

Sec. 38-8.5. - Methods of initial rezoning.

Upon adoption of this chapter, rezoning of a parcel or group of parcels shall be initiated by one of the following methods:

(1) *Method 1—Planning district request initiated by citizens.*

- a. Any group of citizens living within any planning district described within this section may petition for initial rezoning for the entirety of their district. The planning districts, which are based on the approximate boundaries traditionally used by local fire stations as service areas, are as follows:

1. Oakway District
2. Salem District
3. Corinth-Shiloh District
4. Mountain Rest District
5. Walhalla District
6. Westminster District
7. Seneca District
8. Fair Play District
9. Long Creek District
10. Cleveland District
11. Keowee Ebenezer District
12. Friendship District
13. Cross Roads District
14. Picket Post-Camp Oak District
15. South Union District
16. West Union District
17. Keowee District

The boundaries of each planning district shall conform to the exterior property line of all parcels lying within; in no instance shall a single parcel lie in more than one planning district. Parcels shall be assigned to a planning district based on the location of its centroid, which shall be determined by the Oconee County Geographic Information System (GIS). The boundaries of the various planning districts are shown on the map of planning districts, which shall be adopted as part of these standards.

- b. Petitions by citizens to county council to initiate a rezoning of an entire planning district shall be made in the following manner:

1. Citizen petition. Citizens wishing council to amend the map of their planning district shall acquire the signatures of a minimum of 15 percent of the owners of parcels lying within the boundaries of the said planning district. The petition shall contain the following statement of support:
2. "I hereby certify that I own a parcel lying within the _____ Planning District, and I support the consideration by Oconee County Council of amending the zoning map."
3. Presentation to county council. If county council finds the petition is within the parameters of this chapter, they may direct the planning commission and planning

department to proceed with amending the zoning chapter and map. Council may take first reading, in title only, on the zoning amendments at this time.

4. Review of land use map. The planning commission shall undertake a review of the district's portion of the future land use map.
5. Initial zoning meeting in district. Following the review of the future land use map, the planning department will schedule a public meeting to begin working with citizens to develop a proposed zoning map. Nominations for the district planning advisory committee will be called for at this time.
6. Appointment of district planning advisory committee. County council will review the nominations for the district planning advisory committee and appoint individuals to the committee. The committee shall consist of seven owners of parcels lying within the district. The committee shall elect a chair who shall conduct committee meetings, call subsequent meetings as necessary, and set forth the agenda for subsequent meetings.
7. Creation of proposed district zoning map. With assistance from planning staff, the district planning advisory committee will use the future land use map as a guide in creating proposed changes to the district's portion of the official zoning map. All proposed amendments shall be chosen from the zoning districts and their corresponding regulations established in this chapter.
8. Planning commission review of proposed zoning map. When completed, the committee shall present their draft map to the planning commission for review. The planning commission shall review the changes to ensure that they are compatible with the comprehensive plan. During this time, the planning department shall mail a survey to all district property owners soliciting their opinion of the proposed changes, with a deadline to respond of 30 days. At the end of the survey period, the commission shall forward a recommendation regarding the proposed changes to county council. A positive recommendation of the commission shall require both a finding of compliance with the comprehensive plan, and a minimum of 51 percent of the returned responses to the survey favoring the proposed changes.
9. Consideration of recommendation. County council shall consider the proposed zoning map amendments and may take second reading on the chapter at this time.
10. Comment period. A comment period of no less than 30 days shall be held at this time.
11. Consideration of survey results by county council. Upon the completion of the comment period, county council may hold a public hearing on the proposed amendments. Once the public hearing has been completed, county council may take third and final reading of an ordinance to amend the planning districts portions of the official zoning map.
12. Failed attempts to amend the zoning chapter. In the event county council formally rejects a citizen-initiated petition to amend a planning district's portion of the official zoning map for any reason, a new attempt to amend the map through citizen petition shall not be considered sooner than two years from the date of council's decision.

(2) Method 2—Small area rezoning.

- a. This method of rezoning shall be initiated by a signed petition containing signatures of one or more of the listed property owners of a minimum of 51 percent of the affected properties in the area in question established by one of the following two methods, chosen by the petitioner.
 1. Any property owner, or group of property owners of parcels, with a combined minimum ownership of at least 200 acres may petition county council for initial rezoning, provided the petition[s] include at least 51 percent of the property owners of the properties in question signed by one or more of the property owners of each [as

stated above] representing a minimum of 75 percent of the acreage within the established boundary for the rezoning request.

2. Any property owner, or group of property owners, may petition county council for initial rezoning, provided the platted subdivision(s) proposed for rezoning is recorded in the office of the Oconee County Register of Deeds and/or is an area with all parcels 1.5 acres or less, and provided the proposal for rezoning is contiguous with a total area of at least 25 acres, or contains a minimum of 20 parcels.
 - b. Upon obtaining 51 percent of the required signatures for a method chosen above, petitioners may add any parcel that is contiguous to such active rezoning request as long as there is a favorable petition (as described herein) for such parcel(s).
 - c. Parcels totally encompassed by a small area rezoning request, which in their own rights are now unable to meet the minimum requirements of the two methods described above, shall be included by staff in such small area request, as part of the request, prior to first reading, if their inclusion would not defeat the 51 percent requirement of this section.
 - d. In addition, any property owner owning a parcel, currently in the control free district, which is contiguous to parcels that have already been rezoned from the control free district, may petition (as described herein) to rezone their parcel(s) provided the requested rezoning is similar in nature to that which has been previously adopted for the contiguous area.
 - e. For the purposes of this chapter, in addition to standard definitions, parcels separated by a perennial stream or a cove within a body of water shall be considered contiguous.
 - f. Proposed changes to any part of these regulations shall be subject to review by the planning commission, as set forth in section 38-8.1 (above), and public notice requirements contained in section 38-8.2 (above), as well as other applicable standards established by the South Carolina Code of Laws, 1976, as amended. Citizens who cannot meet the standards established under this method may utilize method 1 or method 3 as an alternative option.
- (3) *Method 3—County initiated.* The governing body of the county may at any time after adoption of these standards rezone any parcel or parcels owned or maintained by Oconee County. Additionally, county council may at any time rezone any parcel or group of parcels to bring them into compliance with the goals established in the Oconee County Comprehensive Plan. Proposed changes to any part of these regulations shall be subject to review by the planning commission, as set forth in section 38-8.1 (above), and public notice requirements contained in section 38-8.2 (above), as well as other applicable standards established by the South Carolina Code of Laws, 1976, as amended.

(Ord. No. 2012-14, § 1, 5-15-2012)

ATTACHMENT A
To Ordinance 2016-40

Sec. 38-10.2. - Control free district (CFD).

The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

Dimensional requirements:

Residential Uses	Density and Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	N/A	Greater than or equal to ½ acre	N/A	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	N/A	10	5	5	65
Nonresidential Uses	Minimum Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Lot Size	Min. Width (ft.)		Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	N/A	Greater than or equal to ½ acre	N/A		25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A		15	5	5	65
	N/A	Less than ¼ acre	N/A		10	5	5	65

“These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

ORDINANCE NO. 2014-1271

Indicates Matter Stricken

Indicates New Matter

FILED
CLERK OF COURTS
LANCASTER COUNTY
SOUTH CAROLINA
NOVEMBER 12 PM 1:35

AN ORDINANCE

TO AMEND SECTION 2.1.5 OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO OVERLAY DISTRICTS, SO AS TO PROVIDE FOR HIGHWAY CORRIDOR OVERLAY DISTRICTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Highway Corridor Overlay Districts.

Section 2.1.5 of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County) is amended by adding:

- 7. The Highway Corridor Overlay District is hereby established, and is subject to the following general provisions:
 - a. **Purpose and Intent:** The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained in this subsection are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development.
 - b. **District Boundaries and Applicability:** The Highway Corridor Overlay District applies to the following:

1. The County Council shall designate the property that is subject to the provisions of this subsection by rezoning the properties in accordance with the procedures and requirements applicable to map amendments. In general, for those highways identified for Highway Corridor Overlay District status, the district designation shall apply to all parcels fronting on, within or partially within one thousand feet (1,000') of the right-of-way of the designated highway. Only the following highways are designated as a Highway Corridor Overlay District:
 - i. US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and
 - ii. SC Highway 160 from US Highway 521 westward to the York/Lancaster county line.
2. The Highway Corridor Overlay District development regulations, as set forth in this subsection, applies to all uses on the properties zoned Highway Corridor Overlay District except for single-family housing as identified in Chapter 3, Table of Permissible Uses, 1.1.1 through 1.1.5. The development regulations applicable to single-family housing are the development regulations of the underlying zoning district.
3. Any property within the Highway Corridor Overlay District zoned and used for industrial use, I-1 and I-2, shall be subject to the provisions set forth in item (n) of this subsection (7); and
4. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in item (b)(1) of this subsection (7) , including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of this district.
- c. **Permitted Uses:** As an overlay, the Highway Corridor Overlay District supplements standards established elsewhere in the Unified Development Ordinance of Lancaster County (the "UDO"). Any use permitted in the underlying zoning district, set forth in Chapter 3, Permissible Uses, of the UDO, shall also be permitted in the Highway Corridor Overlay District provided it complies with the provisions of this subsection (7).
- d. **Exceptions and Non-conforming Situations:** Any property zoned and used for a single-family residential use, including the single-family residential portion of a property zoned PDD, shall be exempt from the development standards of this subsection (7). When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of this subsection (7), as outlined in Chapter 13 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in item (b) of this subsection (7).
- e. **Design Review:** All development design and plan reviews, as required by the UDO, shall apply to this subsection (7).
- f. **General Requirements and Development Standards:**
 1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:
 - i. In general, the setback requirements set forth in § 5.4 of the UDO shall apply. When fronting the corridor right-of-way, the front setback for buildings with a commercial district use may be reduced to a minimum of (25) feet.

