

**CHAPIN UNIFIED ZONING & DEVELOPMENT ORDINANCE  
STEERING COMMITTEE MEETING**

**Town Hall**

**June 15, 2023**

**2:00 P.M.**

**AGENDA**

**Call to order**

**Freedom of Information Act Compliance**

**Approval of Minutes**

1. May 18, 2023 Meeting Minutes

**New Business**

2. Draft Reviews
  - a. Article 9: Signs
  - b. Article 3: Zoning Districts and Boundaries, Zoning Map

**Adjourn**

**TOWN OF CHAPIN  
UNIFIED DEVELOPMENT ORDINANCE COMMITTEE  
MEETING MINUTES**

**Thursday May 18, 2023  
2:00 P.M.**

**Town Hall**

**Members Present:** Planning Commission Members Rae Davis, Caleb Pozsik, Yvonne Hudson (arrived at 2:32 p.m.)

**Members Absent:** Clay Cannon

**Staff Present:** Planning and Zoning Manager Kevin Singletary (via Zoom), Town Clerk Shannon Bowers

**Staff Absent:** Town Administrator Nicholle Burroughs, Mayor Al Koon

**Guests:** Riccardo Giani - MRB Group (via Zoom)

**Call to Order:** Chair Davis called the meeting to order at 2:05 p.m. and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

**Approval of Minutes**

Member Pozsik moved to accept the April 20, 2023 meeting minutes as presented. Member L. Cannon seconded the motion. No further discussion was held, motion to approve passed unanimously.

Chair Rae Davis:	Yes
Member Laura Cannon:	Yes
Vice Chair Caleb Pozsik:	Yes

**New Business**

**Draft Review – Article 7: Landscaping, Buffer, & Tree Preservation:** The Unified Zoning and Development Ordinance (UDO) Committee reviewed the article. Members submitted any changes/comments to Mr. Singletary to include in the discussions. They briefly reviewed each section in Article 7 and Mr. Gianni supplied information on classification of the different types of protected trees that he and Mr. Singletary discussed. Those classifications were: Approved trees list, historic trees, significant trees, and iconic trees. Mr. Singletary stated he would like to include a definition for iconic trees. These trees would be identified by the Planning Commission (PC) and the removal of said trees would need to have expressed permission from the PC to remove and the town would maintain that list. Mr. Singletary noted that he included restrictive mitigation language to this section, but noted that it may be more appropriate in another section.

**Sections 7.1 and 7.2:** Most edits to these sections were grammatical in nature or format related. The committee agreed that the opening paragraph for 7.1 needed to be written in a way to accurately reflect the intent of the article. The committee also discussed landscaping to be including in new lots as they develop as well as existing lots and landscaping for parking lots. The committee expressed its desire to further define the tree survey and associated requirements.

**Section 7.3:** The UDO committee discussed general landscape standards, species of trees and plants that are compatible with the area, buffers in regards to perimeters street buffers, berms, and environmental features, criteria for tree removals, and removal standards for significant/historical trees.

Vice Chair Pozsik moved to recess. Member L. Cannon seconded. The UDO committee recessed at 3:52 p.m.

Chair Davis resumed the meeting at 3.:59 p.m.

**Section 7.4:** Most edits in this section were grammatical in nature or format related. The UDO Committee continued to discuss tree mitigation. The committee expressed concerns over preventing clear cutting, but decided that more research would be needed to determine a proper fee schedule and tree replacements. Mr. Singletary noted that the most important aspect of the mitigation section is the replacement of trees that have been removed, and finding the right balance in the mitigation fee schedule.

Mr. Singletary noted that UDO Committee will be reviewing articles 8 and 9 at the next committee meeting. He will provide an updated draft copy of the UDO for members to have on hand. He stated that the group will likely have a called UDO meeting in lieu of the regular PC meeting, which will be on June 6 at 3:00 p.m.

**Adjournment:** Member Hudson moved to adjourn the meeting. Member L. Cannon seconded the motion. Meeting was adjourned at 4:21 p.m.

UDO COMMITTEE APPROVED (Date): \_\_\_\_\_

\_\_\_\_\_  
Rae Davis, PC Chair

ATTEST: \_\_\_\_\_

Shannon Bowers, Town Clerk

## Article 9 – Signs

### 9. Signs

#### 9.1. Purpose and Intent

The purpose of the regulations, here in, is to establish requirements for the placement, installation, and maintenance of business and/or advertising signage, and to aid in the preservation, protection, health, welfare, safety, and general well-being of the Community and its Citizens..

This Ordinance will promote, authorize and enforce the use of on-premises signage which are, but not limited to:

- Compatible with their surroundings;
- Appropriate for the type of activity to which they pertain;
- Tastefully expressive of the identity of the owner, occupant, and/or individual proprietors or of the community as a whole;
- Designed to convey a desired message and/or image regarding the Owner, Occupant, or individual proprietor of a specific property, while protecting the aesthetic and attractive qualities of the community;
- Minimize interference, obstruction, distraction, and/or unsafe conditions to the motoring public; and,
- Conserve the value of the subject property and encourage the most appropriate use of land throughout the municipality.

