be properly shielded so as not to create a hazard to drivers or a nuisance to residents. The residential lighting plans shall demonstrate that the proposed street lighting is adequate to provide for safe motorist, cyclist, and pedestrian street usage. Light spacing shall take into consideration the diameter and intensity of the light projection, lot size, road curves, hills, and other visibility restrictions. Flood lighting shall not be allowed for street light fixtures. Lighting must be provided for dead-end alleys.

1027 Surveys and Markings
All land developments within the jurisdiction of the Town of Pine Ridge shall be surveyed, platted, and marked in accordance with the *Minimum Standards Manual for the Practice of Land Surveying in South Carolina*, as promulgated by the Code of Laws of South Carolina, 1976, Title 40, Chapter 21. This manual is hereby adopted by reference and is as much a part of this Ordinance as if contained herein.

1028 Street (Road) and Subdivision Names
The Pine Ridge Planning Commission shall approve street names within incorporated Pine Ridge. Street addresses shall be assigned in coordination with Lexington County E-911 addressing. New subdivision names shall be approved by the Planning Commission in coordination with the Lexington County Planning and GIS Department. To limit the possibility of confusion for residents, postal workers, and emergency responders within the County, the names of proposed Pine Ridge subdivisions shall not duplicate or be phonetically similar to existing subdivision names within the County.

ARTICLE 11
ADMINISTRATION

1100 Planning Official

This Ordinance shall be administered and enforced by the Planning Official, whose powers and duties are authorized by statute or ordinance. The Planning Official is hereby charged with the administration of this Ordinance subject to the provisions of the South Carolina *Home Rule Act*. Planning Official means the Pine Ridge Town Administrator or other Town of Pine Ridge employee, consultant, or contractor designated by the Pine Ridge Town Administrator to administer assigned duties in the administration of this Ordinance. The duties of the Planning Official shall include

1. interpretation of terms and provisions of this Ordinance;
2. administration of this Ordinance by the issuance of permits and certificates, including the collection of authorized fees;
3. processing applications for appeals to the Board of Zoning Appeals from the decision of the Planning Official, variances, and special exceptions;
4. preparation of the record for appeal to the circuit court from the decisions of the Board of Zoning Appeals;
5. maintenance of a current zoning map, amendments to the zoning ordinance, and all public records related to zoning and planning;
6. enforcement of the zoning ordinance and investigation and resolution of zoning complaints;
7. administrative assistance to the Board of Zoning Appeals and Architectural Review Board when authorized; and
8. such other duties as may be authorized by the Town Council.

1101 Zoning Permits

a. Permits required: No building, sign or structure shall be erected, moved, enlarged, altered or demolished without a zoning permit issued by the Planning Official. No permit shall be issued by the Planning Official except for a use which is in conformity with the provision of this ordinance or for a use authorized by order of the Board of Zoning Appeals.

b. Fees for permits: Town Council shall establish a fee schedule for each zoning map or text amendment, special exception, variance, other permits (except for sign related permits, see Section 907.3 for sign permit fees) specified in this ordinance or certificate of zoning compliance issued by the Planning Official.

c. Applications for permits: Applications for zoning permits shall be accompanied by plans in duplicate drawn to scale showing the actual dimensions and shape of the lot to be used, the sizes and locations of existing structures on the lot, the location and dimensions of the proposed structure or alteration. The application shall include such other information as may be required by the Planning Official to determine conformance with this ordinance, including existing or proposed buildings or alterations, exiting or proposed uses of buildings and land, number of families, housekeeping units, rental units, existing conditions on adjacent property. One copy of the plans shall be returned to the applicant with the signed approval or disapproval of the Planning Official noted on the copy within a reasonable time.

d. Expiration of permits: If the work described in a zoning permit has not begun within six (6) months from the date of the permit, or within the time specified in a special exception, the permit shall expire and be void upon written notice by the Planning Official.

1102 Certificates of Zoning Compliance

a. Certificates required: It shall be unlawful for any person to use occupy or permit the use or occupancy of any building or property created, erected, changed, converted, altered or enlarged, in whole or in part, until a certificate of zoning compliance has been issued by the Planning Official stating the proposed use conforms to the requirements of this ordinance.

b. Temporary uses: Certificates of zoning compliance may be issued and renewed by the Planning Official for permitted temporary uses for the times permitted by the zoning district regulations.