- ii. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building;
 - iii. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.
2. **Building Height:** Maximum building height shall not exceed that permitted in the underlying zoning district, set forth in Chapter 5, Density and Dimensional Regulations, of the UDO.
3. **Building Vernacular:** Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along the corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Rooflines of buildings adjacent to the corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, caves, parapets, cupolas, or other architectural features.
4. **Materials:**
 - i. Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e., brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for use as trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of this subsection (7).
 - ii. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District, unless their use is for sports field and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer applied finish. Finish color to be approved by the Development Review Committee (DRC). Such fencing may also be permitted for temporary use during construction and site development provided it is removed or replaced with a compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
5. **Sidewalks and Pedestrian Amenities:**
 - i. **Sidewalks and Connectivity:**
 1. At a minimum, sidewalks shall comply with the construction requirements set forth in § 21.12 of the UDO;

2. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building;
 3. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features;
 4. When adjacent to a residential use district, sidewalks shall be provided to allow pedestrian access to and from a commercial retail development;
 5. Sidewalks shall be required on both sides of public or private streets within a commercial retail development;
 6. A multi-use path shall be required adjacent to the corridor right-of-way and shall be located in the Corridor Frontage Buffer as outlined in item (k) (2) of this subsection (7). Sidewalks are not required adjacent to the corridor. The following shall also apply:
 - a. The multi-use path shall have a shared use for both pedestrian and bicycle circulation;
 - b. The multi-use path shall be installed by the property owner or developer. The path shall be dedicated to the County for public use and will be maintained by the County;
 - c. The multi-use path shall be a minimum of eight (8) feet in width, and shall be constructed of asphalt;
 - d. The multi-use path shall extend the entire frontage of a parcel fronting the corridor, from property line to property line;
 - e. The multi-use path shall connect to existing sections of path on adjacent parcels;
 - f. The multi-use path shall connect to other existing pedestrian circulation of adjacent parcels, including existing sidewalks, where not restricted by topography or other existing site features;
 - g. The multi-use path shall be located behind the required trees of the Corridor Frontage Buffer; and
 - h. The multi-use path shall be designed and constructed in a meandering appearance as to avoid long straight runs, and shall accommodate the natural topographical features of a site.
- ii. Other Pedestrian Amenities:
1. All retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of five hundred (500) square feet in area and may include squares, plazas, greens or other similar spaces. This requirement shall also apply to all non-residential portions of a PDD development. The following shall also apply:
 - a. For purposes of this item (f)(5)(ii), "improved" shall mean cleared of underbrush and debris, accessible to pedestrians and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles,

playground equipment or other similar furnishings and amenities;

- b. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12’;
- c. Such spaces shall be accessible from sidewalks and other pedestrian circulation within the development; and
- d. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris, and shall generally be maintained with a neat and orderly appearance.

g. Access Management:

1. Curb Cuts and Parcel Access:

- i. All curb cuts, including both public and private streets, shall adhere to the standards set forth by the South Carolina Department of Transportation (“SCDOT”), and shall comply with the requirements set forth in the latest edition of the Access and Roadside Management Standards (“ARMS Manual”) as published by the SCDOT Traffic Engineering Division. At a minimum, within the Highway Corridor Overlay District, curb cuts along the corridor right-of-way shall be limited to one every three hundred (300) feet of street frontage. A greater distance of separation may be required as justified by a Traffic Impact Analysis or the SCDOT ARMS Manual;
- ii. Individual parcels having three hundred (300) or more feet of corridor frontage may be permitted additional points of access provided they comply with this subsection (7) and are justified by a Traffic Impact Analysis or review by SCDOT;
- iii. Access points for parcels (5) acres or less, where access to a shared driveway is limited, shall be subject to SCDOT approval and shall adhere to SCDOT standards;
- iv. Corner parcels located at an intersection of the corridor and an existing or proposed secondary street, including both public and private streets, shall obtain access from the secondary street. Where such parcels have three hundred (300) or more feet of corridor frontage, a point of access to the corridor may be considered if no other corridor access is located within three hundred (300) feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Zoning Administrator or SCDOT when applicable;
- v. Existing median crossovers are to remain as located. Where justified by a Traffic Impact Analysis, access to a parcel may be required to align directly with an existing median crossover. Likewise, a Traffic Impact Analysis may require improvement to an existing crossover to meet current SCDOT standards. When a proposed access does not align directly with an existing median crossover, such access must adhere to the latest edition of the SCDOT ARMS Manual; and

- vi. A Traffic Impact Analysis shall be required for any development that will generate over one hundred (100) trips in the peak hour according to the latest edition of the SCDOT ARMS Manual and shall meet all other requirements set forth in § 13.7.10.1 (c) of the UDO. The Traffic Impact Analysis must be conducted and sealed by a licensed South Carolina professional engineer. For a Traffic Impact Analysis within the Highway Corridor Overlay District, this engineer shall be chosen by the applicant from a preapproved list provided by Planning Department. Any road improvements, which are determined to be necessary, based on the results of the Traffic Impact Analysis, shall be incorporated into the final site plan prior to County approval. The Traffic Impact Analysis shall be reviewed by the County and in conjunction with the SCDOT. If a County level traffic planner is not available to review the Traffic Impact Analysis at the time of submittal, the County may choose to consult with a preapproved third-party reviewer to assist in this review at the request of the planning department. This third-party review is to assist the County with only the review of a submitted Traffic Impact Analysis and is not a second analysis. The cost of the Traffic Impact Analysis, including any additional reviews requested by the County, shall be paid for by the applicant.
2. **Connectivity:** Reduction of access points to the corridor is required. The following shall apply:
 - i. **Consolidation of Access Points:**
 1. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
 2. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.
 - ii. **Stub Outs**
 1. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
 2. Where a developed adjacent parcel exists, existing stub outs shall be utilized.
 - h. **Parking and Vehicular Access:**
 1. **Off-street Parking:** For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than forty five percent (45%) of the principle corridor frontage line. The following shall also apply:
 - i. Side yard parking shall not be placed in an established side yard abutting an intersecting street;
 - ii. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions

- on side yard parking may be modified, on a case-by-case basis, by the Zoning Administrator;
- iii. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than twenty (20) space shall be broken by buildings and/or landscape features as outlined in item (k)(5) of this subsection (7); and
 - iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.
2. **On-street Parking:** On-street parking is not permitted on the corridor or other public street. On-street parking is permitted on private streets within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual.
 3. **Parking Count and Dimension Requirements:** The number of parking spaces required and required parking space dimensions shall comply with the provisions set forth in § 11.2 and § 11.4 of the UDO.
 4. **Off-street Loading and Unloading Areas:** Off-street loading and unloading areas shall comply with the provisions set forth in § 11.11 and shall be screened from view from all residential use districts and public right-of-way using an opaque screen.
 5. **Driveway and Internal Street Standards:**
 - i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapters 13 and 21 of the UDO and Chapter 26 of the Lancaster County Code. The minimum right-of-way and pavement widths shall comply with the provisions set forth in § 26-61 and § 26-65 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;
 - ii. Private and public roads are as defined in Chapter 13 of the UDO;
 - iii. The minimum spacing between driveway accesses to the corridor shall comply with the provisions set forth in item (g) of this subsection (7);
 - iv. Curb and gutter shall be required on all newly constructed private streets, drives and parking areas within the Highway Corridor Overlay District and shall comply with the requirements set forth in § 21.11 of the UDO; and
 - v. Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to the provisions set forth in item (g) of this subsection (7).
 - i. **Signs:** In general, signage within the Highway Corridor Overlay District shall comply with the provisions set forth in Chapter 10, Signs, of the UDO. The following additional regulations shall also apply specifically to this overlay district:
 1. **Permitted Signs:** All signs that are permitted within the Highway Corridor Overlay District shall complement the surrounding buildings in material and architectural vernacular. The following signs are permitted in the Highway Corridor Overlay District:
 - i. **Free standing ground monument signs:** All ground monument signs shall have a setback requirement of five feet from any property line or right-of-way line. Ground monument signs shall not project into any street or highway right-of-way. No more than one (1) ground monument sign shall be permitted per lot and may contain a sign face on no more than two (2) more sides;