#### 9.2. Applicability

Except as otherwise noted, the regulations of this article shall apply to all zoning districts, and a zoning permit shall be required for the erection, placement, alteration, or reconstruction of any sign.

#### 9.3. General Provisions

##### 9.3.1. Placement

Signs shall not be posted, placed, or erected within any public rights-of-way or on any fixed or immovable object, such as, trees or utility poles, except as specifically permitted or where encroachments have been specifically permitted within or by this article.

##### 9.3.2. Materials

Sign structures shall be constructed of durable, weather-resistant materials such as treated lumber, concrete, metal, brick, or other similar substitute or composite materials as determined by the Administrator. Unfinished wood, cardboard, polystyrene foam, and similar materials are not permitted.

##### 9.3.3. Design

The design, color, location, and illumination of signage shall be compatible and complimentary of the overall design of the development and surrounding parcels.

#### 9.3.4. Sign Illumination

- 9.3.4.1. Internal Illumination: The background of internally illuminated cabinet signs shall be completely opaque. This provision does not apply to internally illuminated channel letters. Internally illuminated signs shall be fully encapsulated and shall not allow the light intensity or brightness of the sign to interfere with the safe vision of motorists or bicyclists. LED lighting is prohibited within the Town Center (TC) zoning district.
- 9.3.4.2. Shielding: Unless otherwise expressly prohibited, signs may be externally illuminated provided that lighting used illuminates the surface area of the sign only, and is shaded, shielded, or directed so that the light intensity or brightness does not interfere with the safe vision of motorists or bicyclists. Around external lighting, landscaping shall be designed to conceal the base of the light fixture to the extent feasible.
- 9.3.4.3. Transition of Electric Signs: Electric letter signs, (LED, & such), must maintain message 6 seconds before changing, and cannot blink, scroll, rotate, change height or intensity. Such signs electrical connections must be inspected by Lexington County and a Zoning Permit must be obtained.
- 9.3.4.4. Proximity to Residential Districts: No commercial sign within 100 linear feet of a pre-existing residential structure may be illuminated between the hours of 12:00 midnight and 6:00 a.m. A residence shall be deemed "pre-existing" for purposes of this Section if it has a valid building permit in effect for construction of said structure or if construction of said structure was complete on or prior to the effective date of this provision. This does not include residences in mixed use buildings in the Town Center, Village Commercial, nor does it include multi-family buildings.

#### 9.3.5. Computation of Sign Area

The area of a sign shall be the area of the sign face formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. Signs that are composed of individual symbols, letters, figures, illustrations, message, forms, or panels, the sign area shall be considered to include all lettering, wording, and accompanying designs and symbols. Sign area shall also include any background material, panel, trim, color, and direct or self-illumination used that differentiates the sign from the building, structure, backdrop surface, or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face, provided that no message, symbol, or any of the aforementioned sign face criteria are displayed on, or designed as part of, the sign structure.

#### 9.3.6. Computation of Sign Height

Height shall be measured from the edge of the adjoining sidewalk, street, or the natural grade to the highest point on the sign. Architectural elements related to the support structure may extend up to 1 foot over the permitted height.

9.3.7. Construction

Signs shall be permanently attached or affixed to the ground, building, or other structure by direct attachment to a rigid wall, frame, or supporting structure. Portable and/or temporary signs. With the exception of portable and temporary signs as permitted in this article, signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

9.3.8. Maintenance Requirements

All signs and all components thereof, including supports, braces, anchors, etc., shall be kept in a good state of repair, in compliance with all building and electrical codes, and in conformance with the requirements of these sign regulations. Any sign which is determined by the Zoning Administrator as being insecure, in danger of falling or otherwise endangering the public safety shall be immediately removed by its owner unless it is repaired and made to otherwise comply with the requirements of these sign regulations.

9.3.9. District Classifications

9.3.9.1. Where this sections references “residential” uses or districts, it shall mean the following: Rural Agricultural (RA), Rural Residential (RR), Suburban Family Residential (SFR1), Suburban Family Residential (SFR2), Suburban Family Residential (SFR3), Town Residential 1 (TR1), and Town Residential 2 (TR2).

9.3.9.2. Where this sections references “commercial” uses or districts, it shall mean the following: Village Commercial (VC), Town Center (TC), Public and Institutional (PI), Corridor Commercial (CC), Interstate Commercial (IC), Office Commercial (OC), and Light Industrial (LI).

