

**Town of Ridgeville Zoning Ordinance
and Land Development Regulations**

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Zoning Ordinance

Chapter 1: Purpose and Applicability

1.1: Authority

This Ordinance is hereby adopted under the authority and provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

1.2: Purpose

This Ordinance is enacted for the purpose of guiding development in accordance with existing and future needs in order to protect, promote and improve public health, safety, morale, convenience, order, appearance, prosperity and general welfare. The purpose of this Ordinance is not merely to provide the minimum regulations necessary to facilitate safe and orderly growth, but it should also: (1) ensure that growth becomes an integral part of the community and existing developments; (2) increase the collective security and community identity to promote civic awareness and responsibility and (3) enhance the quality of life for the entire Town. This Ordinance is also meant to preserve the small-town characteristics of the Town by upholding the ideals and goals set forth in the Town of Ridgeville Comprehensive Plan.

Following the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act, the zoning ordinance has been drafted with consideration for the following;

1. to provide for adequate light, air, and open space;
2. to prevent the overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
3. to facilitate the creation of a convenient, attractive, and harmonious community that includes businesses and services that provide for the needs of its citizens;
4. to protect and preserve scenic, historic, or ecologically sensitive areas;
5. to regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, water supply, sanitation, protection against floods, public activities, and other purposes;
6. to facilitate the adequate provision or availability of all modes of transportation, police and fire protection, water, sewer, parks, and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
7. to protect from fire, flood, and other damages; and
8. to further the public welfare in any other regard specified by a local governing body.

1.3: Title

This Ordinance is officially titled as “Town of Ridgeville Zoning Ordinance”, and shall be known as the “Zoning Ordinance”. The official map designating the various zoning districts shall be titled, “Town of Ridgeville Official Zoning Map”, and shall be known as the “Zoning Map”.

1.4: Jurisdiction

These regulations govern the development and use of all land and structures within the corporate limits of the Town of Ridgeville.

1.5: Severability

Should a court of competent jurisdiction find any section, subsection, clause, phrase or provision of this Ordinance unconstitutional or invalid, such declaration shall not affect or impair or invalidate the Ordinance as a whole or the remaining provisions of the Ordinance.

1.6: Effective Date

These regulations shall become effective on October 8, 2024. _____.

Chapter 2: Definitions

2.1: Intent

For the purpose of interpreting this Ordinance, certain words, concepts, and ideas are defined. Except as defined herein, all other words used in this Ordinance shall have their everyday dictionary definition.

2.2: Interpretation

- 2.2.1. Words used in the present tense include the future tense.
- 2.2.2. Words used in the singular number include the plural, and words used in the plural number include the singular.
- 2.2.3. The word “person” includes a firm, association, organization, partnership, corporation, trust, and company as well as an individual.
- 2.2.4. The word “lot” includes the word “plot” or “parcel” or “tract”.
- 2.2.5. The word “shall” is always mandatory.
- 2.2.6. The word “structure” shall include the word “building”.
- 2.2.7. The word “used” or “occupied” as applied to any land or building shall include the words “intended, arranged, or designed to be used or occupied”.
- 2.2.8. Any word denoting gender includes the female and the male.

2.3: Definitions

- 2.3.1. **Access:** A way or means of approach to provide vehicular or pedestrian physical entrance to a property.
- 2.3.2. **Access Point:** The location of the intersection of a highway or street or driveway with the highway.
- 2.3.3. **Accessory Use:** An incidental and subordinate use that is customarily associated with the principal use of a lot or building located upon the same lot as the principal use.
- 2.3.4. **Acre:** A measure of land area containing 43,560 square feet.
- 2.3.5. **Alteration:** Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors, windows, means of ingress or egress, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another. This excludes normal repairs and maintenance of the structure.
- 2.3.6. **Annexation:** The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.
- 2.3.7. **Applicant:** the owner(s) of record or the legally authorized agent of the owner(s) of record.
- 2.3.8. **Berm:** A mound of earth or the act of pushing earth into a mound. Berms are usually two (2) to six (6) feet high and are used to shield, screen, and buffer undesirable views and to separate incompatible land uses. They also provide visual interest, decrease noise, control the direction of water flow, and act as dams.
- 2.3.9. **Board of Zoning Appeals:** A quasi-judicial board appointed by the Ridgeville Town Council which hears and decides on variances to the Zoning Ordinance and Land Development Ordinance of the Town of Ridgeville.
- 2.3.10. **Buffer:** Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.
- 2.3.11. **Buildable Area:** The area of a lot remaining after the minimum yard, lot coverage, and buffer requirements of the zoning ordinance have been met.
- 2.3.12. **Building:** Any structure built for the support, shelter, or enclosure of persons, animals, fowl, or property of any kind.