- ii. **Wall signs:** Wall signs attached flat against a wall shall not extend more than eighteen (18) inches from a wall. When a wall sign extends two (2) or more inches from a wall it shall be a minimum of eight (8) feet above any sidewalk to provide for pedestrian clearance;
 - iii. **Projecting signs:** A projecting sign perpendicular to the wall of a building may be substituted for a wall sign provided it is a minimum of eight (8) feet above any sidewalk to provide for pedestrian clearance and projects no more than six (6) feet from the wall on which it is mounted; and
 - iv. **Canopy or awning signs:** A canopy or awning signs shall not be placed higher than the bottom of the second floor or higher than the roofline of single-story structures. A canopy or awning sign shall be a minimum of eight (8) feet above any sidewalk or other pavement to provide for pedestrian clearance.
2. **Commercial Retail Developments and Centers:** All retail commercial development or use with two or more businesses shall be allowed no more than one (1) ground monument sign. Signage for individual businesses shall be consolidated onto one (1) such ground monument. The following shall also apply:
- i. Where such a development fronts two (2) or more streets with more than five hundred (500) feet of frontage on each, additional ground monument signs may be permitted provided no more than one (1) is located on each street;
 - ii. Directional and wayfinding signs within a retail commercial development or center shall be grouped and shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings; and
 - iii. For such developments, a ground monument sign shall not exceed a height of ten (10) feet. Where such a development has a gross indoor floor area in excess of forty thousand (40,000) square feet, the maximum height may be increased to no more than twenty (20) feet for a ground monument sign.
3. **Size and Height of Signs:** The maximum size of any sign shall be as established in Chapter 10, Signs, of the UDO. A sign for any individual nonresidential use shall not exceed a height of ten (10) feet along the corridor and a height of (4) feet along any secondary street. A sign for a single-family development shall not exceed a height of ten (10) feet along any street. For a multifamily residential or attached single-family development, a sign shall not exceed six (6) feet in height along the corridor and (4) feet along any secondary street. The height of all signs shall be measured from the lowest adjacent grade at the base of the sign;
4. **Prohibited Signs:** The following signs, in addition to those prohibited in Chapter 10, Signs, of the UDO, are prohibited in the Highway Corridor Overlay District:
- i. Pylon signs;
 - ii. Flashing and pulsating signs;
 - iii. Signs imitating warning signals;
 - iv. Painted or handwritten signs;
 - v. Off-premise signs;
 - vi. Animated signs;
 - vii. Beacons;
 - viii. Neon gas tubing or similar signs;
 - ix. Inflatable signs and tethered balloons;

- x. Banners in non-residential districts;
 - xi. Illuminated tubing or string of lights typically used for outlining property lines, open sales areas, roof lines, doors, windows or wall edges of any building, except for "holiday season" lights as permitted in item (j)(7) of this subsection (7);
 - xii. Signs that move or give the appearance of moving, including but not limited to feather signs, pennants, inflatable figures, streamers, and other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means;
 - xiii. Reader boards, digital message boards (including LED screens), or other similar commercial electronic variable message signs whose static message or copy change more than once every twenty (20) seconds, and the change sequence must be accomplished within an interval of two (2) seconds or less. Such signs shall not include animated, continuous, moving, rolling, or scrolling messages. Fluttering, blinking, or flashing elements including video is prohibited. In general, signs displaying continuous moving copy or image, whether digital or analog, shall not be permitted. In addition, such signs shall not be used for paid advertising. Note: Signs using LED illumination and/or displays are permissible provided they are not attached to a building and the copy or image being displayed remains static or changes no more than once every twenty (20) seconds. This section only applies to the use of reader boards and LED displays on permitted signs. The regulations for outdoor advertising signs (billboards) are outlined in § 10.16 and § 10.19.1 in the UDO;
 - xiv. Any sign placed within any public/private rights-of-way or easement;
 - xv. Any sign that obstructs or impedes traffic safety or obscures traffic signals, signs, or other similar traffic safety devices. Signs shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - xvi. Any sign which exhibits statements, words or pictures that are obscene in nature;
 - xvii. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous; and
 - xviii. Any sign placed with the primary purpose of providing a sign not otherwise allowed by this item (i).
5. Temporary Signs: The following temporary signs are permitted provided their use complies with the requirements set forth in Chapter 10, Signs, of the UDO, including duration of display and removal regulations:
- i. Real estate signs;
 - ii. Construction site identification signs;
 - iii. Grand opening, going out of business signs, or similar;
 - iv. Holiday signs;
 - v. Special event signs;
 - vi. Roadside stand signs;
 - vii. Signs for onsite contractors;
 - viii. Banners for religious, charitable, civic, fraternal or similar organizations;
 - ix. Other temporary signs as may be restricted by Chapter 10, Signs, of the UDO.

6. **Sign Illumination:** Illuminated signs, including those with internal illumination, are permitted and shall be placed and shielded so that glare from the sign does not adversely affect any adjacent property, residential use district, cause glare hazardous to pedestrians, or interfere with the operation of a vehicle on any street right-of-way. Signs shall not have light-reflecting backgrounds or letters. The intensity of light shall not exceed twenty (20) foot candles at any point on the sign face;
7. **Sign Landscaping:** All ground monument signs shall have, at a minimum, landscaping in accordance with the standards set forth in Chapter 10, Signs, of the UDO. Landscaping shall be integral with other landscaped areas as required by this district. In general, minimum plant sizes at installation shall also comply with this subsection (7). However, landscaping shall not obstruct the view of a sign. All landscaping at the base of a sign shall comply with Item (k) (1) (i) of this subsection (7).
- j. **Lighting:** In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6, § 15.8 and § 15.9 of the UDO. The purpose of this item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:
 1. Light intensity shall not exceed thirty (30) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district. A greater light intensity may be permitted for competitive sports fields during competitive play provided the light intensity does not exceed that set forth by the regulating athletic agency;
 2. The following light intensities measured in foot candles (fc) shall also apply:
 - i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;
 - ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;
 - iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and
 - iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/15fc Maximum;
 3. Signalized intersections shall be limited to locations where significant collector streets connect with the corridor. For example, along US Highway 521 such an intersection is at Possum Hollow Road, and along SC Highway 160 such an intersection is at Calvin Hall Road. Where a Traffic Impact Analysis requires a new signalized intersection, the standard metal or concrete poles as set forth by SCDOT shall be installed. This requirement shall also apply to an existing signalized intersection where additional lanes and signalization changes are required. All poles shall be professionally painted black. Wood poles are only permissible for temporary use during repairs and installation. Complete cost of the installation shall be paid by the developer. In addition, the County

may require the developer to furnish a letter of credit, cash escrow, or other guarantee acceptable to the County to cover future repairs and replacement;

4. All fixtures shall be consistent throughout a site in size, color, ornamentation, and materials, and shall complement the surrounding buildings. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;
5. Street lighting, as required by § 15.8 and § 15.9 of the UDO, shall comply with SCDOT requirements where applicable. All street lights shall be consistent along the corridor and throughout a site. Such fixtures shall be shielded and down-directional except that unshielded decorative street lamps featuring globes or glass panes are permissible if designed to diffuse light and shall have caps to direct light downward. The color of all such light sources shall be limited to white or as required by SCDOT;
6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;
7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;
8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminary located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;
9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;
10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be illuminated and may include up-lighting, provided such fixtures comply with Item (j) (2). However, no building illumination shall cause the site to exceed maximum light intensity limitation;
11. Landscape lighting may include up-lighting for accent, provided such fixtures comply with Item (j) (2). However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off", and are limited to being "on" for four (4) minutes or less when motion is detected;

13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel;
 15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and
 16. A professionally sealed site lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.
- k. **Landscaping, Buffer Yard, and Screening Requirements:**
1. **General Landscape Requirements:**
 - i. Landscaping shall comply with SCDOT sight distance and sight triangle requirements. Landscaping shall not obstruct or impede traffic safety or obscure traffic signals, signs, or other similar traffic safety devices. Likewise, landscaping shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - ii. Native species and related cultivars shall be used. In general, all trees and shrubs shall be drought tolerant and locally adapted to the area and shall conform to the requirements in the latest edition of American Standards for Nursery Stock, published by the American Association of Nurserymen;
 - iii. The use of existing vegetation to satisfy the requirements of this item is permissible. However, supplemental plantings may be required, in addition to native plant material, by the Zoning Administrator;
 - iv. Vacant commercial parcels shall be landscaped while vacant to stabilize the site and maintain an attractive appearance along the corridor. At a minimum, such landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;
 - v. Earthen berms may be used to comply with the landscaping, buffer yard and screening regulations of this item provided they comply with all other requirements of this district. Likewise, additional screening in the form of earthen berms (or fencing) may be required, on a case-by-case basis, by the Zoning Administrator. In general, The following shall also apply to earthen berms located within the Highway Corridor Overlay District: :
 1. Berms shall have a minimum height of three (3) feet and a minimum crown width of eight (8) feet;

