

Article 5 Land Development Standards

5. Land Development Standards

5.1. Purpose

The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly and progressive development of land within the Town of Chapin. In furtherance of this general intent, the regulation of land development by the Town of Chapin is adopted for the following purposes, among others:

- To encourage the development of an economically sound and stable community;
- To assure the timely provision of required streets, utilities, other facilities and services to new land developments;
- To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
- To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, transportation and other public purposes; and
- To assure, in general, the wise and timely development of new areas or redevelopment of areas in harmony with the adopted Town of Chapin Comprehensive Plan.

5.2. Applicability

5.2.1. The following development shall comply with the improvement requirements in this article:

- a. The developer, owner, or applicant shall be responsible for the improvements required with all new, significantly improved, or expansion of development that require Minor or Major Subdivision Review.
- b. New development and significantly improved as required for Major Architectural Review (Section 10.6)

5.2.2. The applicant shall be responsible for the installation and construction of required improvements according to the provisions of this ordinance, except as may otherwise be specifically provided herein or by Town policy or agreement.

5.2.3. Approval of a final plat shall be subject to the applicant having installed the improvements designated in this article, or having Improvements Guarantee to the satisfaction of the Town and Lexington County for installation of said improvement(s).

5.2.4. General Requirements

- a. Street Improvements: Land designated for public or private streets shall be cleared and filled in accordance with the latest edition of the "South Carolina Standard Specifications for Highway Construction", South Carolina

State Highway Department, or as determined appropriate by the Lexington County Engineer or Administrator.

- b. Water and Sewer Facilities: Water and sewer facilities shall be provided in accordance with the standard procedures and policies of the Town, the Department of Health and Environmental Control (DHEC) and by the water and sewer provider, if different from above.
- c. Utility Lines: All utility lines within a development site shall be installed underground, unless there are existing above-ground lines that serve the property. When it is found to be necessary and desirable to locate public utility lines in a location other than street right-of-way, easements shall be shown on the plat for such purposes. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced. Such easements shall be not less than twenty (20) feet along rear property lines and fifteen (15) feet alongside property line, subject to the approval of the jurisdiction having authority, and, where possible, shall be centered on rear and side lot lines.
- d. Natural Gas: When gas lines are located in a street right-of-way, where possible, such lines shall be located outside the portion of the street to be surfaced to prevent cutting into the paved surface to serve abutting properties.
- e. Improvement of Existing Substandard Conditions: Where the existing right of way is substandard, the developer shall be required to dedicate the appropriate amount of right-of-way (as measured from the centerline of the existing street) as well as install all noted sidewalk zone improvements including expanded sidewalks and street trees, lighting, storm drain improvements and street furniture as a part of the development process. Requests for waivers based on practical hardships shall be made to the Planning Commission. Appeals to this decision shall follow the process outlined in [Section 10.7.1.d](#)
- f. Flood Hazard Areas: In accordance with the Town's Flood Prevention Ordinance, any development that contains land subject to flooding shall be accompanied by evidence that no appreciable expansion of the area subject to flooding would result from the proposed development of the land being subdivided, and that the proposed development will be adequately protected from inundation without appreciable interference with the flow of any watercourse or into an impounding basin. In no case shall any fill, levee, or other protective works be approved unless sufficient compensating adjustments of waterways, ditches, or impounding basins are made to prevent any appreciable expansion of flood hazard area.
- g. Storm Drainage: An adequate drainage system, including necessary improved open channels, pipes, culverts, storm sewers, intersection drains, drop inlet, bridges, and other necessary appurtenances shall be installed by

the subdivider and shall be according to plans and specifications approved by the Lexington County Stormwater Management Division.

5.2.5. Surveying and Engineering

- a. Installation of Permanent Reference Points: Permanent reference points shall be placed in accordance with the following requirements:
 1. General Standards: Boundary surveys shall be performed, in accordance with the state minimum standards published by the State Board of Registration for Professional Engineers and Land Surveyors, unless more stringent requirements are specified. A minimum of two points in any survey must be tied to the state plane coordinate system. The survey may be done on the horizontal ground distance and tied back to the state plane coordinates.
 2. Control Monuments: Vertical control monuments shall be placed in or near the centerline of pavement of subdivision streets at a minimum of 1 per 4 acres. Where practical, control monuments shall be placed at points of curvature and points of tangency of curves. The control monument may be poured on the job or be a concrete marker of the type commonly used in the area: at least 3 feet long and tapered with a 12-inch long, 1/4-inch diameter brass or bronze rod embedded in the top. Control monuments shall be placed in a cast iron water main valve type box with a cover flush with the pavement.
 3. Property Marker: A steel or wrought iron pipe, rebar, or the equivalent, not less than 0.5 inches in diameter and at least 24 inches in length shall be set at all property corners and points of curves, except those located by monuments. They shall be flush with the ground.
 4. Accuracy: Land surveys within the Town limits shall be Class A surveys, set at an accuracy of at least 1:10000.

5.2.6. Improvement Guarantees

- a. Types Allowed: Prior to approval of a Final Subdivision Plat the applicant shall provide a performance guarantee to ensure the completion of required improvements within a period of time as agreed upon by the Administrator or Lexington County Engineer and the applicant, and expressed in the guarantee. Such guarantee may be in the form of a performance bond, a surety bond, a cash deposit, or a letter of credit. A performance guarantee shall be posted in the amount of 125% of the total cost of improvements, or in an amount otherwise approved by the Administrator or Lexington County Engineer.
 1. Performance / Surety Bonds and Letters of Credit: The performance or surety bond, or letter of credit, shall be in a form acceptable to the Town. It shall include a pledge by the bank, insurance company or other bonding/lending institution that the funds necessary to carry out the terms of the agreement are guaranteed for payment, and will be released only upon receipt of written instruction from the Town.

2. Cash Deposits: If surety is in the form of a cash deposit with the Town of Chapin, proportional parts thereof shall be refundable in relation to progress payments less retainage, subject to approval of the Town and subject to a minimum deposit balance of 25% of the project cost.
3. Maintenance Guarantees for Private Streets: If the applicant completes all required improvements and complies with all conditions of the subdivision agreement as determined by the Town and Lexington County, the remainder of monies retained by a financial institution or by the Town may be released to the applicant or his successor in title. Prior to release, the applicant shall provide the Town and Lexington County, prior to the issuance of any building permit, a performance bond, a surety bond, or a cash deposit equal to the amount determined by Town and Lexington County that would ensure the repair of any damage to the existing improvements during the course of any construction, but in no case will the amount of the security be less than \$1,000 for each individual building lot. Prior to the issuance of any certificate of occupancy, Lexington County and the Town shall determine whether or not any breakage or damage has occurred. If no damage to any off-site improvements has occurred, then Lexington County may release the security to the applicant or his successor in title. If damages have occurred, they shall be repaired, or the Town or County may draw on the security before it is released.