9.3.10. Number of Signs Allowed


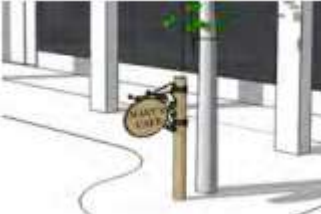


Unless otherwise regulated, each parcel is allowed one (1) free-standing sign, and one of each attached sign.

9.4. Freestanding Signs

9.4.1. Applicability

9.4.2. The following chart applies to all types of development as stated **except for individual single-family or 2-3 unit building lots, or subdivisions containing fewer than 30 units.**

Sign Type	Zoning District	Max Area	Max Height	Min Height	Additional Requirements/Description
-----------	-----------------	----------	------------	------------	-------------------------------------



<p>1. Monument Signs</p> 	<p>All commercial and multi-family, except TC;</p>	<p>32 sq. ft.</p>	<p>10 ft.</p>	<p>3 ft.</p>	<p>A sign that is mounted on a foundation and accompanied by landscaping.</p> <ul style="list-style-type: none"> <li>a. Maximum number: 1 per street frontage. A second is allowed if spaced more than 300 linear feet away and reduced by 50%.</li> <li>b. Landscaping, not including grass, shall be required for all monument signs. Such landscaping shall equal the total surface area of the sign face.</li> <li>c. Foundation of monument signs shall be of stucco coated CMU, brick, or other similar material.</li> </ul>
	<p>Industrial or Office Uses</p>	<p>48 sq. ft.</p>	<p>10 ft.</p>	<p>3 ft.</p>	
<p>2. Post and Arm Sign</p> 	<p>All commercial</p>	<p>10 sq. ft.</p>	<p>6 ft.</p>	<p>3 ft.</p>	<p>A sign supported by a single post</p>
<p>3. Sandwich Board Signs</p> 	<p>TC, VC</p>				<p>A portable sign shaped like an A-frame with a sign panel on one or both sides, where the sign panel is integral to the structure of the sign</p>
<p>4. Easel Sign</p> 	<p>All commercial</p>				<p>A sign or message board displayed on a portable, open frame, such as a tripod</p>



5. Pole Mounted Signs	Interstate Commercial	1 sq. ft. per 1' ft of linear frontage, may not exceed 100 sq. ft.	30'	10'	A sign mounted on a single pole. a. Sign thickness not to exceed 2'
-----------------------	-----------------------	--	-----	-----	--

9.5. Attached Signs

9.5.1. Applicability

9.5.2. The following chart applies to all types of developments as stated **except for individual single-family or 2-3 unit building lots, or subdivisions containing fewer than 30 units**

Sign Type	Permitted Location	Max Area	Additional Requirements/Description
<p>1. Wall</p> 	All commercial and multi-family	10% of area of primary building frontage of the first floor.	<p>A sign mounted parallel to or painted on a building facade or other vertical building surface.</p> <p>a. Maximum Number – 1 per street frontage. Signs on secondary frontages may be ½ the size of the primary sign.</p> <p>b. No sign shall extend above the roof line</p> <p>c. No sign shall project from the façade more than 18”</p> <p>d. Not permitted for residential uses, other than multi-family buildings exceeding 10 units</p>
<p>2. Canopy/Awning</p> 	All commercial and multi-family	50% of canopy valance area	<p>a. Maximum Number:1 per building frontage or tenant space, per street frontage</p> <p>b. Must allow 8 feet clearance above sidewalk</p> <p>c. Shall not be placed above 2nd floor window sill or cornice of building, whichever is higher</p> <p>d. May encroach over sidewalk area no closer than 18 inches from curb</p> <p>e. Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1ft tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy.</p>

<p>3. Window/Door</p> 	<p>All commercial and multi-family</p>	<p>25% of transparent areas of windows or doors</p>	<p>Applied plastic or vinyl cut letters are prohibited. No permit is necessary for temporary promotional signs posted on the interior side of the glass; these signs shall count toward the 25% maximum window coverage.</p>
<p>4. Projecting/Suspended</p> 	<p>All commercial and multi-family</p>	<p>8 square feet</p>	<ol style="list-style-type: none"> <li>1. Maximum Number: 1 per building frontage or tenant space, per street frontage</li> <li>2. Must allow 8 feet clearance above sidewalk</li> <li>3. May project no more than 4 feet from building face and no closer than 18 inches from curb</li> <li>4. Not permitted for residences with 3 or fewer dwelling units</li> <li>5. Projecting signs shall not be higher than the fascia and/or cornice and shall not extend above the eave line.</li> <li>6. For multi-story buildings, sign brackets shall be mounted no higher than the sill of the second-floor window.</li> </ol>
<p><i>*The total area of all attached signs for a business shall be no more than 1.5 times the linear frontage of the building, or in the case of multi-tenant buildings, than the individual tenant space.</i></p>			

9.6. Other Signs that Require a Zoning Permit

9.6.1. Tenant Directory Signs

9.6.1.1. Applicability: Tenant directory signs listing only the name and address of the business shall be permitted in multi-building, multi-tenant professional, office, and/or business centers

9.6.1.2. Maximum Area: 32 square feet in surface area shall be permitted per street frontage

9.6.1.3. Maximum Height: 10 feet

9.6.1.4. Maximum Number: 1 per lot — lots with more than 1,000 feet of street frontage and more than one Department of Transportation-approved driveway or street entrance shall be permitted an additional directory sign on the condition that such driveways are spaced at least 1,000 feet apart.