2.3.13. **Building Height:** Building height shall be measured vertically from the highest point of the structure, to the ground level of the grade where the walls or other structural elements intersect with the ground. The height limitations shall not apply to;

- chimneys,
- spires,
- belfries,
- cupolas, and
- domes

provided that they are not intended for human occupancy, do not exceed sixty (60) square feet in size, do not exceed seven (7) feet in total height, and are enclosed by an entry door.

2.3.14. **Building Inspector:** The individual designated by the appointing authority to enforce the provisions of the building code.

2.3.15. **Building Permit:** A permit obtained from the Town of Ridgeville which sets the inspection schedule and construction techniques for a project.

2.3.16. **Business, Wholesale:** Establishments selling commodities in large quantities to retailers, including wholesalers for all types of retail products, bulk stations for gasoline, kerosene, fuel, oil, bottled gas, etc., and warehouses.

2.3.17. **Caliper:** The diameter of a tree trunk. *See Figure 1.*

2.3.18. **Certificate of Occupancy:** A certificate allowing the occupancy of use of a building and certifying that the structure or use has been constructed or will be used in compliance with this Ordinance and all other applicable regulations.

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

2.3.20. **Church:** A structure or group of structures providing housing for religious worship, religious education, and charitable activities as may be prescribed by the tenets and practices of a particular religious body.

2.3.21. **Commercial, General:** Use pertaining to the exchange of cash, goods, services, or any other remuneration for goods, services, lodging, meals, entertainment in any form, or the right to occupy space over a period of time.

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

2.3.23. **District:** A section, zone, or geographic area within the municipality within which certain zoning or development regulations apply.

2.3.24. **Dwelling, Attached:** A one-family dwelling attached to two or more one-family dwellings by common vertical walls.

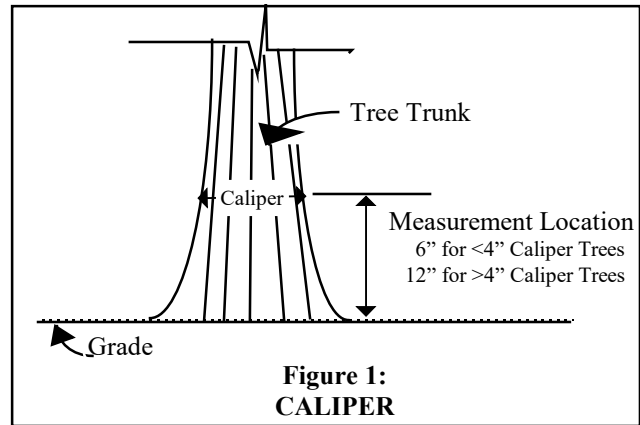
2.3.25. **Dwelling, Detached:** A dwelling that is not attached to any other dwelling by any means.

2.3.26. **Dwelling, Multifamily:** A building containing two or more dwelling units on the same lot, including units that are located one over the other.

2.3.27. **Dwelling, Single-Family:** A one-family dwelling unit located on a separate lot.

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

2.3.29. **Existing Use:** The use of a lot or structure at the time of the enactment of a zoning ordinance or amendment thereof.