5.2.7. Street Layout Standards

- a. General Standards: All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:
 1. The layout of the streets as to arrangement, character, width, grade, and location may be required to conform to the Town's Master Plan, Official Maps, Comprehensive Plan, and other adopted plans involving transportation infrastructure.
 2. Connectivity between compatible uses and adjoining street systems to reduce curb cuts on major thoroughfares and encourage local traffic to use alternative routes on local streets. Compatible uses are uses of similar intensity and characteristics permitted in similar zoning districts, as determined by the Administrator.
 3. Where a subdivision abuts or contains an existing or proposed collector or through street, the Planning Commission may require marginal access streets, reverse frontage with screen planting, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
 4. Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing any new subdivision, minor or major,

or extending an existing one unless granted by the Planning Commission. If, in the judgement of the Planning Commission, the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision, additional access shall be provided.

b. Continuation of Existing Street Pattern

Wherever topography will permit, the arrangements of streets in a subdivision shall provide for the alignment and continuation or projection of existing streets in adjoining areas. This is to mean the interconnectivity of subdivision developments.

c. Block Sizes

The Planning Commission shall examine every proposed subdivision as to its compliance with the following provisions:

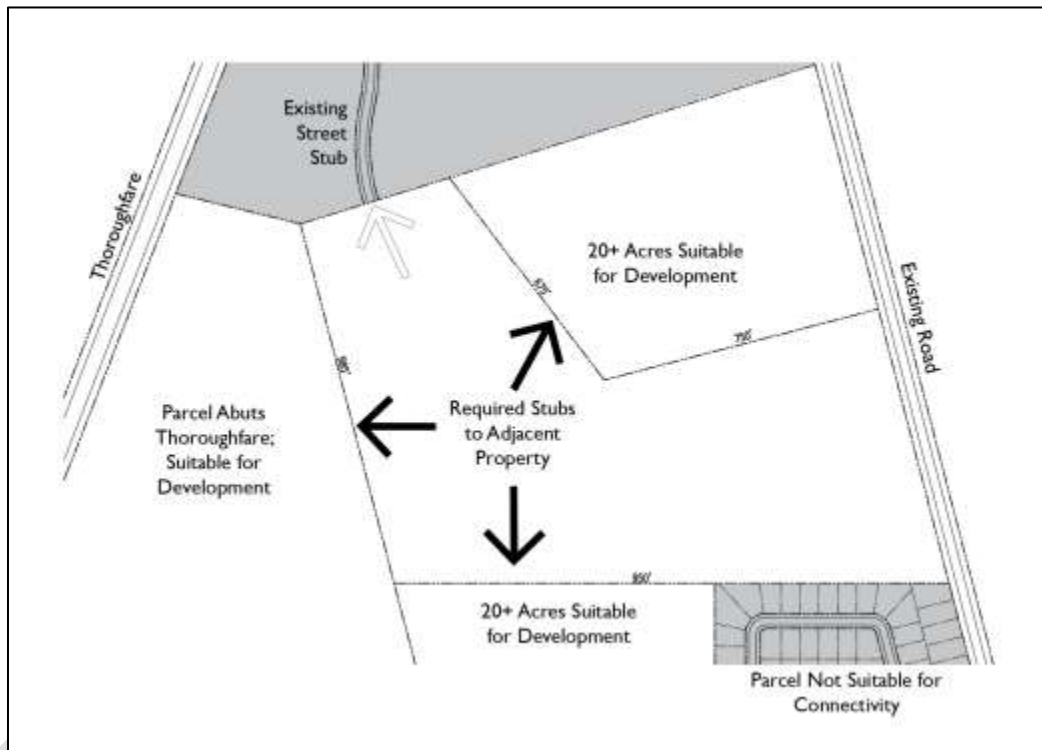
1. Nonresidential Blocks: Non-residential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.
2. Residential Blocks: the length of residential blocks hereafter shall not exceed fourteen hundred (1400) feet or be less than six hundred (600) feet from corner to corner. Provided, however, such length requirements may be modified when appropriate due to the topography or physical shape of the property being subdivided. The width of any residential block shall be sufficient to permit two (2) tiers of lots, where topography and land ownership permits, except as otherwise provided in these regulations.
3. Crosswalks: When any type of block exceeds seven hundred (700) feet, or when the Planning Commission determines it needed when less than X feet, crosswalks for pedestrians shall be required. Such right-of-way shall not be less than ten (10) feet wide and improved to include a concrete, asphalt or other approved surface sidewalk six (6) feet wide and four (4) inches thick.

d. Connectivity to Adjacent Properties

New developments shall, connect to any existing street stubs from adjacent properties and stub to all adjacent properties. Street stubs shall continue the existing street pattern if applicable.

1. Exemptions: Street stubs shall not be required where the conditions listed below would prevent connections:
 - a. Topographical conditions (pre-development slopes of 18% or greater)
 - b. Environmental conditions (marshes, floodplains, etc.)
 - c. Property shape
 - d. Property accessibility (existing platted subdivision with no stubs)

- e. Incompatible adjacent land uses
- 2. Location: Where multiple connection opportunities exist, street stub connections shall be prioritized in the site design as follows:
 - a. Adjacent parcels 20 acres or greater in size.
 - b. Adjacent parcels that abut or are traversed by existing or proposed streets.
 - c. To minimize overall access points along an arterial or collector street.



*Source: Summerville, SC Unified Development Code.

- 3. Design: Stub streets and streets intended for extension during future phases shall be constructed to extend to the property line or as close to the line as practical. It shall be the responsibility of the second development to construct the connection to an existing stub street. Stub streets shall not exceed 150 feet in length without a paved turnaround (permanent or temporary)
- 4. Adjacent Parking Areas: Where most feasible, parking areas that are adjacent to each other shall be connected to limit curb cuts and access points along the public right-of-way. This connection shall have a maximum width of 24', with two 12' wide travel lanes.

- e. Cul-de-sacs and Dead-End Streets

Dead end Streets are strongly discouraged and Cul-de-sacs are **not encouraged to be a dominant feature within a development site as they can restrict opportunities for interconnectivity for local vehicular and pedestrian traffic. Dead end street and Cul-de-sacs shall be considered and approved**

by the Planning Commission during the preliminary plat stage. If a dead-end street or cul-de-sac is proposed, it shall be subject to the following:

1. Permanent dead-end streets shall be no longer than 500 feet and shall be provided with a turnaround such as a cul-de-sac.
2. Temporary dead-end streets shall be provided with a temporary turnaround area which shall be designed considering traffic usage, maintenance, and removal.
3. Half streets are prohibited along property lines, entire street right-of-way shall be platted within the proposed subdivision.
4. The Planning Commission may require the reservation of an access easement at the terminus of a cul-de-sac so that connections to existing or future pedestrian trails or street stubs may be established, if not possible elsewhere on the site.

5.2.8. Street Design Standards

a. General

When a subdivision creates new streets, they shall be subject to the street design standards of this section. The Planning Commission, in coordination with Lexington County and SCDOT when applicable, shall approve the street design, location, and classification during the review of the preliminary plat in the Subdivision process (**Article 10.X**). The following are general standards for the design of roadways:

1. **SCDOT Standards:** Intersection sight distance on major thoroughfares shall be determined by the State Highway Department. Grades on major thoroughfares shall be established by the State Highway Department. On major thoroughfares, the centerline radius of a curvature shall be determined by the State Highway Department. In the event of any conflicts or contradictions, administrator shall use the ARMS Manual by SCDOT, or defer to Lexington County Engineer, or authorized representative from SCDOT, as appropriate.
2. **Traffic Control devices:** Signs and/or signals, shall be installed by the Developer as deemed appropriate by the Lexington County?, its agencies and/or the South Carolina Department of Highways and Public Transportation. The authority to require traffic control devices may be exercised by the Town at any time during the approval process.
3. **Street Jogs:** Street jogs shall be avoided, unless approved or recommended by SCDOT or Lexington County.
4. **Naming of Streets:** Streets that are extensions of, or obviously in alignment with existing named streets, shall bear that name. The name of new streets shall be subject to the approval of the Planning

Commission and shall not duplicate or be similar in sound to existing names in Lexington County, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place, or court or the like. Developers shall follow the Lexington County Addressing and Road Naming Ordinances. Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the Planning Commission and Lexington County.