2. Berms shall not exceed a maximum height of six (6) feet;
 3. If four (4) feet in height or less, a berm shall have a side slope no greater than three to one (3:1). If greater than four (4) feet in height, a berm shall have a side slope no greater than four to one (4:1);
 4. Berms shall be designed and constructed with an undulating appearance to mimic the natural topographical features of a site; and
 5. The Zoning Administrator may allow an exception to the minimum and maximum height requirements for an earthen berm where topography or other natural site features may justify such an exception.
- vi. Plants shall complement the surrounding structures in form, color and height. Compliance of this requirement shall be determined during site plan review by the County; and
- vii. Landscaping Completion and Maintenance:
1. Completion: All landscaping shall be installed pursuant to the requirements of this subsection (7) or County approved landscaping plans unless substitutions are approved under the regulations set forth in § 12.13 of the UDO. A certificate of occupancy for any business or use within the Highway Corridor Overlay District shall not be issued until the required landscaping is installed by the property owners, occupants, and tenants or their agents. If agreeable to the County, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a letter of credit, cash escrow, or other guarantee acceptable to the County assuring completion of all landscaping, including labor. Acceptance of any such form of guarantee is at the discretion of the County; and
 2. Maintenance: The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to the requirements of this subsection (7) or County approved landscaping plans shall be free of disease and maintained in a healthy condition. All required landscaping shall be kept free of litter and debris, and shall be free of dead, diseased, or severely damaged plants. Likewise, any plants removed as the result of death, disease or damage shall be replaced in a timely manner.
2. Corridor Frontage Buffer: A Corridor Frontage Buffer shall be established as a public easement within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The Corridor Frontage Buffer shall be designated for the multi-use path as outlined in item (f) (5) (i) (6) of this subsection (7). The following shall also apply:
- i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12';

- understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10’;
- ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;
 - iii. No impervious surface shall be allowed in this area except for streets and driveways connecting to the point of ingress and egress, signs permitted in this subsection (7), required multi-use path (see item (f)(5) of this section), or sidewalks when connecting to the multi-use path; and
 - iv. There shall be no display of merchandise for sale, or other similar display within this area.
3. **Screening and Buffer Yards:** To minimize potential conflicts between zoning districts and/or uses, the screening and buffer yard regulations established in Chapter 12, Landscaping Requirements, of the UDO shall apply. The following shall also apply:
- i. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building it serves. New utility boxes shall also be located to the rear and/or side of the building it serves;
 - ii. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts and public right-of-way using an opaque screen;
 - iii. Where applicable, containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;
 - iv. Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complementary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen;
 - v. Outdoor vending machines and similar devices shall be located as to limit view from residential use districts and corridor right-of-way;
 - vi. Stormwater management basins shall be screened from view from the corridor with a continuous evergreen screen as outlined in item (k)(5)(i)(2) of this subsection (7);
 - vii. Boundary fences or walls as may be permitted in Chapter 12, Landscaping Requirements, of the UDO shall comply with the materials requirements of item (f)(4) of this subsection (7);
 - viii. Chain link, welded or woven wire, and other similar fencing is not permitted; and
4. **Median & Right-of-Way Landscaping:** In general, there shall be no bare soil between the right-of-way and edge of pavement. At a minimum, this area shall include maintained turf grass. Maintenance is the responsibility of the owner. Additional median and/or street right-of-way landscaping shall be required for retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet. This requirement shall also apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances. Such additional landscaping shall consist of a combination of trees, shrubs, turf grass or other ground cover as approved by SCDOT and the DRC. The following provisions shall apply:

- i. All landscape improvements shall be approved by SCDOT, and shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual;
 - ii. An encroachment permit with SCDOT shall be required for any landscape work performed within a public street or highway right-of-way;
 - iii. Median improvements shall include the entire width of the median, not just the side adjacent to the commercial development. At a minimum such improvements shall extend the full length of the proposed commercial development. However, in some cases SCDOT may require median improvements to extend to the nearest median crossover;
 - iv. Landscape improvements shall comply with SCDOT sight distance and sight triangle requirements. Any sight obstruction determined by the County or SCDOT shall be corrected immediately; and
 - v. Irrigation shall be required as determined necessary by SCDOT, per the latest edition of the ARMS Manual;
 - vi. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for perpetual maintenance of all vegetation (and irrigation when applicable) within the right-of-way that is contiguous with the landscape improvements. SCDOT shall not be responsible for providing water, fertilizer, labor, materials, or maintenance within the landscaping limits of the right-of-way;
5. Parking Area Landscaping and Screening:
- i. Perimeter Parking Area Planting:
 1. A perimeter landscape strip with a minimum width of eight (8) feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer;
 2. A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least thirty-six (36) inches in height with a minimum spread of twenty-four (24) inches at time of planting, and shall be spaced no more than five (5) feet on center. Shrubs shall have an average mature height of six (6) feet. A masonry wall, three (3) feet above ground level, may be used in place of a continuous evergreen shrub screen. Such perimeter screen may be penetrated for ingress/egress, including stub out and shared drive easements;
 3. Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40' on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 25' on center. Understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10'. All trees shall have all limbs trimmed at least six (6) feet above ground level;

4. No less than a minimum of one (1) tree planting area shall be provided for every ten (10) parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of two hundred (200) square feet in area, being at least ten (10) feet in width, and shall be edged with a curb at least six (6) inches in height. Each tree planting area shall be planted with one (1) canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8-10'. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of thirty (30) inches. All trees shall have all limbs trimmed at least six (6) feet above ground level;
 5. The landscaping requirements of this item (k)(5) shall not be used to meet any other landscaping, buffer yard or screening requirements of the UDO; and
 6. Parking areas with less than twenty (20) spaces shall not be subject to the provisions of this item (k) (5) of this subsection (7).
6. Lists of Recommended Trees and Shrubs: The following lists are the recommended trees and shrubs for the Highway Corridor Overlay District. Plants were selected for inclusion on these lists according to their general suitability for the climate and soil conditions of this area, ease of maintenance, tolerance of area conditions, and availability from area nurseries. If an introduced species has proven highly effective in this area, it too may be a proper selection. However, plants not included in the following lists shall be approved by the DRC or Zoning Administrator prior to installation.

1. Canopy Trees:

Canopy Trees	
Common Name	Scientific Name
Red Maple	Acer rubrum
Sugar Maple	Acer saccharinum
River Birch	Betula nigra
American Hornbeam	Carpinus caroliniana

Bitternut Hickory	<i>Carya cordiformis</i>
Pecan	<i>Carya illinoensis</i>
Shagbark Hickory	<i>Carya ovata</i>
Chinese Chestnut	<i>Castanea mollissima</i>
Sugar Hackberry	<i>Celtis laevigata</i>
Common Hackberry	<i>Celtis occidentalis</i>
Persimmon	<i>Diospyros virginiana</i>
Beech	<i>Fagus grandifolia</i>
White Ash	<i>Fraxinus americana</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Ginkgo	<i>Ginkgo biloba</i> 'Fairmont' or 'LakeView'
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Chinese Flame Tree	<i>Koelreuteria bipinnata</i>
Sweet Gum	<i>Liquidambar styraciflua</i> 'Rotundiloba'
Tulip poplar	<i>Liriodendron tulipifera</i>
Cucumber Magnolia	<i>Magnolia acuminata</i>
Dawn Redwood	<i>Metasequoia glyptostroboides</i>
Black Gum	<i>Nyssa sylvatica</i>
London Planetree	<i>Platanus x acerifolia</i>

Sawtooth Oak	<i>Quercus acutissima</i>
White Oak	<i>Quercus alba</i>
Scarlet Oak	<i>Quercus coccinea</i>
Southern Red Oak	<i>Quercus falcata</i>
Laurel Oak	<i>Quercus hemisphaerica</i>
Overcup Oak	<i>Quercus lyrata</i>
Water Oak	<i>Quercus nigra</i>
Nuttall Oak	<i>Quercus nuttallii</i>
Pin Oak	<i>Quercus palustris</i>
Willow Oak	<i>Quercus phellos</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Post Oak	<i>Quercus stellata</i>
Black Oak	<i>Quercus velutina</i>
Japanese Pagoda Tree	<i>Sophora japonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Little Leaf Linden	<i>Tilia cordata</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Japanese Zelkova	<i>Zelkova serrata</i>

2. Understory Trees:

Understory Trees	
Common Name	Scientific Name
Trident Maple	Acer buergerianum
Amur Maple	Acer ginnala
Paperbark Maple	Acer griseum
Japanese Maple	Acer palmatum
Bottlebrush Buckeye	Aesculus parviflora
Serviceberry	Amelanchier arborea
European Hornbeam	Carpinus betulus
American Hornbeam	Carpinus caroliniana
Eastern Redbud	Cercis canadensis
Chinese Redbud	Cercis chinensis
Chinese Fringetree	Chionanthus retusus
Fringetree	Chionanthus virginicus
Flowering Dogwood	Cornus florida
Kousa Dogwood	Cornus kousa
Rutger's Hybrid Dogwood	Cornus x 'Cultivar'
Smoketree	Cotinus coggygia
Washington Hawthorn	Crataegus phaenopyrum