- 2.3.30. **Facade:** The exterior walls of a building exposed to public view or a wall viewed by persons not within the building.
- 2.3.31. **Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- 2.3.32. **Garage:** A structure, either attach or detached, that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents thereof.
- 2.3.33. **Home Occupation:** Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit.
- 2.3.34. **Impervious Surface:** Any material that prevents absorption of stormwater into the ground.
- 2.3.35. **Industrial Park:** A tract of land that is planned, developed, and operated as an integrated facility for a number of individual industrial uses, with consideration to transportation facilities (rail and highway), circulation, parking, utility needs, aesthetics, and compatibility.
- 2.3.36. **kennel:** A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.
- 2.3.37. **Lot Frontage:** The length of the front lot line measured at the street right-of-way line.
- 2.3.38. **Manufactured Housing (Mobile Home):** A residential dwelling unit that is composed of one or more components, each of which was assembled in a manufacturing plant and designed to be transported to the home site on its own chassis. Manufactured Houses must meet HUD standards for mobile homes that were established on July 1, 1976 and any amendments thereto. All manufactured houses must bear a seal certifying that the structure meets the HUD standards.
- 2.3.39. **Manufacturing:** Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.
- 2.3.40. **Modular Housing:** Modular homes are homes built in modules at a factory that are transported to the home site on flat bed trucks. Unlike manufactured homes, modular homes must conform to all state, local and regional building and zoning codes where the home is to be located.
- 2.3.41. **Nonconforming Lot:** A lot; the area, dimensions, or location of which were lawful prior to the adoption, revision, or amendment of the zoning ordinance, but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.
- 2.3.42. **Nonconforming Structure or Building:** A structure or building, the size, dimensions, or location of which lawfully existed prior to the adoption, revision, or amendment to the zoning ordinance, but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.
- 2.3.43. **Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.
- 2.3.44. **Office:** A use or location primarily used for conducting the affairs of a business, profession, service, industry, or government or like activity.
- 2.3.45. **Outdoor Storage:** The keeping in an unenclosed area, of any goods, material, merchandise, or vehicles in the same place for more than twenty-four hours.
- 2.3.46. **Parcel:** A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.
- 2.3.47. **Pedestrian Oriented Development:** Development that accommodates the needs of the pedestrian. Such development will have parking to the side or rear of a building, will mix uses and provide them in proximity to one another, will allow the pedestrian the option or choice of not having to use a car to travel between uses, and will provide a variety of interesting and detailed streetscapes which balance the needs of pedestrian and vehicular traffic equally.

- 2.3.48. **Pedestrian Scale:** The proportional relationship between the person and his or her environment, whether natural or created, is comfortable, intimate, and contributes to the individual's sense of accessibility.
- 2.3.49. **Permitted Use:** Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.
- 2.3.50. **Planned Development:** An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained according to a master plan as a single entity and containing one or more structures with its common areas.
- 2.3.51. **Public Hearing:** A meeting announced and advertised in advance and open to the public, with the public given an opportunity to talk and participate.
- 2.3.52. **Retail, General:** Establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
- 2.3.53. **Scale:** The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings.
- 2.3.54. **Services, Business:** Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; employment services; management and consulting services; protective services; equipment rental and leasing; commercial research; development and testing; photo finishing; and personal supply services.
- 2.3.55. **Services, Manufacturing:** Construction establishments engaged in the construction, repair, or demolition of buildings, streets, water and sewer systems, bridges, and similar construction, including but not limited to buildings.
- 2.3.56. **Services, Personal:** Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal services usually include the following; laundry, including cleaning and pressing service, linen supply, diaper service, beauty shops, barbershops, shoe repair, funeral services, steam baths, reducing salons and health clubs, clothing rental, locker rental, porter service, and domestic services.
- 2.3.57. **Setback:** The mandatory distance between a lot line and a building wall.
- 2.3.58. **Sexually Oriented Business:** An establishment consisting of, including, or having the characteristics of any or all of the following:
- **Adult Bookstore**-An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, publications, tapes, or films that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
 - **Adult Cabaret**-(1) An establishment devoted to adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas; (2) a cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators, or similar entertainers for observation by patrons.
 - **Adult Motion Picture Theater**-An enclosed building used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
- 2.3.59. **Sign:** Any object, device, display, or structure, or part thereof situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images (excluding national or state flags, window displays, athletic scoreboards, or the official announcements or signs of government).
- 2.3.60. **Sign, Animated or Moving:** Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation (excepting time or temperature indicators).
- 2.3.61. **Sign, Awning or Canopy:** A sign that is mounted, painted, or attached to an awning or canopy.