5. Split Level Streets: Streets which are constructed so as to have two traffic ways, each at different levels within the same right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two traffic ways of three to one (3:1) or flatter
6. Intersections: The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than sixty (60) degrees (angles of intersection to be measured at the intersection of street centerline). Curved streets shall have a minimum tangent of one hundred (100) feet at intersections.
7. Nonconforming Right-of-ways: Proposed Subdivisions which include an existing platted street that does not conform to the minimum right of way requirements of these regulations shall provide additional width along one or both sides of such street so that the minimum right of way required by these regulations is established. Subdivisions abutting only one side of such street shall provide a minimum of one half, measured from the centerline of the existing right of way, of the right of way required by these regulations.

b. Street Sections

During review of the sketch plan/preliminary Plat, the applicant shall identify all proposed streets and existing street classifications on the site plan. The applicant will be required to install all improvements within the development site. All private and public streets are subject to the requirements within this section and the requirements for Lexington County.

Street Classifications	Right-Of-Way (Min/Max)*	Travel Lane Width (Min/Max)	On-street parking**	Planting Strip (both sides of street)	Sidewalk
1. Residential or Light Commercial Collector	50'/66'	12/16.5'	N/A	4'	4'

2. Residential Local	50'/60'	11/12''	Determined by PC	4'	4'
3. Private Commercial	50'/60'	11'/12'	Determined by PC	4'	
4. Private Residential	50'	10.6	Determined by PC	4'	
5. Downtown Street	50'/60'	24'	Required	4'	10'
6. Private Rear lane (Residential)	20'	10'	Determined by PC	N/A	N/A
7. Private Alley (Commercial)	24'	12'	N/A	N/A	N/A

*Right-of-way widths shall not be in conflict with SCDOT standards

**All parking spaces shall comply with parking space dimensions in Parking Section.



*Example Street Section, Source: City of Buffalo, NY - Unified Development Ordinance

1. Additional Standards for Streets: The intent of the Town’s street design standards within the UDO is to not conflict with the street design requirements of the Lexington County Public Works Department. In addition to the above table, private, local, and collector streets as described in the above table shall comply with street grade, horizontal curves, and intersection sight distance as required by SCDOT or Lexington County.

a.

c. Sidewalks

1. General Standards: Sidewalks shall be installed and shall be constructed on both sides of streets and to the specifications of Section 5.3.5.b. Sidewalks shall be constructed within the street right-of-way or public access easement, as reviewed and approved by the Town and Lexington County. Sidewalks shall be a minimum of 4 feet wide unless otherwise noted.
 2. Timing of Sidewalk Construction: To ensure that all street improvements are constructed prior to the completion of a project, Sidewalk as required by Section 5.3.5.b, must be constructed before each house or structure receives a final Certificate of Occupancy or, if the street is already constructed, prior to acceptance or approval of all improvements. This intent of this section is not to require the construction of a sidewalk at a time where permitted activities damage or otherwise impact the sidewalk. This does not apply to pedestrian paths or trails that will be provided outside of the normal right-of-way.
 3. Existing Sidewalks: Where existing sidewalk abuts an area where new sidewalk is to be developed, the new sidewalk shall be the same width as the existing sidewalk if the existing sidewalk exceeds the standards in Section 5.3.5.b. In cases where it is appropriate, a new sidewalk may be permitted to taper down to the minimum width in Section 5.3.5.b. over a distance determined and approved by the Planning Commission.
 4. Commercial and Multi-Family Developments: Within commercial areas and places with high pedestrian volumes, sidewalks should be designed to meet the anticipated pedestrian/traffic volume as well as accommodate outdoor seating. Multi-family and commercial developments shall provide sidewalks for interior movement of pedestrians and for interior to connect to public sidewalk system, as required by Article 8.
- d. Street Tree Planting Requirements
1. Planting Areas: Planting strips in accordance with cross sections in Section 5.3.5.b.
 2. Location and Number: Street trees shall be planted at forty (40) foot intervals within five (5) feet of the street right-of-way on both sides of the street, but must be outside the right-of-way. Street trees shall be installed within the planting strip between the sidewalk and the curb of a street to ensure that the trees provide adequate shade and protection from vehicular traffic. Street trees may also be located in other locations, such as within public access easements, where practical and as determined by the Town and Planning Commission during the review of the Preliminary Plat
 3. Applicable to TC and VC: Street trees may be installed within tree wells, and shall be installed to replicate existing spacing patterns of street

trees. The Administrator shall determine the appropriate spacing of street trees.

4. Tree Species: Diverse species of street trees from the Town's Approved Tree Species List shall be used. The street type, soil, and irrigation to be used should inform the species used.
 5. Minimum Tree Size: At the time of planting, small maturing trees should be 2.5-inch caliper, with the lower side of the crown a minimum of 6 feet above grade to avoid hazards to pedestrians.
 6. Tree Wells: Tree size and longevity is directly related to soil volume and quality; projects where tree wells are utilized will be evaluated on an individual basis to determine the ideal size of the tree well for the application and context in an attempt to maximize volume. Where possible with new construction, a continuous trench of soil (even underneath hardscape) should be provided for root growth.
 7. Root Guards: To ensure the protection of the street trees root system, as well as utility lines and paved surfaces, all street trees shall be installed with root guards.
- e. Street Lighting
1. General Standards: It is the intent of the town to have well-lit streets for cars and most importantly for the safety and comfort of pedestrians. Lighting shall be placed such that it is well coordinated with the expected canopy of street trees. Standard 15,000 lumen H.P.S street lights shall be installed, and appropriately shielded to prevent light spillover to adjacent properties. The Town of Chapin will require street lights to be installed at a minimum ratio of one light for every six units or 200' whichever is less in residential developments. In nonresidential developments it one light per 175' as measured by street length. The maximum height for street lights is 25'. Lighting plans with fixture designs and schematics shall be submitted and approved prior to installation.
 2. Maintenance and Ownership: The developer shall be responsible for the operating cost of said lights at the standard rate subject to the rate and class of service approved by the South Carolina Public Service Commission.
- f. Exceptions
1. The Town recognizes that the required street sections and streetscape may not always be constructed as prescribed in this article. Reasonable relief may be granted by the Planning Commission if the connection to an existing right-of-way or construction of a new right-of-way encounters any of the following constraints:
 - a. Insufficient existing street right-of-way
 - b. Topographic features
 - c. Conflict with SCDOT or County road project
 - d. Legal constraints

5.2.9. Street Access Standards

- a. Applicability: Any development that requires an access point (rear alley/lane or driveway) for purposes of ingress and/or egress shall be subject to the provisions of this section. All new accesses must be approved by the appropriate permitting authority. The Town encourages developments that limit and/or combine access points to prevent high concentrations of access points along main roads.
- b. Maximum Number: For single-family, two- and three-family dwellings, only one driveway shall be permitted per lot. In Rural Districts (RA, RR) and Suburban Residential Districts (SR), circular driveways may be permitted on lots greater than 100 feet in width. The maximum width for driveways in residential areas is 16'. Commercial driveways may have two lanes, ingress and egress, each 12' in width, unless otherwise required by SCDOT. For double frontage lots, one curb cut per street may be permitted. For all other building types, the maximum number of driveways allowed for any property is outlined in the table below:

Table 5.3.6.2	
Frontage Width	Maximum Permitted Driveways per Street Frontage
Up to 150 feet	1 driveway
150 feet or more	2 driveways

c. Locations and Spacing

- 1. Street Intersections: No curb or other access point shall be located closer than 20 feet from the intersecting point of the 2 street right-of-way property lines involved. No curb or other access point shall be closer than 25 feet from the intersection of the 2 curb lines involved.
- 2. Spacing: All access points shall have a minimum separation from certain features as follows:

Table 5.3.6.3.2 Access Point Locations and Spacing	
Feature	Minimum Separation
Adjacent Property Line (except shared driveways)	5ft*
Another curb cut on local street	25ft**
Less than 35 mph	200ft**
40 mph	250ft**
45 mph	300ft**
50 mph	400ft**
55+ mph	500ft**

*May be waived or reduced by the Planning Commission in certain cases during preliminary plat review if not in conflict with a required buffer as described in Article 7.