1103 Violations

a. Misdemeanor-penalties: It shall be unlawful for any person to use property, or to construct, alter, enlarge or demolish any structure without a permit or permits required by this ordinance. Conviction for violation of this Ordinance is punishable as a misdemeanor under the general penalty provisions of the Town Code. (Reference § 3-107) (*Amended 5-13-14/2014-08)*

b. Ordinance violations:
Any person, firm, or corporation in violation of any provision of this Ordinance shall, upon conviction, be guilty of a misdemeanor and fined per the provisions of the Town Code. This shall not be construed to inhibit the Town from attempting to resolve violations prior to issuing an Ordinance Summons per the Town Code.

c. Fees for permits: Town Council shall establish a fee schedule for each zoning map or text amendment, special exception, variance, other permits (except for sign related permits, see Section 907.3 for sign permit fees) specified in this ordinance or certificate of zoning compliance issued by the Planning Official.

d. Applications for permits: Applications for zoning permits shall be accompanied by plans in duplicate drawn to scale showing the actual dimensions and shape of the lot to be used, the sizes and locations of existing structures on the lot, the location and dimensions of the proposed structure or alteration. The application shall include such other information as may be required by the Planning Official to determine conformance with this Ordinance, including existing or proposed buildings or alterations, existing or proposed uses of buildings and land, number of families, housekeeping units, rental units, and existing conditions on adjacent property. One copy of the plans shall be returned to the applicant with the signed approval or disapproval of the Planning Official noted on the copy within a reasonable time. Land development projects requiring approval from Lexington County and/or the Pine Ridge Planning Commission per Article 10 must receive approval from the respective body prior to issuance of a zoning permit. In such cases, the site plan requirements of Article 10 shall satisfy the plan requirements for a zoning permit.

e. Expiration of permits: If the work described in a zoning permit has not begun within six (6) months from the date of the permit, or within the time specified in a special exception, the permit shall expire and be void upon written notice by the Planning Official.

ARTICLE 12
APPEALS

1200 Board of Zoning Appeals

a. Board established: A Board of Zoning Appeals as previously established by ordinance is hereby continued. The Board of Zoning Appeals consists of seven (7) members appointed by Town Council for staggered terms of three (3) years. A vacancy shall be filled for the unexpired term in the same manner as the original appointment. Members of the board may be removed by Council for cause. (Amended 2-09-10*Ordinance 2010-01)

b. Officers: The board shall elect or reelect one of its members as chairperson for a term of one year. The board may elect other officers as provided by its rules of procedure. The board shall appoint a secretary who may be an officer of the Town approved by the Town Council or a member of the board.

c. Rules of procedure: The board shall adopt rules of procedure for the conduct of its meetings and hearings. A majority of the board shall constitute a quorum. Meetings of the board shall be held at the call of the chairperson or at such times as the board may determine. Public notice of all hearings shall be published in a newspaper of general circulation in the Town and shall be posted on, or adjacent to, the property affected, with at least one notice visible from each public street abutting the property. The chairperson may administer oaths and compel attendance of witnesses by subpoena. The board shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote by reason of conflict, and shall keep records of its examinations and other official actions filed in the office of the secretary of the board as public records.

1201 Powers and Duties of Board of Zoning Appeals

The board of zoning appeals has the following powers:

a. Appeal from Planning Official: Any person aggrieved by a decision of the Planning Official may appeal that decision to the Board of Zoning Appeals in writing on a form provided by the Planning Official within fifteen (15) days after actual notice of the decision. An appeal stays the implementation of the decision of the Planning Official unless he/she certifies to the Board that a stay would cause imminent peril to life or property. The Board may affirm or reverse, wholly or in part, or may modify the decision by a written order separately stating findings of fact and conclusion of law.

b. Variances: An owner or authorized agent may appeal to the board on a form provided by the Planning Official for a variance from the requirements of the zoning ordinance when the district application of regulations would result in unnecessary hardship. A variance may be granted if the board makes all of the following findings and conclusions in a written order.

(1). There are extraordinary and exceptional conditions pertaining to a particular piece of property;

(2). These conditions do not generally apply to other property in the vicinity;

(3). Because of these conditions, the application of the ordinance to particular piece of property would effectively prohibit or unreasonably restrict utilization of the property;

(4). The authorization of the variance will not be substantial detriment to adjacent property or to public good, and the character of the district will not be harmed by the granting of the variance;

(5). The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district; would not extend physically a nonconforming use of the land; would not change the zoning district boundaries shown on the official zoning map.

The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance. In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. Failure to begin or complete an action for which a variance is granted within the time limit specified as a condition of the variance shall void the variance.

1202 Special exceptions

An owner or authorized agent may appeal to the Board of Zoning Appeals (BZA), on a form provided by the Planning Official, for a special exception for a use permitted by district regulations as a special exception after review, subject to applicable criteria as enumerated in this Ordinance. The BZA shall consider the following factors in determining whether a special exception should be granted, in addition to specific criteria in district regulations: (1) traffic impact; (2) vehicle and pedestrian safety; (3) potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property; (4) adverse impact of proposed use on aesthetic character of the area; and (5) orientation and spacing of improvements of structures. The BZA may prescribe appropriate conditions and safeguards to relieve or reduce adverse impact of a special exception and to protect the character of the area.

1203 Appeal to Circuit Court

A person having a substantial interest in a decision of the board of zoning appeals regarding a variance or special exception, or an officer of the Town authorized by Town Council, may appeal to circuit court by petition for review on grounds that the decision is contrary to law, filed with the clerk of court and secretary of the board within thirty (30) days after the decision of the board is mailed. Within thirty (30) days after receipt of the notice of filing a petition, the Planning Official or secretary of the board, with assistance of the Town Attorney, shall file with clerk of court a certified copy of the board proceedings, including a transcript of evidence and findings and conclusions of the board.