- 2.3.62. **Sign, Directory:** A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.
- 2.3.63. **Sign Face:** The area or display surface used for the message.
- 2.3.64. **Sign, Flashing:** Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.
- 2.3.65. **Sign, Freestanding:** Any nonmovable sign not affixed to a building.
- 2.3.66. **Sign, Ground:** Any sign, other than a pole sign, in which the entire bottom is in contact with or is close to the ground (less than three [3] feet) and is independent of any other structure.
- 2.3.67. **Sign, Pole:** A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet (6') or more above grade.
- 2.3.68. **Sign, Portable:** A sign that is not permanently, affixed to a building, structure, or the ground.
- 2.3.69. **Sign, Projecting:** A sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches (12") from such building.
- 2.3.70. **Sign, Roof:** A sign erected upon or which extends above the roof of the building to which it is attached.
- 2.3.71. **Sign, Wall:** A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than twelve inches (12") from such building or structure.
- 2.3.72. **Sign Area:** The entire face of a sign, measured by calculating the height by the length of the smallest rectangle that can be drawn to include all sign elements.
- 2.3.73. **Structure:** Anything constructed or built, an edifice or building of any kind, constructed of parts joined together in a definite manner.
- 2.3.74. **Transportation:** Ground-establishments providing for the interchange of passenger and freight including but not limited to bus passenger and parking terminals, truck terminals, railroad passenger and freight terminals, railway express freight terminals, and taxicab stands and yards.
- 2.3.75. **Tree, Grand:** Tree measuring 24 inches or greater DBH (diameter at breast height).
- 2.3.76. **Tree, Large Maturing:** Trees that grow to a minimum height of thirty (30) feet.
- 2.3.77. **Tree, Protected:** Tree measure 8 inches or greater DBH (diameter at breast height).
- 2.3.78. **Tree, Small Maturing:** Trees that grow to a minimum height of fifteen (15) feet.
- 2.3.79. **Zoning Administrator:** The person designated by the Town to be responsible for the administration of this Ordinance.
- 2.3.80. **Zoning Permit:** Written permission issued by the Town of Ridgeville for the construction, or enlargement of a structure, including signs, or the grading or excavation of a site in preparation of construction or for the installation of underground utilities.

Chapter 3: General Provisions

3.1: Applicability

The following provisions shall apply throughout the jurisdiction of this Ordinance, **regardless of the underlying regulating district.**

3.2: Compliance to Ordinance for Increases on Improvements of Existing Uses

3.2.1: All general and district requirements shall apply to an existing conforming use that increases in parking area and/or building area by at least twenty-five percent (25%), especially landscaping, parking, and fence standards.

3.3: Nonconforming Land Uses and Structures

3.3.1: Nonconforming land uses and structures are declared by this Ordinance to be incompatible with permitted uses in the districts involved. However, to avoid undue hardship, the lawful use of any structure or land use at the time of the enactment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance except that the nonconforming building or land use shall not be:

- A. Changed to another nonconforming use.
- B. Reestablished after discontinuance for one year.
- C. Repaired, rebuilt, or altered after damage exceeding seventy-five percent (75%) of its preexisting (before damaged) assessed market value. Reconstruction must begin within two (2) years after damage is incurred.
- D. Enlarged or altered by more than twenty-five percent (25%) in a way which increases the nonconformity.

3.3.2: Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

3.4: Lots of Record

Where a lot of record at the time of the effective date of this Ordinance (or revision thereto) has less area or width than herein required in the district in which it is located, said lot may nevertheless be used for a permitted use in the district.

3.5: Fence and Wall Standards

Except as otherwise noted in this Ordinance, fences or walls are permitted in the various districts subject to the following regulations:

3.5.1: Residential Use

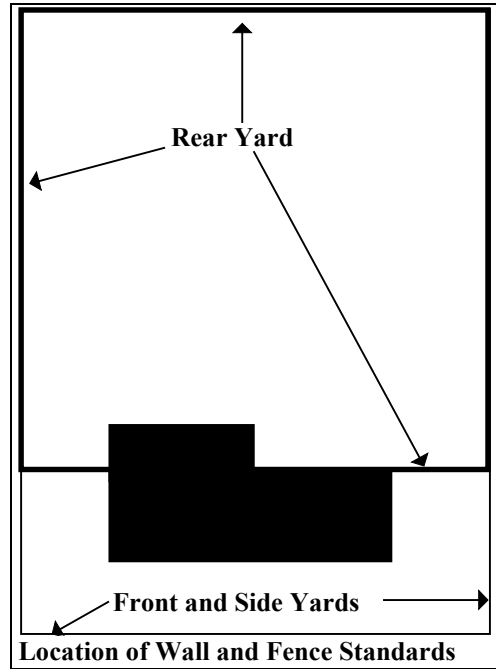
- A. Rear yard fences and walls
 1. Max. Height: Six (6') feet
 2. Materials: Brick, stucco, chain link (barbed wire is not permitted for residential uses), wrought iron, stone, wood, concrete, or combinations of the above. When combination of two (2) or more materials is used, the heavier material shall be below.

- B. Side and front yard fences and walls
 1. Max. Height: Six (6') feet
 2. Materials: Brick, stucco, chain link (barbed wire is not permitted for residential uses), wrought iron, stone, wood, concrete, or combinations of the above. When combination of two (2) or more materials is used, the heavier material shall be below.

3.5.2: Commercial and Industrial Use

- A. Rear yard fences and walls
 3. Max. Height: Six (6') feet
 4. Materials: Brick, stucco, chain link (barbed wire is permitted for rear yard fences not visible from a street), wrought iron, stone, wood, concrete, or combinations of the above. When combination of two (2) or more materials is used, the heavier material shall be below.

- B. Side and front yard fences and walls
 1. Max. Height: 6 feet (exceptions: required screening for the affected district)
 2. Materials: Brick, stucco, chain link, wrought iron, stone, wood, concrete, or combinations of the above. When combination of two (2) or more materials is used, the heavier material shall be below.



3.5.3: Civic and Institutional Use

- A. Fences and walls in all yards
 1. Max. Height: Six (6') feet
 2. Materials: Brick, stucco, wrought iron, stone, wood, concrete, or combinations of the above. When combination of two (2) or more materials is used, the heavier material shall be below.
 3. State law for Institutional uses shall govern fences and walls.

3.6: Temporary Structures

3.6.1: Temporary structures and uses, when in compliance with all applicable provisions of the Ordinance, and all other ordinances of the Town of Ridgeville shall be allowed. The following temporary structures and uses shall be permitted:

3.6.2: Construction Trailers: Trailers used in conjunction with construction projects provided that the following conditions are met:

- A. Such construction trailers may be located at a building site where there is a valid building permit for the construction project, or, in the case of a residential subdivision, a valid building permit for at least one of the residential units being constructed.
- B. All construction trailers shall be located at least ten (10) feet off any street right-of-way and not be placed in any required rear or side yard setbacks.
- C. All construction trailers shall be removed within one (1) month of the completion of the project or issuance of the Certificate of Occupancy.

3.6.3: Temporary Sales or Events: Uses less than thirty (30) days in duration and held no more than three (3) times per year at any particular location which would not otherwise be permitted in a particular zoning district may be issued a temporary permit as herein provided. Upon completion and submittal of an application, the Zoning Administrator may grant a zoning permit for the following temporary uses:

- A. Seasonal retail goods
- B. Sidewalk Sales
- C. Revivals
- D. Shows for Civic and Youth Organizations
- E. Fairs, carnivals, or other similar public activities
- F. Food Trucks meeting all SCDHEC, Dorchester County Building and Fire Codes

The permit shall be valid for a specified location and period only, not to exceed thirty (30) days in duration.

3.6.4: Temporary manufactured homes: Manufactured homes may be allowed on a temporary basis in a zoning district in which such use is not listed as a permitted use, if a disaster occurs which results in an occupied single-family dwelling being damaged or destroyed. The purpose of allowing such manufactured home on said lot is to give the occupants of the destroyed dwelling unit a place to live while a new dwelling unit is being constructed or repaired. If a manufactured home is used for such an occurrence, it is subject to the following conditions:

- A. If the size and shape of the lot permits, such manufactured home shall not be placed in the front yard and shall be located no closer than fifteen (15) feet to another structure and no closer than ten (10) feet to any lot line.
- B. The Zoning Administrator shall be given the authority to issue a zoning permit for such temporary use on a one-time basis only for a period of up to two years. Such permit may be renewed on a one-time only basis if it is determined that:
 - 1. Construction of a new dwelling unit is proceeding in a diligent manner; and,
 - 2. The granting of such permit will not materially endanger the public health, welfare, or safety; and,
 - 3. The location of the manufactured home on the site does not have a negative effect on abutting properties.