**As measured from centerline of the driveway or street

5.3. Open Space

5.3.1. General Standards

The Planning Commission shall require that open and green space be reserved for active or passive recreation where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography and general access for the particular purposes envisioned by the Planning Commission. These areas shall be shown on the Plat and marked “reserved for recreation open space”.

To ensure the orderly development of the community, the subdivider shall be required to reserve and negotiate to sell needed spaces for parks, schools, fire stations and playgrounds, as required by local governmental units, for a period not to exceed thirty (30) days from the date of submission of the Sketch Plan. The reservation period may be extended for one (1) additional thirty (30) day period if a governmental unit files with the Planning Commission a written statement indicating a desire to negotiate.

5.3.2. Amount of Open Space Required

Development subject to these standards shall provide open space set-asides in an amount that meets or exceeds the minimum area in Table 5.4.2.a: Required Open Space, based on the use and the zoning district where the development is proposed. If there is a conflict with the requirements herein, this article shall govern.

a. Required Open Space

Table 5.4.2.a: Required Open Space			
	Minimum Open Space Area (% of Development Site Area)		
Size of Development*	Less than 10 acres	10-15 acres	Greater than 15 acres
District			
Agricultural (RA or RR)	50%	50%	50%
Suburban Residential (SR1, SR2, & SR3)	20%	20%	25%
Town Residential 1-2 (TR1 and TR2)	10%	10%	15%
Town Residential 3 (TR3)	10%	20%	25%
Village Commercial (VC)	Exempt	Exempt	Exempt
Town Center (TC)	Exempt	Exempt	Exempt
Commercial (CC, IC, OC)	Exempt	Exempt	Exempt
Public or Institutional (PI)	5%	5%	5%
Industrial (LI)	Exempt	Exempt	Exempt
<p><i>*This shall include the total area of a development, including properties involved in future phases (i.e. The entirety of all property(s)) Example: A 10-acre property that is being subdivided for a residential development within an SR1 Zoning District must allocated 20% or (2 acres) to one or more of the open space types in Section 5.4.3.</i></p>			

b. Specific Requirements for Major Subdivisions

1. Amenity Centers: It is the intent of this section to provide residents of sizable residential subdivision with quality amenities that add to the livability and quality of life. Depending on how many lots are within a residential subdivision, an amenity center shall be required. The amount of area allocated to open space shall comply with the percentages in Table 5.3.2.a. The Town classifies four types of amenity centers, the requirements for each and their applicability requirements are as follows:

a. Basic Amenity Center

- i. Number of Lots: 10 to 49
- ii. Open Space Type: Each development shall include a walking trail (pervious or impervious), or connection to existing trail. A covered picnic area with a minimum of 2 tables and a designated area for recreation.

b. Standard Amenity Center

- i. Number of Lots: 50 to 149
- ii. Open Space Type: A park of a naturally beautiful space and/or landscaped environment, including sitting areas, picnic tables, and potentially covered spaces, and a play area within a park setting including swings, jungle gym, or other similar features. Specific features shall be determined by Planning Commission during preliminary plat review. Shall have an improved trail within the development and connect to adjacent trails if applicable.
- iii. Recreation Facility: One type of sport court or field is required. Examples include basketball, tennis, volleyball, pickleball or tennis court, disc golf course, or other outdoor sport court or field greater than 1,743 sq.ft..
- iv. Gated Boat Storage: If the development has water access to Lake Murray, sufficient space shall be provided for the dry storage of boats and boat trailers. The structure or area dedicated to boat storage shall have sufficient landscaping around the perimeter of the gated area, to be determined by the Planning Commission. Additionally, this area shall have a Type B buffer, as described in Section 7.3.2 when adjacent to a residential lot.

c. Enhanced Amenity Center

- i. Number of lots: 150 - 299
- ii. Open Space Type: Two (2) play areas within a park setting, including swings, jungle gym, or other similar feature as determined by Planning Commission during preliminary plat review. Play areas shall be equally spaced and should be no more than 1,200' linear feet from each other. Shall have an

- improved trail within the development and connect to adjacent trails if applicable.
- iii. Recreation Facility: One type of sport court or field is required. Examples include basketball or tennis court, disc golf course, volleyball court.
 - iv. Clubhouse: Minimum of 1600 square feet, including an indoor amenities such as a gym, sauna, and bathrooms or other similar community amenities.
 - v. Swimming Pool: Minimum of 1800 square feet. Perimeter of the pool area shall be landscaped and included in the overall landscape plan.
- d. Major Amenity Center
- i. Number of lots: 300 or more
 - ii. Open Space Type: One play area per 150 lots that are not separated by 1,200' as measured by walking distance along a sidewalk or trail. Play areas shall be developed within a park setting, including swings, jungle gym, or other similar feature as determined by Planning Commission during preliminary plat review. Shall have an improved trail within the development and connect to adjacent trails if applicable
 - iii. Recreation Facility: Two types of sport court or field is required. Examples include basketball or tennis court, disc golf course, volleyball court.
 - iv. Clubhouse: Minimum of 1600 square feet, including an indoor amenity such as a gym, sauna, and bathrooms or other similar community amenities
 - v. Community Facilities: The applicant shall consider space for community facilities such as police and sheriff stations, fire stations, schools, libraries, and other community services due to the size of the development. The Planning Commission may request that the applicant provide correspondence as part of the record to ensure that these community services have been contacted.
- e. Exceptions
- i. Additional or Non-Listed Amenities: Other types of amenities may be submitted to the planning commission for consideration to replace one of the required amenities listed above. Any open space types in Table 5.4.3.a may be substituted for a similar feature within this section if approved by the Planning Commission.
 - ii. Conflicts: Any conflicts with other regulations within this ordinance shall be resolved by the Planning Commission. If there are conflicts with existing topographical features, utilities, easements, or other type of hardship, a variance to these

requirements may be submitted. Variances to these provisions shall have a recommendation by the Planning Commission first prior to the hearing by the Zoning Board of Appeals.

5.3.3. Areas Counted Toward Open Space Requirement

- a. The features and areas identified as counting toward open space shall be credited towards compliance with the amount of open space required in accordance with Section 5.4.2.a above.

Table 5.4.3.a: Open Space Features	
Open Space Type	Description
Parks	A large public green area in a town, used for recreation or gatherings.
Plaza	An open space that may be improved, landscaped, or paved, usually surrounded by buildings or streets.
Square	Open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings
Playground	A land use designed principally to offer recreation, passive or active, to the public
Community Garden	A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by the surrounding community.
Pedestrian Passageway	A publicly accessible path that navigates between buildings or developments to encourage pedestrian movement.
Greenway	A linear park, alternative transportation route, or open space conservation area that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas
Trail, or Trail Connection	A way designed for and used by equestrians, pedestrians, and cyclists using nonmotorized bicycles, sometimes a part of a local or regional system.

- b. The following areas shall not be counted as open space set-aside areas:
 1. Private yards not subject to an open space or conservation easement;
 2. Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements,
 3. Open parking areas and driveways including parking lot landscaping;
 4. Land covered by structures, unless accessory to open space features of Table 5.4.3.a;
 5. Outdoor storage areas; and,
 6. Stormwater ponds not located and designed as a site amenity (e.g., with low fencing, trails, vegetative landscaping, gentle slopes, fountain or other visible water circulation device, and pedestrian access or seating).

5.3.4. Location

Open space shall be located to be easily accessible and useable by occupants and users of the development. Where possible, a portion of the open space

should provide focal points for the development through prominent placement or easy visual access from streets.