9.6.1.5. Location: Tenant directory signs shall be located within the buildable area and outside of any required buffer. The tenant directory sign must be located at least 25 feet from any adjacent right-of-way.

9.6.2. Multi-Tenant Free-Standing Signs

- 9.6.2.1. Applicability: Multi-Tenant signs are required for multi-building developments with 5 or more occupiable spaces.
- 9.6.2.2. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development. Multi-tenant signs shall follow the same regulations as monument signs with regard to landscaped areas around the foundation of the sign.
- 9.6.2.3. Size: The size of a multi-tenant size shall not exceed 125 sq. ft. If there are more than 10 occupiable spaces on one parcel, a 125% increase in sign area is permitted.
- 9.6.2.4. Height: The height of such signs shall not exceed 10’.
- 9.6.2.5. Number Allowed: Only one multi-tenant sign is allowed per development. No individual tenant free-standing signs are permitted. A second multi-tenant sign, equaling 50% of the total size of the first, may be permitted if the property if the following is true:
  - 9.6.2.5.1. The individual street frontage is greater than 500 feet.
  - 9.6.2.5.2. The property is located on a corner or intersection.
  - 9.6.2.5.3. The second sign shall be composed of the same materials and design as the first.

9.6.3. Residential Neighborhood Identification Signs

- 9.6.3.1. Applicability: Residential neighborhoods with 10 or more lots.
- 9.6.3.2. Number Allowed: One per entrance
- 9.6.3.3. Max Area: 32 square feet
- 9.6.3.4. Max Height: 8 feet

9.6.4. Directional Signs

- 9.6.4.1. Applicability: A directional sign has a directional message in symbols or words and may be a private, unofficial traffic signs, designate private parking, or be place at a site entrance to warn the public against trespassing. It may also contain the name of a business on the site, and/or its address.
- 9.6.4.2. Permitted Location: All commercial districts
- 9.6.4.3. Maximum Number: 1 per entrance
- 9.6.4.4. Maximum Area: 2 square feet
- 9.6.4.5. Maximum Height: 2.5 Feet; Parking stall signs are allowed to be 5’ in height
- 9.6.4.6. Off-Premise Signs: Directional signs that are off-premise are not permitted.

9.7. Temporary Signs

9.7.1. Types of Temporary Signs

9.7.1.1. Promotional Banners

- 9.7.1.1.1. Maximum Number: 1 per tenant

- 9.7.1.1.2. Maximum Area: 30 square feet, with a vertical dimension no greater than 3 feet.
- 9.7.1.1.3. Minimum Height: Must be placed a minimum of 7 feet above sidewalk grade
- 9.7.1.1.4. Location: Attached to building (must be secured along all 4 sides of banner)
- 9.7.1.1.5. Time Period: Maximum of 30 days
- 9.7.1.1.6. Additional Requirements: Application for a permit for promotional banners may be made only 4 times during any calendar year with no permits being approved consecutively. A minimum of 30 days shall expire before an application for a permit for a promotional banner can be accepted.

9.7.1.2. Construction Signs:

- 9.7.1.2.1. Maximum Number: 1 per street frontage
- 9.7.1.2.2. Maximum Area: 32 square feet
- 9.7.1.2.3. Maximum Height: 6 feet
- 9.7.1.2.4. Location: Minimum of 10 feet from the street right of way.
- 9.7.1.2.5. Time Period: The sign permit shall be valid for the duration of the construction period.

9.7.1.3. Grand Opening Signs

- 9.7.1.3.1. Location: A minimum of 3 feet from the right-of-way; 18 inches from the right-of-way in the Historic District.
- 9.7.1.3.2. Maximum Number: Up to 3 types of signs are permitted for grand openings.
- 9.7.1.3.3. Type: Free-standing and attached signs are permitted at the discretion of the administrator.
- 9.7.1.3.4. Time Period: A maximum of 30 days.
- 9.7.1.3.5. Special Event Signs: Governmental, nonprofit, school, church or civic club-sponsored signs related to special events shall meet the following standards:
  - 9.7.1.3.5.1. Signs shall be permitted 14 days prior to a function and shall be removed within 3 days after the function.
  - 9.7.1.3.5.2. Signs shall be located on private property.