ARTICLE 13
PLANNING COMMISSION

1300 Establishment of the Planning Commission
The Town of Pine Ridge Planning Commission is herein re-established by this Ordinance.

1301 Composition and Terms of Office
The Commission shall consist of five (5) members appointed by Town Council. The appointments shall be for three (3) years, renewable at the discretion of Town Council. A vacancy in membership must be filled for the unexpired term by Town Council appointment. Commission members shall serve without compensation. No member of the Commission shall hold any other public office or elected position in the Town, other municipalities within Lexington County, or Lexington County.

1302 Rules of Procedure
Rules of Procedure shall be per the Town of Pine Ridge Planning Commission Rules of Procedure as approved by the Planning Commission in April 2016 and by Town Council in May 2016.

1303 Duties and function of the Planning Commission

a. **Comprehensive Plan -** Prepare and periodically revise plans and programs for development and redevelopment of the Town of Pine Ridge.
b. **Implementation of the Comprehensive Plan**
    1) **Zoning ordinances –** including recommending zoning district maps and making recommendations to Town Council on necessary amendments
    2) **Regulations for the subdivision and development of land –** The Planning Commission is responsible for developing and overseeing the administration of land development regulations per Article 10 of this Ordinance and making recommendations to Town Council on necessary amendments.
    3) **Landscaping regulations –** The Planning Commission is responsible for developing and administering landscaping regulations per Article 7 of this Ordinance and making recommendations to Town Council on necessary amendments.
    4) **Other duties –** as may be assigned by the Pine Ridge Town Council, which may include additional Planning Commission functions per SC Code § 6-29-340.

ARTICLE 14
AMENDMENT

1400 Initiation of Amendment

a. An amendment to the text of this Ordinance or zoning map may be initiated by adopted motion of Town Council, adopted motion of the Planning Commission, or the Planning Official. An amendment of the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected, or by an agent authorized, in writing, by the owner.

b. An identical amendment to the district designation of the same or a portion of the same property for which a rezoning has been denied shall not be initiated more often than once in each twelve-month period after denial unless the planning commission determines either (1) there has been a substantial change in the character of the area, or (2) evidence or factors exist which were not considered in the previous deliberations which might substantially alter the basis for the planning commission recommendation

c. A zoning map amendment shall be initiated by an owner or agent on an application form provided by the Planning Official, accompanied by required documents and information, and a filing fee established by resolution of Town Council.

d. A complete application for amendment must be received at least two (2) weeks prior to the planning commission meeting in order to be considered at the meeting.

1401 Minimum District Size

No amendment shall be initiated that would create a new zoning district with an area of less than two (2) acres. The minimum area for an MPD (Mixed-Use Planned Development) district shall also be two (2) acres. The minimum requirement does not apply to extension of an existing district, or addition of MU district to a C-1 district.

1402 Amendment Procedure

The following procedural steps are required for adoption of a text or map amendment:

Amendment shall be initiated pursuant to § 1300. All amendment ordinances shall be prepared in written form as required by Town Code.

(1). Proposed amendment shall be referred to planning commission for review and recommendation. The planning commission shall not conduct a public hearing, but the property owner may be allowed to present oral or written comments. If oral or written comments are taken, the commission shall give other interested members of the public ten days' notice and allow them to comment in the same fashion. Review shall include a determination of whether the proposed amendment is in conformity with the comprehensive plan. Planning Commission shall file with Town Council its report and recommendation on the proposed amendment within thirty (30) days after receipt.

(2). Newspaper notice of public hearing before Town Council shall be published at least fifteen (15) days prior to hearing for a map amendment and thirty (30) days for a text amendment. The public hearing shall be scheduled for a date after the Planning Commission recommendation is due.

(3). Notices of public hearing shall be posted on or adjacent to property to be rezoned, with one notice visible from each street bordering the property. Posted notices shall contain letters not less than one (1) inch in height.

(4). Notice of public hearing shall be mailed to adjacent landowners and groups which have filed a written request for notices.

(5). Town Council may introduce an amendment ordinance for first reading and hold public hearing on the same date. A planning commission recommendation shall be reviewed and considered, but it shall not be binding on Town Council.

(6). Town Council may adopt or reject the amendment ordinance on second reading at least six days after first reading. Map amendments may be adopted or rejected for all or any portion of the property; however, a zoning district designation which was not included in the public notices shall not be adopted. An amendment may be withdrawn in writing by the initiator at any time prior to final action by Town Council. A withdrawn amendment is not subject to the twelve (12) month limitation in § 1300b. However, any resubmittal of a revised request or shall require payment of all costs as if the resubmittal were a new application.

All amendments shall be noted and placed in the copy of the zoning ordinance maintained by the Planning Official and in the official copy of the Town Code maintained by the Municipal Clerk. Map amendment shall be reflected on the official zoning map.