5.3.5. Configuration

- a. Open space shall be compact and contiguous unless a different configuration is needed to continue an existing trail or accommodate preservation of natural features.
- b. If the development site is adjacent to existing or planned public trails, parks, or other public open space area, consideration should be given to adjoining, extending, and enlarging the trail, park, or other public open space area.

5.3.6. Ownership and Management

- a. All open space areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
- b. Responsibility for managing and maintaining open space rests with the owner of the land. Failure to maintain open space in accordance with this Section and the development approval shall be a violation of this Ordinance.

5.3.7. Exemptions

The following development is exempted from the standards in this Section:

- a. Residential development that creates fewer than 10 dwelling units;
- b. Utility Uses;
- c. Agricultural Uses; and
- d. Industrial Uses

5.4. Alternative Development Patterns

5.4.1. Purpose: The alternative development options of this section allow for variety in development standards while maintaining the overall character of a neighborhood. These options have several public benefits:

- They allow for development that is more sensitive to the environment, especially in areas;
- They allow for the preservation of open and natural areas;
- They promote better site layout and opportunities for private recreational areas;
- They promote opportunities for workforce housing by allowing for a mixture of lot and building sizes, and
- They promote energy-efficient development.

5.4.2. Applicability: The developer or applicant desiring to use these alternative development patterns within this section shall comply with the Major Subdivision application requirements.

5.4.3. Conflict With Other Regulations: If there is a conflict between the requirements for alternative development patterns and any other requirement of this Ordinance, the standards of this section take precedence, otherwise these alternative development patterns are subject to all other applicable requirements of this Ordinance.

5.4.4. Conservation Subdivision

a. Purpose: The use of conservation subdivision design seeks to optimize land use in and around the Town of Chapin, while maintaining a balance between the preservation of agriculturally, environmentally and historically significant areas and allowing reasonable and sustainable growth to continue in the Town. New development shall avoid disturbance of areas or elements defined as “sensitive” or “significant”. The use of conservation subdivision design shall not be required, but is encouraged for use on residential subdivisions:

1. Of less than 20 lots;
2. Of less than 15 acres;
3. Not located in certain identified areas of conservation (sensitive area overlay zones/districts);
4. With less than fifty percent (50%) of the parcel identified as agriculturally, environmentally or historically significant.

b. Application: The developer/applicant shall supply a completed subdivision application (**Section 10.9, Major Subdivision**) to the Administrator which shall include a draft of the 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. Topography, including areas to be graded, earth movements, drainage provisions, existing contour lines and any proposed new contour lines and any other significant topographical features.
2. The location and type of sensitive areas deemed to be of agricultural, environmental, or historical significance, as defined in Appendix I: Definitions of this Ordinance. All construction contracts shall include language protecting sensitive areas, agricultural land, areas of conservation, and areas containing sensitive elements.
3. The location and type of all proposed areas to be preserved as open space or agricultural land, including areas of mitigation and preservation. These areas shall be marked for identification upon site inspection.
4. Existing zoning, land use(s), and approximate density of residential uses.
5. Septic or waste water provisions as provided by SCDHEC.
6. 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.

7. Any other provisions not specifically required or excluded herein, as required by this Ordinance.
- c. Density: The density allowed by the parcel's zoning unless a density bonus is awarded to the developer by the Town of Chapin Planning Commission.
 1. Density Bonuses: Density bonuses may be awarded to developers who dedicate land for public use, such as trails and parks. Additionally, density bonuses may be awarded for the provision of affordable or workforce housing for low to moderate income families.
- d. Open Space Requirements: A minimum of fifty percent (50%) of the parcel must be designated as permanent open space.
 1. Ownership of Open Space: Shall be protected by a conservation easement held by the homeowners association, local conservation commission, land trust, or Town of Chapin that is recorded in the office of the County Registrar of Deeds. The owners of the open space are responsible for the payment of any taxes, upkeep, insurance, and any other responsibilities associated with "ownership" of the land
 2. Usable Open Space: At least half of the required open space shall be useable for agricultural or recreational purposes.
- e. Final Plat Requirements
 1. In addition to the final plat requirements conditioned by subdivision approval by the Planning Commission, and requirements in Article 10. Included with the final plat, the subdivider shall submit a subdivider's agreement regarding the liability for and maintenance of the open space. In addition, the subdivider must include a conservation easement/open space covenant protecting the open space from any further development.
- f. Appeals
 1. Any appeals to the decision regarding this section shall follow the appeal process outlined for subdivision applications (Article 10).

Manufactured Home Park

Compliance with all other regulations: Compliant with conditional standards in Article 4

5.4.5. Group Development

a. Purpose and Intent

In order to prevent creation of traffic hazards, insure the provision of off-street parking and provision of necessary utilities, plans for group developments such as shopping centers, industrial parks, mobile home parks, apartment complexes, and motels where the site is not subdivided into lots and public streets, but is retained in one ownership, the site plan shall be submitted to the Planning commission for review and approval.

These regulations are considered minimum and may be superseded by more restrictive regulations such as the zoning ordinance.

b. Types of Group Developments

1. Group commercial or industrial developments consist of more than one commercial or industrial structure erected on a single lot.
2. Group housing developments consist of Any structure containing more than four dwelling units on the first-floor level thereof or containing more than eight dwelling units throughout, except that high rise apartments are not considered to be group housing developments. Or More than one structure containing dwelling units erected on a single lot.

c. Application Process: The developer/applicant shall supply a completed subdivision application (Section 10.9) to the Town of Chapin. In addition, the following shall be required, unless otherwise determined by the administrator:

1. Site Analysis consistent Section 10.3.1.a
2. Site Plan consistent with all relevant information detailed in Section 10.3.1.c.
3. Traffic Impact Study consistent with the requirements of Section 5.6
4. Construction Documents consistent with Section 10.3.1.d.

d. General Standards for Group Developments: In addition to other requirements within this Section, the applicant shall demonstrate compliance with the following:

1. Conformance with Ordinance: The submitted applications shall be compliance with standards and requirements for parking, signage, setbacks, spacing between buildings, residential area requirements, screening, buffers, and landscaping for group developments.
2. Water, Sewer, and Drainage: Adequate provisions for water supply, sanitary sewerage, and storm drainage shall be installed by the developer according to the plans and specifications approved by the proper authorities.
3. Access and Egress: shall conform to the Driveway Regulation of the South Carolina Department of Transportation, the Town of Chapin's Unified Development Ordinance (UDO), and the Traffic Impact Study findings.
4. Manufactured Homes: Shall comply with all relevant provisions for manufactured homes and manufactured home parks, if applicable.

5. Enforcement: No building permits shall be issued and no connection to a public water system or public sewer system shall be made until the construction drawings for the group development are approved by the Planning Commission staff and so noted on prints of the development plan.

5.4.6. Planned Developments (PD)

- a. Purpose and Intent: The PD is intended to encourage innovative land planning and site design concepts that cannot be achieved by other mechanisms provided by this Ordinance. PDs should achieve a high level of environmental sensitivity, aesthetics, high quality development and other community goals by:
 1. Allowing greater freedom in selecting the means to provide access, open space and design amenities.
 2. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special and unique site characteristics, locations, building types and land uses.
- b. Process and Applicability
 1. PDs are considered a two-step process. First, there is a Rezoning which follow the general procedures of Article 10. Second, a Final Plat approval, per Article 10 shall occur. A complete master plan and written report shall be developed and submitted for approval as part of the rezoning process in order to determine the desired standards and design of the project. Those documents shall be submitted in accordance with the following standards:
 - a. Master Plan: Applicants shall first develop and present a master plan, complying with the Sketch Plan requirements in Article 10, for the entire parcel which includes, but is not limited to:
 - i. Size: Size, in acres, shall be listed on the master plan. For redevelopment sites, or sites that have been previously improved or have existing buildings and/or structures presently on the property. PDs for these redevelopment sites shall have a minimum of **4 acres**. For all other developments **PDs shall have a minimum of 10 acres**. If the project is intended to be developed in phases, the master plan shall include all phases.
 - ii. Districts: Land allocations by zoning district, including specific modifications to the Ordinance requirements of those districts clearly highlighted.