9.7.2. Exempt Signs

- 9.7.2.1. No zoning permit is required within the following section:
  - 9.7.2.1.1. Government Signs including signs required by any law, order or governmental regulation.
  - 9.7.2.1.2. Property Address Signs
  - 9.7.2.1.3. Private Residence Signs

- 9.7.2.1.3.1. One personal identification sign not exceeding 2 square feet in area
- 9.7.2.1.3.2. One non-illuminated "For Sale" or "For Rent" sign not exceeding 6 square feet in area.
- 9.7.2.1.4. Historical markers, historical monuments or signs as recognized by local, state, or federal authorities.
- 9.7.2.1.5. Signs denoting the location of underground utilities
- 9.7.2.1.6. Holiday decorations
- 9.7.2.1.7. Signs on interior windows that are not permanently affixed to the glass and do not exceed 25% of the gross glass area.
- 9.7.2.1.8. Temporary special event signs and banners for religious, charitable, civic, fraternal, or similar non-profit or not-for-profit organizations provided that:
  - 9.7.2.1.8.1. Signs shall be erected no sooner than thirty (30) days prior and removed no later than five (5) days after the event;
  - 9.7.2.1.8.2. No such sign shall exceed thirty-two (32) square feet;
  - 9.7.2.1.8.3. No such sign shall be illuminated; and
  - 9.7.2.1.8.4. All such signs shall be located off the street right-of-way, unless otherwise granted permission for such location by the Town of Chapin or SCDOT. In no case may any such sign impede the view or travel of any motorists or pedestrians or be attached to any structure within the right-of-way (government signs, telephone poles, etc.)
- 9.7.2.1.9. "Warning", "No Trespassing" and similar informational signs.
- 9.7.2.1.10. Permanent municipal, school, recreational and civic club sponsored signs, schedule of events, rules and regulations signs. Such signs shall not include identification signs.
- 9.7.2.1.11. Any sign inside a building and not intended to be viewed from the exterior.
- 9.7.2.1.12. On residentially zoned lots, one unlighted freestanding sign not more than three (3) square feet in area and not more than 4 feet in height from the ground to the top of the sign. The sign may be used to advertise a home occupation, garage sale, temporary construction or as a "for sale/rent" sign, etc. The sign shall not advertise any commercial enterprise not conducted on the same zone lot.
- 9.7.2.1.13. Memorial signs, plaques or grave markers which are noncommercial in nature.
- 9.7.2.1.14. Flags, pennants, insignia, or religious symbols of any government, non-profit or not-for-profit organization when

not displayed in connection with a commercial promotion or as an advertising device.

9.7.2.1.15. Real Estate Signs advertising sale or lease of the premises subject to the following standards:

9.7.2.1.15.1. One on-site sign per 1,000 ft of street frontage is permitted. The maximum size shall be 6 square feet, and the maximum height shall be 4.5 feet. For Light Industrial (LI) and Office Commercial (OC), the size may be increased to 20 sq. ft. with a height not to exceed 6'

9.7.2.1.15.2. The signs shall be removed once the property is occupied by the new tenant, or when the property is sold by transfer of title to the same

9.7.2.1.15.3. Special event signs such as for open houses, agent tours or events, grand openings, and similar, shall abide by the same rules as described in 9.8.8 addressing the use of Temporary signage.

9.7.2.2. Political Signs

9.7.2.2.1. Each sign shall not exceed ten (10) square feet in area in residential districts and thirty-six (36) square feet in commercial and manufacturing districts;

9.7.2.2.2. No sign shall be placed in any right-of-way, on any telephone pole or street sign, trees, or on any public property; and

9.7.2.2.3. Signs are permitted to be erected within sixty (60) days prior to an election and must be removed within 7 days after an election.

9.7.3. Prohibited Signs

The following signs are prohibited:

9.7.3.1. Off-premise signs, with the exception of flags of a sovereign nation, and banners erected by the city, county, or state government.

9.7.3.2. Signs within the public rights-of-way, except those posted by a public agency

9.7.3.3. In any manner or place that constitutes a hazard to pedestrian or vehicular traffic

9.7.3.4. In a manner that obstructs free ingress to or egress from a required door, window, fire escape, or other required exit.

9.7.3.5. Off-premise commercial signage affixed to a private residence or dwelling, or displayed upon the grounds thereof.