3.6.5: Other Temporary Uses:

All other such temporary uses not otherwise listed may be granted a temporary zoning permit only after the Zoning Administrator has made the following determinations:

- A. The proposed use shall not materially endanger the public, health, welfare, and safety; and
- B. The proposed use shall not have a substantial negative effect on adjoining properties.
- C. Temporary permits shall be applied for ten (10) days in advance of the event or function.
- D. A separate permit shall be obtained for each event.

In approving such a temporary permit, the Zoning Administrator may authorize conditions regarding duration of the use, hours of operation, signage, lighting, etc. and such conditions shall be made part of the permit issued. Violations of such conditions shall be considered a violation of this Ordinance.

3.7: Yard and Garage Sales

Yard, garage, tag, patio, and apartment sales are permitted without a permit and with permission of the property owner or leaser of the lot, as an accessory use on any residentially or institutionally developed lot in any district. Such sale shall be limited to no more than two (2) days per calendar month on the same lot and all sale goods and advertisement signs shall be removed within twenty-four hours (24) of the completion of the sale.

3.8: Vibration, Light, Noise, and Odor

3.8.1: Vibration: No inherent and recurring generated vibration shall be perceptible without instruments at the property line.

3.8.2: Light: The source of exterior lighting shall not be arranged in such a manner as to be detrimental to adjacent properties or the traveling public.

3.8.3: Noise: No persistent noise shall be detectable beyond the property line in excess of the average level of street and traffic noise generally heard at the point of observation, and no noise below such level shall be objectionable with respect to intermittence, beat, frequency, or shrillness.

3.8.4: Odor: No objectionable odor shall be detectable beyond the property line and the emission of odors, regardless of type shall not be such as to be detrimental to the value and use of adjacent property.

3.9: Home Occupations

A home occupation shall be permitted in any residential zoning district or structure provided that such occupation:

- A. is conducted by members of the family residing in the dwelling and are permitted to be engaged in such occupation.
- B. employs a maximum of two (2) persons other than members of the immediate family residing in the dwelling.
- C. is conducted within the principal building or an accessory structure;
- D. accessory structures that are used as home occupations must meet all requirements for accessory structures for the zoning district in which they are located;
- E. utilizes not more than twenty-five percent (25%) of the total floor area of principal building;
- F. produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
- G. conducts no retail sales, other than items hand-crafted on the premises, in connection with such home occupation.
- H. only one display of each product sold shall be visible from the street;
- I. complies with Section 3.11: Signs for the permitted sign.
- J. does not generate traffic in greater volumes than would normally be expected in a residential neighborhood. Any need for parking shall be met by off-street parking and other than in a required front yard.

3.10: Private Swimming Pools and Tennis Courts

3.10.1: Pools and tennis courts, including but not limited to aprons, walls, and equipment rooms, shall not protrude into any setbacks.

3.10.2: This use shall be fenced or otherwise protected against intrusion.

3.11: Signs

3.11.1: Signs are considered to be structures and the regulations herein shall apply and govern in all zoning districts. No sign shall be erected or maintained unless it is in compliance with this section and the **additional requirements located in Chapter 4** for the specific zoning district.

3.11.2: A permit shall be required for the erection, alteration, relocation, or reconstruction of permitted signs unless otherwise noted, and shall be issued by the Zoning Administrator in accordance with Chapter 5 of this ordinance.

3.11.3: Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.

3.11.4: Non-conforming signs damaged more than seventy-five percent (75%) of their reasonable replacement cost shall not be repaired or replaced except in accordance with the provisions of this ordinance.

3.11.5: All advertising on signs shall be removed from closed businesses no more than sixty (60) days after the close of business. The Town shall remove any sign left past this time and the cost assessed to the current owner of the property.