- iii. Street Layout and Regulating Plan: the design and location of the streets shall be provided. Streets shall conform with the street sections in Article 5 of this Ordinance. Additional bicycle and pedestrian circulation shall also be indicated.
 - iv. Lot Layout: Proposed subdivisions of property, required open space, street regulating plan, neighborhood structure(s). The PD shall have provisions to allow for a systematic methodology to provide a variety of lot sizes.
 - v. Open Space: Open space requirements are 1.5 times the standards set in Article 5 with the exception that a minimum of 10% open space is required for all PDs, regardless of size or zoning district. These should be clearly indicated on the master plan.
 - vi. Stormwater Requirements: Stormwater shall be considered on a PD-wide basis and the general locations shall be indicated. Floodplain information shall also be included on the master plan.
 - vii. Resources: The general location of all historic, cultural, and environmentally sensitive resources shall be depicted on the master plan.
- b. Written Report: A written report shall be submitted to explain the type, nature, intent and characteristics of the proposed development, and shall specifically include:
- i. Site Description: A general description of the proposal, including a detailed description of the site, location, context, and any cultural, environmental and/or historic resources.
 - ii. Vision Statement: The goals, tenets, any special initiatives which the development intends to achieve shall be clearly identified for review and discussion.
 - iii. Incompatibilities: A detailed description of the provisions of the Ordinance which prevent the development, as desired shall be provided. This shall include analysis showing how the general Land Development standards in Article 5, Permitted Use Table in Article 4, and Zoning Districts in Article 3 limit the intended development.
 - iv. Modification to Ordinance: A detailed description of exceptions or variations from the requirements of this Ordinance, per the incompatibilities listed above. All items not explicitly listed as modifications will be subject to the requirements of this Ordinance.
 - v. Land Allocation: Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including open spaces, recreation areas, public facilities, wetlands and wetland impacts. This

should be coordinated with the Districts as shown in the master plan. If the development is intended to be phased, the phasing plan shall be indicated on the tables. **Residential density at 16 d.u./acre?**

- vi. Program: A complete development program, including number of residential units and proposed densities, building types, minimum and maximum lot sizes, and square feet and identification of other nonresidential uses.
 - vii. Building Design Standards: guidelines to achieve aesthetics and high-quality development shall be included. These may be further detailed in the covenants after all Town approvals have been secured.
 - viii. Compatibility Statement: A statement of how the proposed development is consistent adopted plans and documents of the Town of Chapin or Lexington County.
 - ix. Traffic Impact Study (TIS): A Traffic Impact Study to be performed as outlined in **Section 5.6**.
 - x. Other: Additional relevant information as requested by the Administrator.
- c. Performance Guarantee: Before approval of a PD, the Town Council may require a contract with safeguards satisfactory to the Town guaranteeing completion of the development plan in a period to be specified by the Town, but which period shall not exceed 5 years unless extended by the Town for due cause show. Such guarantee may include the submission of a performance bond in an amount set by the Town.
 - d. Final Plat: Upon approval of the Rezoning (inclusive of the master plan), the applicant shall proceed towards approval of a Final Plat **Article 10**.
- 2. Expiration of Approval: The Town shall have the right to review a concept plan approved as part of a PD when no building permits have been issued in the past 5 years, and may choose not to issue further permits within the PD until a revised concept plan has been approved.
- 5.4.7. Previously Approved Planned Developments
- a. Purpose: The intent of this section is to be utilized only for the continuation of previously established and approved Planned Developments before the enactment of this Ordinance.
 - b. Minor Plan Amendments Permitted by the Administrator: The amendment of previously approved PDs shall be approved by the Administrator, if the amendment results in a development intensity that is no greater than the previously approved intensity in terms of total square feet, total number of units, height, and build-upon area. Additionally, a minor plan amendment shall be limited to technical considerations that could not be reasonably

anticipated during the approval process, or any other change that has no material effect on the character of the approved PD development or any of its approved terms or conditions.

- c. Major Plan Amendments Permitted by Town Council Approval Only: All major changes not subject to the section above, shall be reviewed by the Planning Commission (PC) and approved by Town Council in accordance with the procedures outlined in Section 5.5.6.b.
- d. Any existing PD may choose to rezone to a standard Town zoning district by going through the rezoning process in accordance with the procedures outlined in Article 10.

5.5. Traffic Impact Study

5.5.1. Applicability

An impact study shall be required if a proposed project:

- a. Produces 50 peak hour (AM, PM, or Midday) two-way trips or more; or
- b. Produces 500 daily (24 hour) two-way trips or more; or
- c. Expansion of existing development that would produce additional traffic, meeting or exceeding the thresholds within this section. When determining whether the project meets the threshold, trips from the existing land use shall be included in the trips that are considered “produced” by the project.

5.5.2. Application Process

A TIS shall be completed as the first step of the project approval process. Prior to the submission of any TIS and preliminary plat, the applicant shall complete and submit a Traffic Impact Study Requirement Evaluation form obtained from the Administrative Official’s office. The Town’s Transportation Engineer will evaluate the request and determine whether a TIS is required. The TIS is the responsibility of the applicant. The TIS shall be prepared in accordance with the Traffic Impact Study Guidelines adopted by the Town of Chapin and obtained from the Administrative Official’s office. All traffic studies must be prepared under the supervision of, and signed, stamped and dated by, a professional Civil Engineer registered in South Carolina. Coordination with other entities in the county government or South Carolina Department of Transportation (SCDOT) shall be the responsibility of the applicant. The applicant will be required to use a Town approved firm to complete the TIS. A list of approved consulting firms will be provided upon the determination that a TIS is required. All phases of a development are subject to review, and all traffic plans for the entire development shall be integrated with the overall traffic analysis.

5.5.3. Contents Traffic Impact Study (TIS)

- a. Study Contents: At minimum a TIS shall include the following:

1. Introduction: A written narrative describing the proposed land use(s), size, and projected opening date of the project and all subsequent phases.
 2. Existing Land Use
 3. Proposed Land Uses
 - a. Location and context
 - b. Description of development
 - c. Zoning Characteristics
 - d. Site Plan
 4. Analysis
 - a. Existing traffic volumes on all roads to be accessed using current SCDOT Annual Average Daily Trip (AADT) counts where possible.
 - b. Infrastructure Analysis
 - c. Trip generation tables
 - d. Trip distribution patterns
 - e. Turning movement diagrams for peak hours
 - f. Access analysis
 - g. Traffic Control Devices
 - h. Mitigation and Alternatives
 - i. Summary
- b. Responsibility for Costs of Improvements: The costs of implementation of an approved mitigation program shall be the responsibility of the applicant. No certificates of zoning compliance or building permits shall be issued unless provisions of the TIA are met

Article 3 Zoning Districts and Boundaries

3.0 Zoning Districts and Boundaries

3.1 Purpose and Intent

For the purposes of this Ordinance, the various districts have been categorized as Conventional Districts, Planned Developments, and Overlay Districts. Each district is established as a specific and exclusive zoning district, and only those uses that are listed as permitted are allowed. If a particular use of the land is not mentioned for a certain district, that use shall be prohibited for that district unless the change is by official amendment approved by Town Council.

3.2 Official Zoning Map

The Official Zoning Map shall be maintained in the Office of the Zoning Administrator. 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.