9.7.3.6. Attached to or painted onto the following:

9.7.3.6.1. Trees, rocks or other natural features

9.7.3.6.2. Fence posts, telephone or utility poles

- 9.7.3.6.3. Roofs signs, or attached signs that project above the building height.
- 9.7.3.7. Moving, Flashing, or Audible Signs
  - 9.7.3.7.1. Signs that move by any means regardless of whether they contain written messages
  - 9.7.3.7.2. Signs set in motion by movement of the atmosphere or by mechanical, electrical, or other means, including, but not limited to: flags, adversails, feathers, pennants, posters, propellers, discs, ribbons, balloons, streamers, strings of light bulbs, and spinners.
  - 9.7.3.7.3. Flashing signs or devices displaying intermittent lights or lights of changing intensity
  - 9.7.3.7.4. Signs that emit audible sound or visible matter.
- 9.7.3.8. Movable or Towed Signs: Signs constructed to be used as a conveyance upon public streets, and usually parked in public places or private property primarily for the purpose of public display.
  - 9.7.3.8.1. Exception: Commercial vehicles, including standard passenger vehicles, that are fully operable may bear a permanently-adhered commercial message. They must be parked in a typical parking space and may not be located on landscaped areas or at angles to the street so as to increase visibility.
- 9.7.3.9. Inflatable signs [including inflated balloons having a diameter of greater than two (2) feet for special events and grand openings, used in conjunction with a commercial building, project, or enterprise are permitted for a period not to exceed fourteen (14) days
- 9.7.3.10. Sign Content Limitations
  - 9.7.3.10.1. Signs copying or imitating official government signs, or that purport to have official government status
  - 9.7.3.10.2. Any sign and/or sign structure that obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign.
  - 9.7.3.10.3. Signs containing statements, words, or pictures of obscene, pornographic, or immoral character that is not considered protected speech
- 9.7.3.11. Impermanent and Unsubstantial Sign Types: Signs that are constructed of impermanent and unsubstantial materials including but not limited to inflatable signs, snipe signs, and feather signs/banners.
- 9.7.3.12. Abandoned or Deteriorated Signs or Businesses:
  - 9.7.3.12.1. Sign structures no longer containing signs.
  - 9.7.3.12.2. Signs made structurally sound by unsightly bracing.
  - 9.7.3.12.3. Abandoned or dilapidated sign.
  - 9.7.3.12.4. Signs referencing businesses which have been out of business for more than 30 days.

9.7.3.13. Billboards: Billboards are prohibited.

9.8. Violations

9.8.1. Impoundment of Signs

9.8.1.1. If any sign requiring a permit is erected without a permit, or if any sign is erected in violation of these regulations, the Zoning Administrator shall have the authority to give the owner thereof written notice of such violation. The notice shall include a brief statement of the particulars in which the violation is to be remedied. If the sign has been permitted, notice to the person receiving the permit shall be sufficient. If the sign owner cannot be found, the duty to perform corrections or removal of the sign will be upon the property owner on whose property the sign is located.

9.8.1.2. If within ten (10) days the owner of the sign fails to contact the Zoning Administrator, bring the sign into conformance with these regulations, and obtain a sign permit, the Building Official shall have the authority to have the sign removed and impounded without further notice and the cost of removal shall constitute a lien against the property on which the sign is located. The Town shall not be liable for any damage to the sign or property as a result of such removal.

9.8.1.3. The Zoning Administrator shall have the authority to remove and impound, without notice to the owners thereof, any signs placed within any street right-of-way, signs attached to trees, rocks or other natural features, and signs attached to telephone and utility poles.

9.8.1.4. If the impounded sign is not claimed within 30 days, then the administrator shall have authority to dispose of such sign.

## 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:

3.5.6.1 Areas to be annexed into the incorporated limits of Chapin shall be assigned zoning classifications by the Town Council.

3.5.6.2 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.

3.5.6.3 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><b><u>(RA) Rural Agricultural District:</u></b> 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><b><u>RR, Rural Residential District:</u></b> 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><b><u>SR1, Suburban Residential District 1:</u></b> SR1 districts are intended to be single family residential areas with detached units and low population densities (1 d.u./acre).</p>	

<p><b>SR2, Suburban Family Residential District 2:</b> SR2 districts are intended to be single family residential areas with detached units and low population densities (2 d.u./acre).</p>		
<p><b>SR3, Suburban Family Residential District 3:</b> SFR3 districts are intended to be the medium density (4 d.u./acre) single family residential areas with detached units.</p>		
<p><b>TR1, Town Residential District 1:</b> 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><b>TR2, Town Residential District 2:</b> 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><b><u>TR3, Town Residential</u></b> <b><u>District 3:</u></b> 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><b><u>VC, Village Commercial</u></b> <b><u>District:</u></b> (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><b><u>TC, Town Center District:</u></b> (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><b><u>PI, Public/Institutional</u></b> <b><u>District:</u></b> 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</p>	

<p>are designed to be compatible with their surroundings and the rest of the Town.</p>	
<p><b><u>CC, Corridor Commercial:</u></b> 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 citywide 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><b><u>IC, Interstate Commercial District:</u></b> IC districts are intended to provided 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>	