Green Hawthorne	<i>Crataegus viridis</i> 'Winter King'
Carolina Silverbell	<i>Halesia carolina</i>
Golden Rain Tree	<i>Koelreuteria paniculata</i>
Crape Myrtle	<i>Lagerstroemia indica</i> , <i>Lagerstroemia x fauriei</i>
Star magnolia	<i>Magnolia stellata</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Japanese Flowering Crabapple	<i>Malus floribunda</i>
Flowering Crabapple	<i>Malus hybrida</i>
Wax Myrtle	<i>Myrica cerifera</i>
Sourwood	<i>Oxydendrum arboreum</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Purpleleaf Plum	<i>Prunus cerasifera</i> 'Pissardii'
Kwanzan Cherry	<i>Prunus serrulata</i> 'Kwanzan'
Weeping Cherry	<i>Prunus subhirtella pendula</i>
Okame Cherry	<i>Prunus x incam</i> 'Okame'
Yoshino Cherry	<i>Prunus x yedoensis</i>
Pussy Willow	<i>Salix discolor</i>
Chinese Elm	<i>Ulmus parvifolia</i>

3. Evergreen Trees:

Evergreen Trees (Large Maturing)	
Common Name	Scientific Name
Deodar Cedar	<i>Cedrus deodara</i>
Japanese Cedar	<i>Cryptomeria japonica</i>
Savannah Holly	<i>Ilex x attenuata</i> 'Savannah'
Eastern Red Cedar	<i>Juniperus virginiana</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Shortleaf Pine	<i>Pinus echinata</i>
Loblolly Pine	<i>Pinus taeda</i>
Japanese Black Pine	<i>Pinus thunbergiana</i>
Laurel Oak	<i>Quercus laurifolia</i>
Green Giant Arborvitae	<i>Thuja (standishii x plicata)</i> 'Green Giant'
American Arborvitae	<i>Thuja occidentalis</i>
Canadian Hemlock	<i>Tsuga canadensis</i>
Carolina Hemlock	<i>Tsuga caroliniana</i>
Evergreen Trees (Small Maturing)	
Common Name	Scientific Name
Hinoki Falsecypress	<i>Chamaecyparis obtusa</i> 'Filicoides'
Foster Holly	<i>Ilex x attenuate</i> 'Fosteri'
American Holly	<i>Ilex opaca</i>

Greenleaf Holly	<i>Ilex opaca</i> 'Greenleaf'
Yaupon Holly	<i>Ilex vomitoria</i>
'Emily Bruner' Holly	<i>Ilex</i> x 'Emily Bruner'
Nellie Stevens Holly	<i>Ilex</i> x 'Nellie R. Stevens'
Holly (large cultivars/varieties)	<i>Ilex</i> x 'Cultivar'
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'
Virginia Pine	<i>Pinus virginiana</i>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Emerald Arborvitae	<i>Thuja occidentalis</i> 'Emerald'

4. Shrubs:

Shrubs (Under 6 Feet)	
Common Name	Scientific Name
Glossy Abelia	<i>Abelia</i> x <i>grandiflora</i>
Wintergreen Barberry	<i>Berberis julianae</i>
Japanese Barberry	<i>Berberis thunbergii</i>
Purple Beautyberry	<i>Callicarpa dichotoma</i>
Flowering Quince	<i>Chaenomeles speciosa</i>
Japanese Falsecypress	<i>Chamaecyparis pisifera</i> 'Cultivar'

Spreading Euonymus	Euonymus kiautschovicus
Smooth Hydrangea	Hydrangea arborescens
Bigleaf Hydrangea	Hydrangea macrophylla
Oakleaf Hydrangea	Hydrangea quercifolia
Mountain Hydrangea	Hydrangea serrata
Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'
Chinese Holly	Ilex cornuta 'Cultivar'
Convexa Japanese Holly	Ilex crenata 'Convexa'
Japanese Holly	Ilex crenata 'Cultivar'
Little Leaf Japanese Holly	Ilex crenata 'Microphylla'
Roundleaf Japanese Holly	Ilex crenata 'Rotundifolia'
Dwarf Yaupon Holly	Ilex vomitoria 'Stokes Dwarf'
Chinese Juniper	Juniperus chinensis 'Cultivar'
Juniper	Juniperus sp.
Pfitzer Juniper	Juniperus x pfitzeriana
Drooping Leucothoe	Leucothoe fontanesiana
Leatherleaf Mahonia	Mahonia bealei
Nandina	Nandina domestica 'Cultivar'

Japanese Andromeda	<i>Pieris japonica</i>
Narrow Leaved English Laurel	<i>Prunus laurocerasus</i> 'Angustifolia'
India Hawthorn	<i>Rhaphiolepis indica</i>
Yeddo Hawthorn	<i>Rhaphiolepis umbellata</i>
Glenn Dale Azalea	<i>Rhododendron</i> x 'Cultivar'
Gunrei Satzuki Azalea	<i>Rhododendron</i> x 'Cultivar'
Kaempferi Azalea	<i>Rhododendron kaempferi</i>
Reeves' Spirea	<i>Spiraea cantoniensis</i>
Thunberg's Spirea	<i>Spiraea thunbergii</i>
Japanese Yew	<i>Taxus cuspidata</i>
Sandankwa Viburnum	<i>Viburnum suspensum</i>
Shrubs (Over 6 Feet)	
Common Name	Scientific Name
Aucuba	<i>Aucuba japonica</i>
Butterfly Bush	<i>Buddleia davidii</i>
Camellia	<i>Camellia japonica</i>
Sasanqua Camellia	<i>Camellia sasanqua</i>
Cleyera	<i>Cleyera japonica</i>
Twig Dogwood	<i>Cornus sericea</i>

Thorny Elaeagnus	Elacagnus pungens
Winged Euonymus	Euonymus alatus
Greenspire Euonymus	Euonymus japonica
Border Forsythia	Forsythia x intermedia
Vernal Witch Hazel	Hamamelis vernalis
Common Witch Hazel	Hamamelis virginiana
Hybrid Witch Hazel	Hamamelis x intermedia
Panicle Hydrangea	Hydrangea paniculata
English Holly	Ilex aquifolium
Burford Holly	Ilex cornuta "Burfordii"
Chinese Holly	Ilex cornuta 'Cultivar'
Japanese Holly	Ilex crenata 'Cultivar'
Hetzi Japanese Holly	Ilex crenata 'Hetzii'
Inkberry Holly	Ilex glabra
Lusterleaf Holly	Ilex latifolia
Yaupon Holly	Ilex vomitoria
Emily Bruner Holly	Ilex x 'Emily Bruner'
Small Anise Tree	Illicium parviflorum

Chinese Juniper	<i>Juniperus chinensis</i> 'Cultivar'
Hollywood Juniper	<i>Juniperus chinensis</i> 'Kaizuka'
Laurel	<i>Laurus nobilis</i>
Japanese Privet	<i>Ligustrum japonicum</i>
Glossy Privet	<i>Ligustrum lucidum</i>
Loropetalum	<i>Loropetalum chinense</i>
Star Magnolia	<i>Magnolia stellata</i>
Wax Myrtle	<i>Myrica cerifera</i>
Northern Bayberry	<i>Myrica pensylvanica</i>
Fortune Tea Olive	<i>Osmanthus fortunei</i>
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Japanese Pittosporum	<i>Pittosporum tobira</i>
Podocarpus	<i>Podocarpus macrophyllus maki</i>
English Laurel	<i>Prunus laurocerasus</i>
Indian Azalea	<i>Rhododendron indica</i>
Bridalwreath Spirea	<i>Spiraea prunifolia</i> 'Plena'
Vanhoutte Spirea	<i>Spiraea x vanhouttei</i>
Oriental Arborvitae	<i>Thuja orientalis</i>
Doublefile Viburnum	<i>Viburnum plicatum</i> f. <i>tomentosum</i>

Leatherleaf Viburnum	Viburnum rhytidophyllum
Laurustinus Viburnum	Viburnum tinus
Judd Viburnum	Viburnum x juddii

i. Impervious Surface Standards: The amount of on-site impervious surface areas shall be limited to the prescribed ratios set forth in § 5.8 of the UDO.

m. Open Space and Tree Preservation:

i. Open Space: A minimum of ten (10) percent of the site must be devoted to usable open space which may include greens, unaltered natural features, or other similar areas not covered by impervious surface as required in § 5.8 of the UDO. Required setbacks and buffer yards may be included in calculating this requirement. The Zoning Administrator may reduce this requirement for parcels (5) acres or less on a case-by-case basis. All open space shall be clearly labeled as such on any plans submitted for County review;

ii. Tree Preservation: All required setbacks and buffer yards shall be used as tree preservation areas. The provisions set forth in § 12.11 of the UDO, retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall be incorporated into the site plan unless there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. The following shall also apply:

1. Such trees may only be removed under one or more of the following conditions:

- a. The tree is unhealthy, diseased or dead;
- b. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
- c. The tree is of a species that may drop debris or sap that can significantly affect property;
- d. The tree is interfering with an existing underground utility line;
- e. The tree is located within the building envelope as determined by building placement standards within the UDO;
- f. The tree is causing significant structural damage to a building or other similar structure; and/or
- g. It is necessary to allow construction of a street or driveway essential for access to a parcel.