3.3 Interpretation of District Boundaries

When there is any uncertainty as to the intended locations of any zoning district boundary on the Zoning Map, the Town Staff shall make an interpretation of such map upon request of any person. Any person aggrieved by any such interpretation may appeal such interpretation to the Board of Zoning Appeals. The Town Staff, and the Board of Zoning Appeals, in interpreting the Zoning Map or deciding any appeal shall apply the following standards:

- Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed as following such centerlines;
- Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- Boundaries indicated as approximately following political boundaries shall be construed as following such boundaries;
- Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks or to follow the centerline of single tracks;
- Boundaries indicated as following the centerlines of waterways, marshes or ditches shall be construed as following such lines;
- Boundaries indicated as parallel to or extensions of features shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and

- Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by this section, the Board of Zoning Appeals shall interpret the district boundaries.

3.4 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.

3.5 Changes

3.5.1 Changes made to zone boundaries or other matters portrayed on the Zoning Map shall be made in accordance with Article 10, Amendments and Rezoning.

3.5.2 The Administrator shall enter changes onto the Zoning Map within a reasonable period of time after a map amendment is approved by the Town Council. Where the ordinance enacting a zone boundary change contains wording explaining or clarifying the location of the new boundary, the Administrator may enter notations on the Zoning Map reflecting the ordinance wording.

3.5.3 No changes of any nature shall be made to the Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided by law.

3.5.4 Regardless of the existence of purported copies of the Zoning Map that may from time to time be made or published, the Zoning Map which shall be located in the Department of Planning, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Town, except in the case of proven errors.

3.5.5 The Administrator shall maintain copies of superseded versions of the Zoning Map for historical reference.

3.5.6 Where Town limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- a. Areas to be annexed into the incorporated limits of Chapin shall be assigned zoning classifications by the Town Council.
- b. In all cases where additions to the Town's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.
- c. When reductions are made in the Town's total incorporated area the provisions of this Ordinance shall no longer apply to that area.

3.6 Establishment of Zoning Districts





The following zoning districts are hereby established:

(CONTINUED ON NEXT PAGE)

Zoning District and Description	Illustration
<p><u>(RA) Rural Agricultural District:</u> The intent of the RA district is to establish and preserve areas primarily for agriculture and rural dwellings, forest management and various other low density (.2 d.u./acre) uses on large sites, and to encourage preservation of natural resources and guard against the premature or unreasonable alteration of land resources. This district may be utilized for areas annexed by the Town to preserve the existing rural characteristics, and to prevent urban sprawl.</p>	
<p><u>RR, Rural Residential District:</u> RR districts are intended to limit high density development (.5 d.u./acre), and to protect natural and agricultural areas by limiting and regulating commercial development.</p>	
<p><u>SR1, Suburban Residential District 1:</u> SR1 districts are intended to be single family residential areas with detached units and low population densities (1 d.u./acre).</p>	
<p><u>SR2, Suburban Family Residential District 2:</u> SR2 districts are intended to be single family residential areas with detached units and low population densities (2 d.u./acre).</p>	

<p>SR3, Suburban Family Residential District 3: SFR3 districts are intended to be the medium density (4 d.u./acre) single family residential areas with detached units.</p>		
<p>TR1, Town Residential District 1: TFR districts are intended for medium density (6 d.u./acre) residential purposes, including single family detached units, duplexes, and triplexes. These uses shall be compatible in size and scale with surrounding residential development.</p>		
<p>TR2, Town Residential District 2: The purpose of this district is to provide for a mixture of single-family, two-family, triplexes, and other residential uses except multifamily, on smaller lots with a variety of setbacks as well as the location of higher density dwellings (8 d.u./acre) such as zero lot line homes and rowhome developments.</p>		
<p>TR3, Town Residential District 3: The purpose of the TR3 (12 d.u./acre) district is to establish and preserve multifamily residential uses designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses.</p>		

<p><u>VC, Village Commercial District:</u> (12 d.u./acre) VC districts are intended for commercial and service uses oriented primarily to serving needs of persons who live or work in nearby areas. A variety of mixed-density residential uses are permitted when paired with commercial uses.</p>	
<p><u>TC, Town Center District:</u> (16 d.u./acre) The intent of the Town Center (TC) zoning district is to provide an area for development of an attractive, compact, walkable, mixed-use town center that creates a live/work/play environment for the community.</p>	
<p><u>PI, Public/Institutional District:</u> The PI district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the Town.</p>	
<p><u>CC, Corridor Commercial:</u> It is the intent of this section that the CC zoning district be developed and reserved primarily as a retail service and commercial area, serving surrounding neighborhoods and larger community or town-wide clientele with a wide range of commercial services, including retail, offices and business support services located in areas which are well served by collector and arterial street facilities as well as pedestrian access facilities where appropriate.</p>	

<p>IC, Interstate Commercial District: IC districts are intended to provide businesses that serve the traveling public along I-26 such as restaurants, gas stations and hotels/motels, as well as large scale retail and service establishments.</p>		
<p>OC, Office Commercial: OC districts are intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office and service establishments not in the central business area.</p>		
<p>LI, Light Industrial District: LI districts are intended to permit light manufacturing, industrial, wholesale commercial uses which do not create nuisances by noise or emissions beyond the premises.</p>		
<p>PD, Planned Development District: PD districts designate 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, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district may be predominately residential or predominately commercial.</p>	 <p>(Source: Laurel Island PUD, Charleston)</p>	

PO, Parks/Open Space District: The open space district is established as a district in which the primary use of the land is predominantly reserved for flood control, future thoroughfare right-of-way, public recreation, community facility sites, airport approaches, natural or man-made bodies of water, forests, and other similar open space uses.



3.7 District Development Standards

(ON NEXT PAGE)

DRAFT

DISTRICT	RA	RR	SR1	SR2	SR3	TR1	TR2	TR3	VC	TC	PI	CC	IC	OC	LI	PO
LOT CONFIGURATION																
Lot Width, Minimum	200'	100'	75'	60'	50'	40'	40'	50'	40'	None	50'	50'	50'	50'	75'	None
Lot Size, Minimum	5 acres	2.5 acres	1 acre	.5 acre	.25 acre	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	None	None	None	None	None	10,000 sq. ft.	None
Maximum Lot Coverage	25%	25%	25%	30%	45%	70%	70%	75%	None	None	None	70%	70%	70%	None	None
Maximum Density	0.2 d.u./acre	0.5 d.u./acre	1 d.u./acre	2 d.u./acre	4 d.u./acre	6 d.u./acre	8 d.u./acre	12 d.u./acre	12 d.u./acre	None	N/A	N/A	N/A	N/A	N/A	N/A
PRINCIPAL BUILDING PLACEMENT																
Front Setback, minimum	50'	50'	25'	25'	25'	15'	10'	0'	0'	0'	25	15	15	25	15	None
Front Setback, maximum*	None	None	None	None	None	25'	25'	25'	15'	10'	None	None	None	None	None	None
Side Setback (Corner)	20'	20'	10'	10'	10'	10'	10'	10'	None	None	10'	15'	15'	15'	None	None
Side Setback	20'	20'	10'	10'	10'	10'	10'	10'	None	None	10'	15'	15'	15'	None	None
Rear Setback	20'	20'	20'	20'	20'	15'	15'	10'	10'	None	25'	25'	25'	25'	25'	None
Building Height	50'	50'	35'	35'	35'	35'	35'	50'	35'	50'	65'	65'	65'	50'	65'	N/A
ACCESSORY BUILDING PLACEMENT																
Front Setback**	None	None	0'	0'	0'	5'	5'	5'	10'	10'	0'	10'	10'	10'	None	None
Side Setback (Corner)	10'	10'	5'	5'	5'	5'	5'	5'	5'	None	5'	5'	5'	5'	5'	5'
Side Setback	10'	10'	5'	5'	5'	5'	5'	5'	5'	None	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	5'	5'	5'	5'	5'	5'	5'	None	5'	5'	5'	5'	5'	5'
Height***																

*A minimum of 80 percent of the front façade must be located within the maximum front setbacks

**The front setback for accessory buildings shall start at the principal façade of the principal use.

***The height of an accessory building shall not be greater than the height of the principal building, unless located in a Public Institutional (PI) or Light Industrial (LI) zoning district.