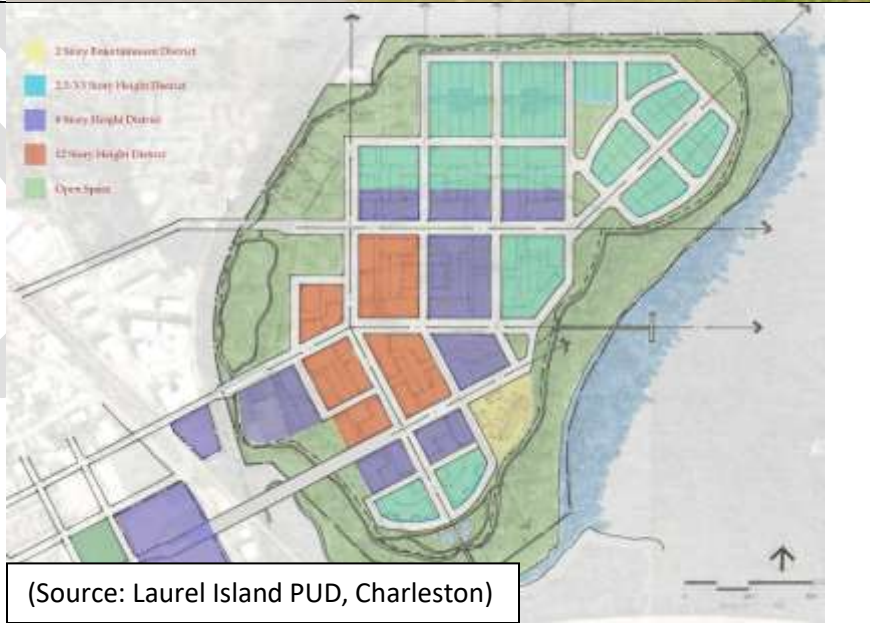
**OC, Office Commercial:** OC districts are intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office and service establishments not in the central business area.




**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.



**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



(Source: Laurel Island PUD, Charleston)

<p>be predominately residential or predominately commercial.</p>	
<p><b><u>PO, Parks/Open Space</u></b> <b><u>District:</u></b> 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.</p>	

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
<b>LOT CONFIGURATION</b>																
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
<b>PRINCIPAL BUILDING PLACEMENT</b>																
Front Setback, minimum	50'	50'	25'	25'	25'	15'	10'	0'	0'	0'	N/A	N/A	N/A	N/A	N/A	None
Front Setback, maximum	None	None	None	None	None	25'	25'	25'	15'	15'	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	65'	50'	35'	35'	35'	35'	35'	50'	35'	65'	65'	65'	65'	65'	100'	N/A
<b>ACCESSORY BUILDING PLACEMENT</b>																
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**																

\*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) 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

3.8.3.1 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.

3.8.3.2 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.

3.8.3.3 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

3.8.4.1 Irregular Lots: The location of required setbacks on irregularly shaped lots shall be determined by the Town Staff in accordance with the following provisions:

3.8.4.1.1 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.

3.8.4.1.2 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.

3.8.4.2 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

- 3.8.4.3 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
- 3.8.4.4 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
- 3.8.4.5 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.
- 3.8.4.6 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.

- 3.8.6.1 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).
- 3.8.6.2 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).
- 3.8.6.3 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.
- 3.8.6.4 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.
- 3.8.6.5 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.
- 3.8.6.6 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.
- 3.8.6.7 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.
- 3.8.6.8 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 7.3.1.9.

3.8.6.9 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:

3.8.6.9.1 In all districts fences within the front or street side setback shall be a maximum of 4' in height.

3.8.6.9.1.1 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.

3.8.6.9.1.2 When residential uses are adjacent to commercial, industrial, or other nonresidential use, the administrator may increase this height requirement to 7'.

3.8.6.9.2 Side or rear setback of residential districts: Privacy fences or walls may be a maximum of 8' in height.

3.8.6.9.3 Side or rear setbacks of nonresidential and industrial: Fences or walls may be a maximum of 10' in height.

3.8.6.10 Mailboxes: Mailboxes may encroach into a front setback area.

### 3.8.7 Measurement of Height

3.8.7.1 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.

3.8.7.2 Under-roof areas with dormers shall be counted as half-stories.

3.8.7.3 Exemptions from Building Height Requirements: Unless specifically stated otherwise elsewhere in this ordinance, the height requirements established in this ordinance shall not apply to:

3.8.7.3.1 Building elements (such as church spires, towers, cupolas, domes, etc.) not intended for human occupancy;

3.8.7.3.2 Structures that are an accessory to institutional uses (such as stadium press boxes);

3.8.7.3.3 Water towers, transmission towers, and observation towers, unless otherwise regulated in this ordinance;

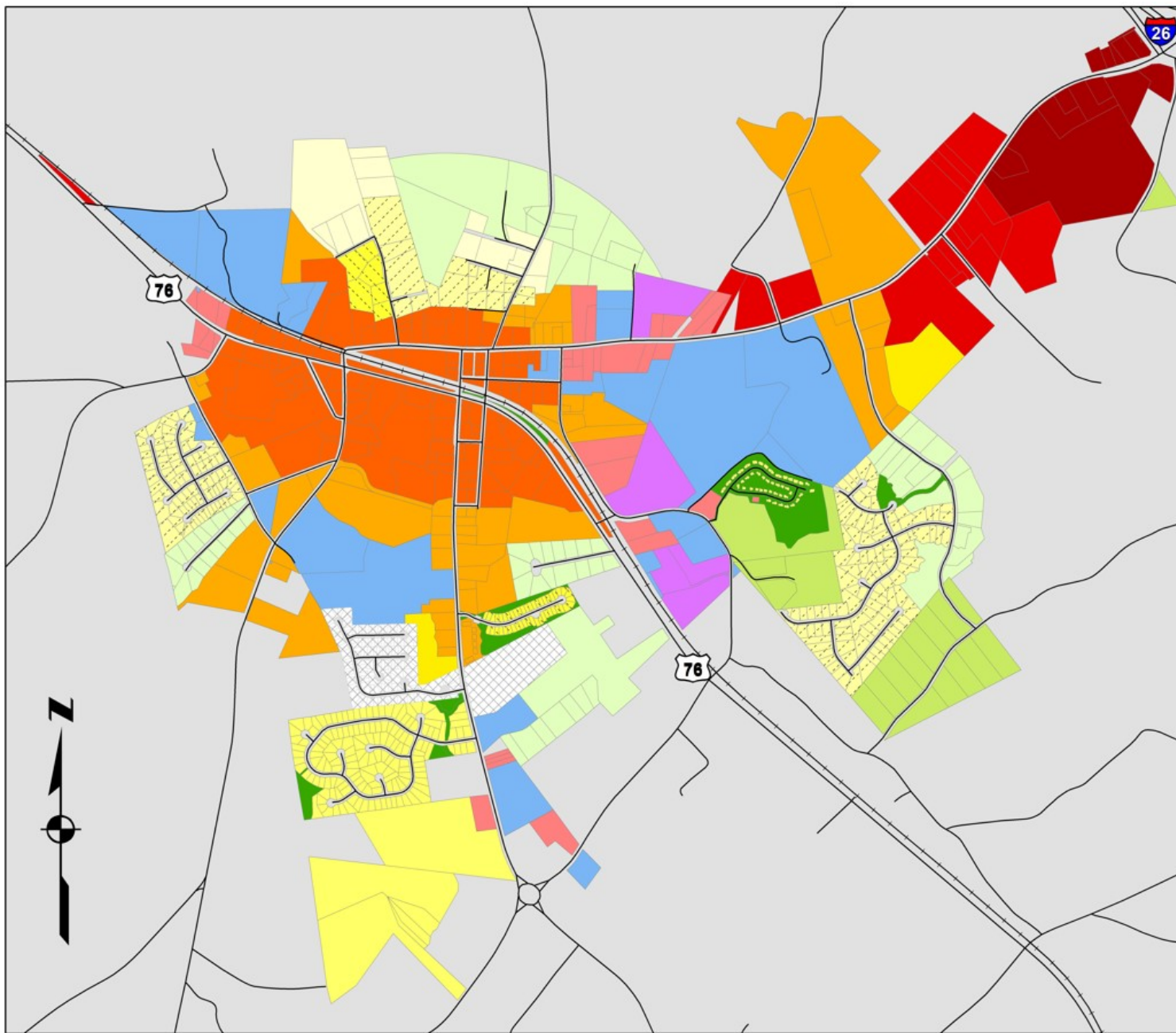
3.8.7.3.4 Flagpoles, masts, and antennas (not otherwise regulated elsewhere); and

3.8.7.3.5 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.

3.8.7.4 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.

DRAFT



**Legend**

- |                              |                            |
|------------------------------|----------------------------|
| Rural Agricultural           | TC - Town Center           |
| RR - Rural Residential       | OC - Office Commercial     |
| SR1 - Suburban Residential 1 | CC - Corridor Commercial   |
| SR2 - Suburban Residential 2 | IC - Interstate Commercial |
| SR3 - Suburban Residential 3 | LI - Light Industrial      |
| TR1 - Town Residential 1     | PI - Public Institutional  |
| TR2 - Town Residential 2     | PO - Parks & Open Space    |
| TR3 - Town Residential 3     | PD - Planned Development   |
| VC - Village Commercial      |                            |

Note:  
 Areas shown in grey are not zoned by the Town of Chapin and may be subject to the zoning rules of Lexington County or another authority having jurisdiction.

**DRAFT  
 ZONING MAP**

**TOWN OF CHAPIN  
 LEXINGTON COUNTY, SC**



Date: January 2023  
 MRB Project #3950.22015.000

Mapping Prepared By:

**MRB** | *group*

DISCALIMER:  
 MRB Group disclaims responsibility for damages or liability that may arise from the use of this information. All reasonable efforts have been made to ensure accuracy.