2. To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in § 12.11.4 of the UDO;

3. **Mitigation:** The requirements set forth in § 12.11 of the UDO shall apply. Any canopy trees with a diameter (DBH) greater than twenty-four (24) inches that are removed shall also be replaced with another similar tree elsewhere on the parcel. Any replacement tree within the Highway Corridor Overlay District shall have a minimum caliper of 2.0 inches when measured six (6) inches above ground with a minimum height of 10-12.
- n. **Industrial Districts:** In general, the requirements of this subsection (7) shall apply to all industrial use. The following exceptions shall apply to industrial use:
 1. **Setbacks:** When fronting the corridor, a front setback of (25) feet is permitted and preferred for buildings with an industrial use. The setbacks requirements set forth in § 5.4 of the UDO shall otherwise apply;
 2. **Building Materials:** The building material requirements of § 2.1.3 of the UDO shall apply;
 3. **Building Vernacular:** At a minimum, variation in architectural appearance is required for an industrial use fronting the corridor. Large expanse of blank exterior walls fronting the corridor shall be limited through the use of varied color, pattern, horizontal and vertical lines, or other architectural features; and
 4. **Off-Street Parking:** For buildings with an industrial use fronting on the corridor, it is preferred that off-street surface parking is located primarily to the rear or side of the building it serves. However, for industrial use parking may also be located at the front of the building it serves. The parking area landscaping and screening requirements of this subsection (7) shall apply.
 - o. **Other Zoning Requirements:** To the extent that this subsection (7), establishing the Highway Corridor Overlay District, may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO, including permitted uses of the zoning districts which underlie this overlay district, the more restrictive and stringent regulations shall be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this subsection (7) are more relaxed. All projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this subsection (7).
 - p. **Typical Corridor Cross Section:** The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district./

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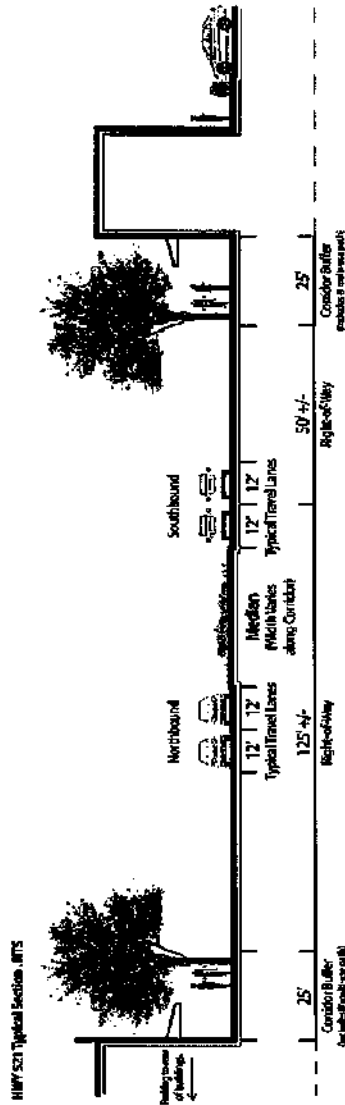


Illustration 1.1, Typical cross section along Highway Corridor Overlay District.

Section 2. Severability.

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

Section 3. Conflicting Provisions.

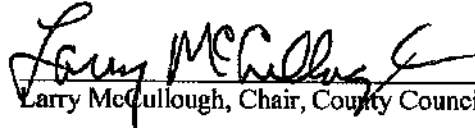
To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County orders, resolutions and ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.


Section 4. Effective Date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this 9th day of June, 2014.

LANCASTER COUNTY, SOUTH CAROLINA


Larry McCullough, Chair, County Council

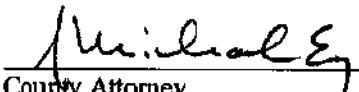

Jack Estridge, Secretary, County Council

ATTEST:


Debbie C. Hardin, Clerk to Council

First Reading: April 14, 2014
Second Reading: April 18, 2014
Third Reading: June 9, 2014

Approved as to form:


County Attorney

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ADOPTED BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 3, 2003
AMENDED ON DECEMBER 3, 2003, MARCH 3, 2004, JUNE 4, 2008,
AND FEBRUARY 1, 2012

ARTICLE XII-K

South Fulton Parkway Overlay District

A RESOLUTION TO ADD ARTICLE XII-K TO THE ZONING RESOLUTION OF FULTON COUNTY, GEORGIA; TO DELINEATE THE SOUTH FULTON PARKWAY OVERLAY DISTRICT IN UNINCORPORATED FULTON COUNTY; TO ESTABLISH DEVELOPMENT STANDARDS; AND FOR OTHER PURPOSES.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FULTON COUNTY, GEORGIA.

12K.1. **PURPOSE AND INTENT.** The Board of Commissioners of Fulton County, Georgia hereby declares it to be the purpose and intent of this Resolution to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the South Fulton Parkway District in accordance with the provisions herein.

This Resolution is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of Fulton County through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

This Resolution also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

This Resolution also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.

In consideration of the character of the South Fulton Parkway District, these regulations are to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

12K.2. **SOUTH FULTON PARKWAY OVERLAY DISTRICT REGULATIONS (Amended 12/03/03).** Except as noted in Section 12.K.4.A.1., the South Fulton Parkway Overlay District applies to all properties zoned or developed for nonresidential and residential uses (except single family detached dwelling units), within 2,640 feet of the centerline of the South Fulton Parkway from its easterly origin beginning at Wolf Creek to Cascade-Palmetto Highway (SR 154). If any portion of a parcel and/or development is located in the defined boundary area, the entire parcel and/or development shall comply with the standards herein. Within the South Fulton Parkway Overlay District, land and structures shall be used in accordance with the standards of the underlying district.

Whenever provisions of this Article conflict with any other Article in the Zoning Resolution of Fulton County or any other Fulton County ordinances, regulations, or resolutions, these standards shall prevail.

12K.3. **ARCHITECTURAL REVIEW PROCESS.** (Added February 1, 2012) (*DESIGN REVIEW BOARD deleted*)

Prior to the issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.

Prior to the issuance of an LDP or building permit, the community will be allowed ten working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.

Fulton County staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this Overlay District and upon determination of compliance will provide a Certificate of Endorsement (CoE) in the form of signing the formally submitted plans and drawings.

12K.4. **DEVELOPMENT STANDARDS.**

12K.4. A. Buffers and Landscaping

1. All developments to include single family detached residential subdivisions shall provide a minimum 100-foot wide natural, undisturbed buffer (except for approved access and utility crossings, improvements, and replantings where sparsely vegetated subject to the approval of the Fulton County Arborist), with an

additional 10-foot setback interior to the buffer, along the South Fulton Parkway and along the rights-of-way of public roads which intersect the Parkway for a distance of 300 feet measured from the intersection with the South Fulton Parkway.

2. A minimum 15-foot wide landscape strip along all public and private streets, except as noted in 12K.4.A.1., when Article 4 of the Zoning Resolution otherwise specifies a smaller landscape strip.
3. Subject to the approval of the Director, street trees may be placed in public rights-of-way.
4. A minimum 10-foot wide landscape strip along any interior property line adjacent to a nonresidential zoning and/or use.
5. Hardwood shade trees, e.g., maples and oaks, a minimum of 2 ½” caliper, shall be planted in all landscape strips and minimally spaced as specified by the Tree Preservation Ordinance.

12K.4. B. Screening

1. Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on 3 sides with opaque walls. The 4th side shall be a self-closing gate made from non-combustible materials. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be non-combustible brick, stone, or split concrete masonry block. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 (Agricultural) zoning district.
2. Accessory site features located on the ground shall be screened from view from any public right-of-way and/or any residence, residential zoning category, or AG-1 zoning category by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
3. Accessory structures on a roof shall be located to the rear of the roof and shall be screened by a parapet or other architectural feature as approved by the Director.
4. Loading docks and bay doors fronting the South Fulton Parkway are prohibited.

5. Loading docks shall be screened by a continuous hedge of evergreen shrubs. Shrubbery shall be a minimum height of 5 feet at time of planting.
6. Vending machines shall be located inside a building or screened from the view of all public streets and residentially or AG-1 (Agricultural) zoned or developed properties.
7. Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

12K.4. C. Pedestrian Paths

1. Sidewalks are required along all public and private road frontages.
2. Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a Land Disturbance Permit.
3. Except in truck loading and parking areas of industrial and warehouse-distribution uses, internal walkways (paths) are required from the public sidewalk to the main entrance of the principle use of the property and to adjacent buildings within the same development.
4. All sidewalks and pedestrian walkways (paths) shall meet applicable Americans with Disabilities Act (ADA) standards.
5. Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
6. Paths shall be designed to minimize direct auto-pedestrian interaction by such means as sidewalks, striping, and signs..
7. Paths shall be connected to crosswalks at intersections where applicable.
8. Street furniture shall be located outside the specified width of any pedestrian path.
9. Paths and sidewalks shall be connected to green space and open space and connectivity shall be illustrated on the site plan submitted at the time of application for a Land Disturbance Permit.
10. Pedestrian paths shall be a minimum width of 5 feet.

11. Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the Director and the Transportation Administrator when the path is part of the Fulton County Bicycle and Pedestrian Plan.
12. Multi-use paths designed for use by bicyclists and pedestrians shall be 12 feet wide.
13. Multi-use paths designed with separate paths for bicyclists and pedestrians shall be 15 feet wide, 10 feet for bicycles and 5 feet for pedestrians.
14. Paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
15. Paths not visible from a public street shall be illuminated.

12K.4. D. Lighting

1. A photometric plan for open parking lots and paths shall be submitted at the time of application for a Land Disturbance Permit.
2. Any lighting fixture shall be a cutoff luminary whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited. The wattage shall not exceed 420 watts/480 V per light fixture. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street or highway. Wall pack lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off luminaries with a maximum lamp wattage of 400 watts.
3. Light sources (lamps) shall be incandescent, fluorescent, metal halide, mercury vapor, natural gas, or color corrected high-pressure sodium (CRI of 60 or better). The same type must be used for the same or similar type of lighting on any one site.
4. Mounting fixtures must be modified in such a manner that the cone of the light is not directed at any property line. The minimum mounting height for a pole is 12 feet. The maximum mounting for a pole is 28 feet. Any fixture and pole located within 20 feet of a

residential zoning shall be a type four or forward throw distribution.

5. All site lighting shall be designed so that the illumination as measured in foot-candles at any one point meets the following standards: Minimum and maximum levels are measured at any one point. Average level is not to exceed the calculated value and is derived using only the area of the site included to receive illumination. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting.
6. Future renovations, upgrades, or additions to existing facilities prior to the effective date of this ordinance shall not exceed existing illumination levels below. The entire site must be brought into conformance with this article should a renovation, upgrade, or addition occur that would require a land disturbance permit.

Location or Type of Lighting	Minimum Level	Average Level	Maximum Level
Area for display of Outdoor Merchandise	1.0	5.0	15.0
Commercial, Office, and Public/Semi-Public Parking Areas	0.6	2.40	10.0
Multi-Family Residential Parking Areas	0.2	1.50	10.0
Walkways and Streets	0.2	2.00	10.0
Landscape and Decorative	0.0	0.50	5.0

7. Blue-white colors of florescent, mercury vapor lamps, metal halide, high-pressure sodium with CRI of less than 60 are prohibited.
8. Ground level, low wattage/voltage up-lights to accent features in landscape strips are permitted.
9. Low intensity, downward shielded lighting along pedestrian paths and in parking lots is required.

ZONING RESOLUTION OF FULTON COUNTY

10. All site lighting shall be architecturally compatible with the buildings on a site. Lights shall be architecturally decorative with a historical style (includes shepherds crooks, pole top, and bollard).
11. Exterior wall-mounted lights shall be directed downward fully shielded to prevent spillage. The bottom of wall-mounted light fixtures shall be no higher than 7 feet above grade.
12. Soffit mounted light fixtures shall be recessed into the soffit or otherwise fully shielded.
13. Ground mounted or other upward directional lighting is allowed to accent architectural features.
14. Unshielded floodlights, wall packs, NEMA head style fixtures, sag/convex lens mounted on shoebox fixtures, cobra, neon and dome lights are prohibited.

12K.4. E. Building Materials and Architectural Treatments

1. Developments shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
2. The exterior wall materials of all nonresidential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, pre-cast concrete, natural or precast stone, or tinted glass (or an equivalent alternative treatment approved by the Director of Environment and Community Development). (Amended 06/01/11)
3. The exterior wall materials of all residential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, stucco, hardi plank siding, solid plank, or cementitious plank (or an equivalent alternative treatment approved by the Director of Environment and Community Development). (Amended 06/01/11)
4. Accent wall materials on residential and nonresidential buildings shall not exceed 40% per vertical wall plane.
5. Prohibited exterior finishes (except on mechanical penthouses and roof screens) are highly reflective, shiny, or mirror-like materials, exposed unfinished foundations, exposed plywood or particle

board, unplastered, corrugated steel, exposed standard concrete masonry block, vinyl and aluminum siding.

6. To the extent the rear and/or side of a building is visible from a public street or an adjacent agriculturally or residentially zoned or developed property, architectural treatments shall continue through the rear and sides of the building.
7. The principle entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
8. Outparcel buildings shall have architectural features consistent with the principal buildings.
9. Permitted colors for exterior walls, building components, sign structures, accent and decorative elements shall be as specified by Table 12K or as approved by the Director.

<p align="center">Table 12K</p> <p align="center">Permitted Colors for Exterior Walls, Building Components, Sign Structure, Accent and Decorative Elements.</p> <p align="center">The following numbers refer to the Pantone Matching System, an international color matching system</p>	
<p>Exterior Building Walls, Building Components, Sign Structure, Accent and Decorative Elements</p>	<p>Accent and Decorative Elements Only</p>
<p>Browns, Beiges and Tans</p> <p>462 C to 468 C</p> <p>4625 C to 4685 C</p> <p>469 C, 474C, 475 C</p> <p>4695 C to 4755 C</p> <p>478 C,</p> <p>719 C to 724 C</p> <p>725 C to 731 C</p> <p>476U to 482U</p> <p>719U to 725U</p> <p>726U to 732U</p>	<p>Greens</p> <p>553 C to 554 C</p> <p>560 C to 561 C</p> <p>614 C to 616 C</p> <p>3302 C to 3305 C</p> <p>3295 C</p> <p>342C, 343 C</p> <p>3435 C</p> <p>356 C, 357 C</p> <p>5467 C to 5527 C</p> <p>3305U, 3308U, 335U</p> <p>336U, 341U-343 U</p> <p>3415 U to 3435 U</p> <p>349 U</p> <p>356 U to 357 U</p> <p>5535U to 5595U</p> <p>553U to 559U</p>
<p>Reds</p> <p>168 C, 181 C</p> <p>483 C, 484 C</p> <p>675C, 1685C, 4975 C</p>	<p>Grey</p> <p>429 U to 433 U</p> <p>443 U to 447 U</p> <p>Warm Grey 6U-11U</p> <p>Cool Grey 6U-11U</p> <p>5467U to 5527U</p>

Table 12K Permitted Colors for Exterior Walls, Building Components, Sign Structure, Accent and Decorative Elements. The following numbers refer to the Pantone Matching System, an international color matching system	
Exterior Building Walls, Building Components, Sign Structure, Accent and Decorative Elements	Accent and Decorative Elements Only
Red-Browns 154 U, 1395 U 1405 U	Grey-Blue 5395U to 5455U 621U to 627U 642U to 644U 647U to 650U 654U to 656U 662U
	Green-Grey 5605U to 5665U

10. Flat roofs and roof-mounted equipment shall be screened by a parapet or other architectural feature as approved by the Director from the view of public and private streets and adjacent agriculturally and residentially zoned and/or developed properties.
11. Sloped roofs shall be standing seam, metal, slate and concrete roof tiles and composition shingles.
12. Building components such as burglar bars, steel gates, metal awnings and steel roll-down curtains are prohibited if visible from a public street.
13. Vending machines, paper stands, and other similar devices must be located inside a building.

12K.4. F. Streetscape Features

1. Benches, trash receptacles, drinking fountains, and other street furniture shall be compatible in material, color, finish and architectural style of the development.
2. Marketing signage in streetscape features is prohibited.

- 12K.4. G. Parking
1. All off-street parking for townhouses and multi-family buildings shall be located to the side, rear or enclosed.
 2. A minimum of 50% of the required surface parking for out-parcels shall be located at the rear of the building.
 3. The required number of off-street parking spaces may be reduced as approved by the Director.
 4. Shared parking shall be permitted as approved by the Director.
 5. Non-residential developments shall provide parking for bicycles.
 6. Loading areas shall be located in the rear or side yards.

- 12K.4. H. Miscellaneous Provisions
1. Except as provided for in Article 19, the storage and/or sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building. (Amended 03/03/04)
 2. Storage of shopping carts is allowed without a permit.

12K.5. **SIGNS.** (Amended June 4, 2008)

See Article 33 for sign standards.

12K.6. **TELECOMMUNICATIONS, CELL TOWERS AND WATER TOWERS.**

1. Telecommunications switchboards, power generators, and other telecommunication relay equipment rooms or floors housing such uses are limited to the following areas of a building: (a) subterranean levels, (b) first and second floors which are set back a minimum of 50 feet from the street, or (c) third and fourth floors.
2. Stealth design is required for all cell towers.
3. Height of towers shall not exceed 199 feet.
4. A wireless communications facility shall be disassembled and removed from the site within ninety (90) days of the date its use for wireless telecommunications is discontinued.
5. Water towers shall be painted to blend with the landscape.