3.8 General Lot and Building Standards

3.8.1 Standards Not Exclusive

In addition to the lot and building provisions in this article, standards for lots and buildings in related building and fire codes may also apply.

3.8.2 Interpretation of Fractional Measurements

When any requirement of this ordinance results in a fraction of a unit, a fraction of $\frac{1}{2}$ or more shall be considered a whole unit and rounded up to the nearest whole number.

3.8.3 General Lot Standards

- a. Lot Occupancy: No building shall hereafter be erected, altered or moved to occupy a greater percentage of lot area than is permitted within the zoning district in which it is or will be located.
- b. Lot Reduction: No lot shall be reduced in size which will not maintain the total lot area, lot width, necessary yards, courts or other open space, lot area per dwelling unit or other requirements of this article.
- c. Yard Use Limitations: No part of a yard, court or other open space or off-street parking required in connection with any building for the purpose of complying with the regulations of this article shall be included as part or all of the required yard, court, or other open space or off-street parking for another building or structure, except as provided in this article.

3.8.4 Lot Setbacks

- a. Irregular Lots: The location of required setbacks on irregularly shaped lots shall be determined by the Town Staff in accordance with the following provisions:
 1. Irregular Lot Lines: Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the Administrator when unique site conditions exist.
 2. Irregular Lot Setbacks: The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the Administrator, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.
- b. Double- and Triple-Frontage Lots: On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street. This does not apply to lots located on a corner with a rear alley. Double- and Triple Frontage lots shall base their setback regulations based on the street that it derives its address from. Double frontage lots shall be avoided except in commercial zones, where essential to provide separation of residential

development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography. Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or lots backing onto said right-of-way having a minimum depth of two hundred (200) feet

- c. Flag Lots: The use of flag lots in residential subdivisions shall be permitted only if dictated by the terrain. Flag lots shall not be permitted to solely allow an increase in the number of lots. The access drive to a flag lot shall have a minimum width of 30 feet and shall be a deeded part of the lot so accessed. No two flag lots may abut or converge at the (poles) street right-of-way
- d. Corner Lots: Corner lots shall be at least five (5) feet wider than interior lots; provided however, the maximum required width of corner lots shall be one hundred (100) feet (need dimensional standards footnote). The minimum side building setback distances shall be at least the minimum front building setback distance for the side adjacent to the street
- e. Setbacks from Designated Corridors: Setbacks shall be measured from the future right-of-way established for specifically-designated streets in an adopted corridor plan or subdivision if the adopted plan shows, at a minimum, the horizontal alignment of the future roadway, pedestrian and bicycle amenities, streetscape improvements and necessary right-of-way, and other applicable requirements.
- f. Residential variances and restrictive covenants: The Town Staff shall only grant an Administrative Adjustment (Section 10.8) for a lot size or setback requirement that conforms to the restrictive covenants of a subdivision existing at the time of the adoption of this chapter or at the time of annexation into the town.

3.8.5 Infill Lot Setbacks

In certain neighborhoods, historic setbacks do not conform to current standards. It is the intent of the UDO to create predictability within blocks and not reduce or enlarge setbacks where existing precedents are present. The Town Staff shall have the authority to determine setback for infill lots to ensure compatibility with adjacent structures unless superseded by an adopted plan

3.8.6 Encroachments

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable. Nothing in this section shall be misconstrued to conflict with any other portion of this Ordinance.

- a. Encroachment over Sidewalks: With approval of the City, county or SCDOT (whichever has authority over a street), awnings, arcades, canopies, and galleries, may encroach over the sidewalk to within 2 feet of the curb, but they shall provide a vertical clearance of at least 8 feet from any sidewalk.

This encroachment is only permitted in the Town Center (TC), Village Commercial (VC), and Town Residential Districts (TR1, TR2, and TR3).

- b. Upper Story Encroachments: Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. With approval of the City, county or SCDOT (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way a maximum of 3 feet, but they shall provide a vertical clearance of at least 8 feet from any sidewalk. This encroachment is only permitted in the Town Center (TC), Village Commercial (VC), and Town Residential Districts (TR1, TR2, and TR3).
- c. Lower Story Encroachments: Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required yard.
- d. Covered Porches: Covered porches may encroach a maximum of 8 feet into any required front yard or street side yard setback and to within 5 feet of any interior side or rear yard property line.
- e. Uncovered Porches, Decks, Patios, Steps and Stairs: Uncovered and unenclosed porches, decks, patios, steps and stairs, and other similar features may encroach to within 5 feet of any interior side and rear property line. Steps and stairs may encroach up to 100% of the depth of any required street yard setback, but may not encroach upon any public sidewalk.
- f. Walkways and Driveways: Uncovered and unenclosed walkways, and driveways may encroach up to 100% of the depth of any required setback, unless a buffer (Section 7.3.2) is required.
- g. Handicap Ramps and Lifts: Ramps, lifts, fire escapes, or other required accessibility structure by the fire or building code that is attached to the exterior of a building may encroach into any required yard but may not be closer to any property line than 5 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- h. Mechanical Equipment: Mechanical equipment such as pool pumps, ventilation systems, heating and air conditions units, tv antennas, and satellite dishes, and other similar equipment determined by the administrator, may encroach up to 25% into a required side or rear yard. Mechanical Equipment shall comply will screening requirements in Section 7.3.9.
- i. Fences and Garden Walls: Fences and garden/yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:
 - 1. In all districts fences within the front or street side setback shall be a maximum of 4' in height.

- a. In the Light Industrial (LI) zoning district parcels fronting a Primary Street may have fences or walls up to 6 feet in height. Parcels fronting all other streets may be up to 10 feet in height.
 - b. When residential uses are adjacent to commercial, industrial, or other nonresidential use, the administrator may increase this height requirement to 7'.
 2. Side or rear setback of residential districts: Privacy fences or walls may be a maximum of 8' in height.
 3. Side or rear setbacks of nonresidential and industrial: Fences or walls may be a maximum of 10' in height.
 - j. Mailboxes: Mailboxes may encroach into a front setback area.
- 3.8.7 Measurement of Height
- a. **Building Height**: Building height is measured as the vertical distance from the mean grade elevation taken at the fronting street side of a structure to the roof line of a flat roof, the ridge of a pitched roof, or the deck line of a mansard roof.
 - b. Under-roof areas with dormers shall be counted as half-stories.
 - c. **Exemptions from Building Height Requirements**: Unless specifically stated otherwise elsewhere in this ordinance, the height requirements established in this ordinance shall not apply to:
 1. Building elements (such as church spires, towers, cupolas, domes, etc.) not intended for human occupancy;
 2. Structures that are an accessory to institutional uses (such stadium press boxes);
 3. Water towers, transmission towers, and observation towers, unless otherwise regulated in this ordinance;
 4. Flagpoles, masts, and antennas (not otherwise regulated elsewhere); and
 5. Mechanical penthouses not exceeding 15 feet in height which are set back at least 20 feet from the front elevation of the building, and not visible from view from the public right-of-way.
 - d. **Other Height Requirements**: Height requirements for signs, lighting, landscape screens, and all other structures or objects for which a dimensional height requirement is established by this ordinance shall be measured as the vertical distance from the highest ground level at the structure or object's foundation to its highest point.