6. Except for safety purposes, water tower lighting shall be allowed only during maintenance periods. Each outdoor light that is not required for safety shall be fully shielded. The safety lighting shall use a type of shielding with a 10 degree cut-off to provide lighting downward.

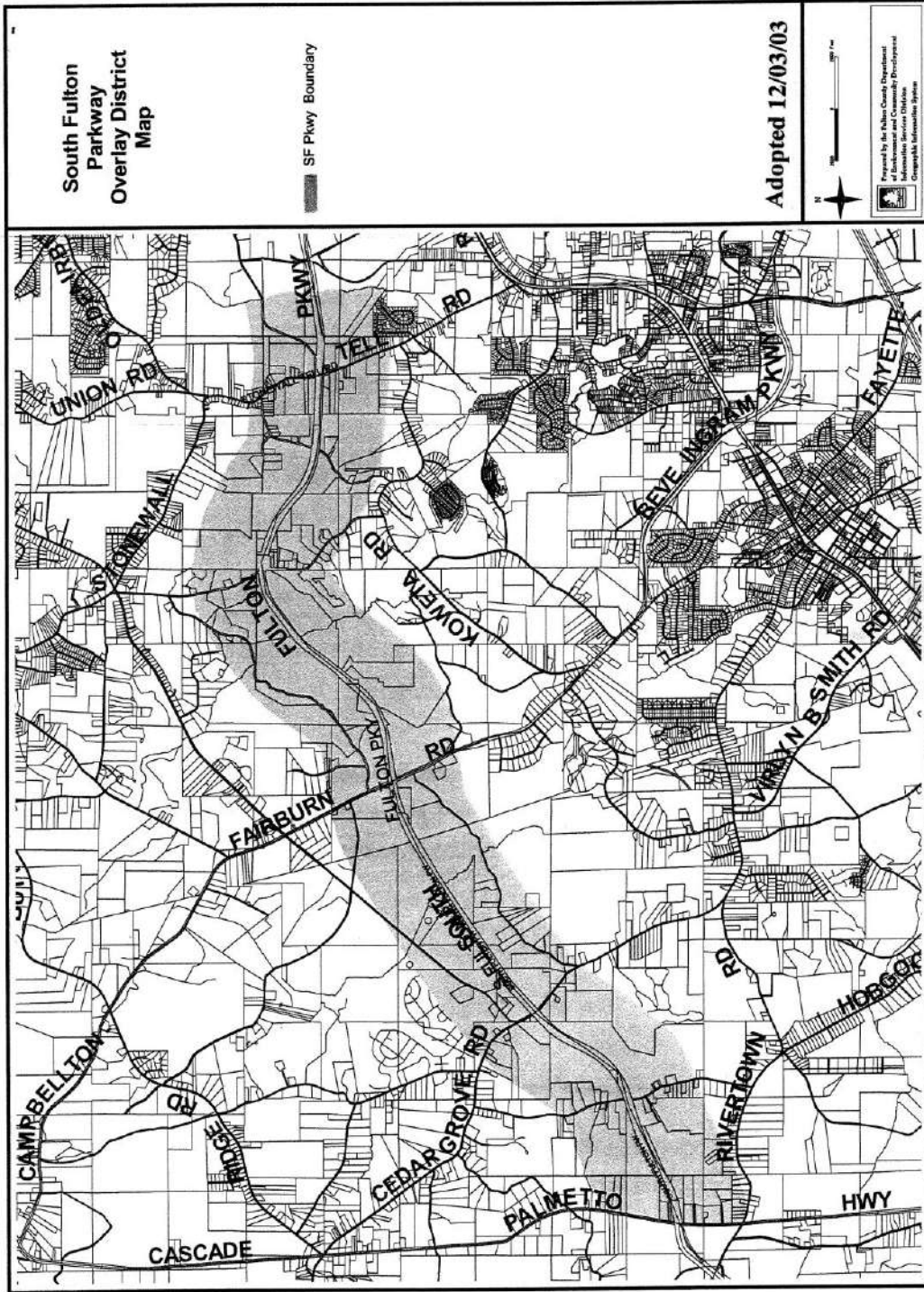
12K.7. **UTILITIES.**

All utilities shall be underground or as approved by the Director.

- 12K.8. **SEVERABILITY.** In the event that any section, subsection, sentence, clause or phrase of this Article shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses or phrases of this Article, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

- 12K.9. **APPEALS.** Any persons aggrieved by a final decision of the Department of Environment and Community Development relating to this article may appeal such final decision to the Board of Zoning Appeals by filing in writing setting forth plainly, fully and distinctly why the final decision is contrary to law per the Fulton County Zoning Resolution. Such appeal shall be filed within 30 days after the final decision of the department is rendered.

- 12K.10. **ADOPTION AND EFFECTIVE DATE.** NOW, THEREFORE BE IT RESOLVED, the Fulton County Board of Commissioners does hereby ordain, resolve and enact the foregoing Article XIK to the Zoning Resolution of Fulton County, Georgia.



ZONING RESOLUTION OF FULTON COUNTY

Design Guidelines for the South Fulton Parkway

The purpose of these design guidelines is to help preserve the buffers along the South Fulton Parkway, the night sky, green space, vistas, the “Parkway” feel, and open space. These guidelines are *encouraged* but are not standards. Therefore, noncompliance does not necessitate variances.

Site design:

All design strategies shall minimize changes to the existing topography and loss of mature vegetation and water features.

Minimize level grading. New developments should step with landforms and maximize preservation of existing vegetation and trees. Level grading of entire lots is to be avoided.

Transitions at property lines should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid newly graded slopes greater than 1:3 at property lines.

Cut and fill slopes should be rounded where they meet natural grade to blend with natural slope.

Natural contouring and re-vegetation are encouraged. Retaining walls should be faced with indigenous rock, brick and/or constructed to blend with adjacent surroundings.

Storm water retention for multiple sites should be combined into a lake as opposed to individual drainage ponds.

Permanent conservation easements should be established to protect water sheds, view sheds, and rare habitats.

Buildings, Courtyards:

Buildings should be oriented to avoid summer overheating.

Locate courtyards for optimum southern exposure in winter and provide for shading in the summer.

Locate buildings such that solar heat is naturally reduced on hot summer days by landscape strips and trees.

Coordinate corner buildings with adjacent developments. Generally, the primary mass of a building on a corner should not be placed at an angle to the corner. Angled or sculpted building corners and open plazas should not be precluded from corners.

Vertical focal points to visually anchor corners are encouraged.

Street Standards:

Design Element	Community Boulevard (major thoroughfare)	Community Avenue (collector)	Community Street (minor street)	Community Lane (service drive, access)	Private Alley
Minimum right-of-way (feet)	60'	60'	54'	18'	16'
Maximum right-of-way feet)	74'	74'	59'	22'	20'
Number of lanes	2-4	2-4	2	2-1	2-1
Travel lane width	11-12'	11'	10-11'	10'	8-10'
On-street parking allowed	Yes	Yes	Yes	No	No
Minimum parking lane width	8'	8'	8'	-	-
Minimum sidewalk width	10'	8'	5'	-	-
Bicycle lane allowed	Yes	Yes	Yes	-	-
Minimum bicycle lane width	5'	5'	5'	-	-
Planting area allowed	Yes	Yes	Yes	-	-
Median allowed	Yes	Yes	No	-	-
Cul-de-sacs are prohibited unless approved by the Director.					

Parking:

On-street parking (parallel, diagonal, and head-in) is encouraged.

All developments shall provide connectivity to adjacent developments to link buildings and open spaces together to minimize vehicular traffic and other impacts.

Courtyards should include such features as sculptures or fountains as focal points, moveable seating and tables, sunny and shaded areas, several entrances into courtyards, variety of textures and colors for visual interest, landscaping, covered and uncovered outdoor passageways.

Architectural features/enhancements:

Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;

Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;

Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;

Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets;

Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.

Restaurants with outdoor seating should allow for ease of pedestrian circulation, adequate shade through the use of extended awnings, canopies, or large umbrellas, provide outdoor trash receptacles, and maintain clean and litter-free premises.

View Sheds:

All development proposals should arrange buildings to preserve views from adjacent properties and streets.

Locate courtyards, surface parking, and open spaces to align with view sheds from adjacent properties.

Locate drives, parking, and open spaces on high points. Avoid placing buildings except churches or public buildings of high architectural quality on ridge lines.

All new developments will be reviewed with respect to topography and existing landforms, existing vegetation and trees, soil properties and bed rock depth, existing watercourses, floodway and flood plain areas, drainage patterns, climatic factors, view sheds.

All new developments will be reviewed for land use and site organization in relation to building form, character, and scale of existing and proposed development, sensitivity and nature of adjoining land uses, location of adjacent roads, rights-of-way, driveways, offstreet vehicular connections, pedestrian ways, access points, and easements, existing structures and other built improvements, prehistoric and historic sites, structures and routes, and any other features that may be impacted or impact the proposed new development.