3.11.5: Prohibited Signs

- A. Sign imitating warning signals. No sign or structure shall display flashing or intermittent lights of any type, nor shall any colored lights be utilized for sign purposes that resemble lights utilized on emergency vehicles, including police, fire, EMS, towing, and rescue vehicles; nor shall any sign use the words “Stop”, “Danger”, or any other that may confuse an automobile or other vehicle driver.
- B. Signs within street or highway rights-of-way. Except traffic signs and signals, information signs erected by or authorized by a governmental or other public agency, or political signs.
- C. Certain attached and painted signs. Signs painted on or attached to trees, fence posts, and telephone poles or other utility poles or signs painted on or attached to rocks or other natural features.
- D. Fluttering ribbons and banners. Except the flags of governments and their agencies.
- E. Billboards. No new billboards will be allowed within the Town limits.

3.11.6: Signs for which a permit is not required.

- A. Traffic, directions, warning, or information signs authorized by any public agency.
- B. Official notices issued by any court, public agency, or officer.
- C. Non-illuminated “for sale”, “for rent”, or “for lease” signs not exceeding 12 square feet.
- D. One permitted home occupation sign, provided it is non-illuminating, no larger than two (2) square feet, and mounted against a wall of the principal building.
- E. Non-illuminated signs not exceeding twelve (12) square feet on work under construction, such as non-illuminated signs displaying the contractors, subcontractors, architects, engineers, owners, financial, selling, and development agencies. These signs may not be erected prior to the issuance of a building permit and shall be removed after the issuance of a Certificate of Occupancy for the property.
- F. Political signs. Political signs shall be allowed in designated areas. These signs shall not be placed on the road right of way and can only be placed on private property with the approval of the property owner. These signs shall not be placed more than (30) days before an election and must be removed ten (10) days after the election.
 - 1. Notice of Violation: Ten (10) days after the election, the Zoning Administrator shall send notice of the sign violation by registered mail, return receipt requested, to the political organization that placed the sign and/or the violator who is responsible for the sign. Within five (5) days of receipt or refusal of the order, the owner or violator must remove the sign.
 - 2. Fines: Failure to comply with the Zoning Administrator’s order shall constitute a civil violation. Admission of liability or finding of liability shall be punishable by a fine for each individual charge. The cost of this fine will be decided by Town Council and displayed on a Town Fee Schedule. Each day during which the violation is found to have existed shall constitute a separate offense.
- G. Signs identifying by name only residential subdivisions, unified housing developments, and mobile home parks, not to exceed fifteen (15) square feet.
- H. Church or public building bulletin boards and identification signs. There shall be a limit of one (1) such sign, which shall not exceed twenty-five (25) square feet and shall be set back at least ten feet (10) from the edge of the right of way or the property.

3.11.7: Removal of Signs. Whenever a sign becomes structurally unsafe or endangers the safety of a structure or premise or the public, or is erected or maintained in violation of this ordinance, the Zoning Administrator shall order such sign to be made safe or comply with ordinance, as the case may be, or be removed. Such order shall be sent to the owner of the land on which the sign is located by registered mail and shall be complied with within thirty (30) days from the date of mailing or such time as the Zoning Administrator may deem appropriate. Failure to comply shall constitute ground for the Zoning Administrator to have the sign removed, and the cost thereof shall be added to any fine imposed for violation under this ordinance.

3.12: Landscaping

3.12.1: Intent: These regulations are established to protect and enhance the natural landscape of Ridgeville and ensure the appropriate use of plant material in new construction. The use of natural vegetation is encouraged. It is the intent of these regulations to preserve natural tree cover and establish new tree planting with development in order to:

- A. reinforce community identity,
- B. reduce visual blight and noise,
- C. increase building and property values,
- D. prevent soil erosion,
- E. reduce storm water runoff,
- F. create shade and reduce solar overheating.

3.12.2: Landscaping is required as described in Chapter 4 for the specific zoning district to provide for buffering of adjacent zones, sound and light abatement, and screening of commercial uses and parking. All required landscaping shall be installed and maintained in compliance to the following general requirements:

- A. All plant material installed shall be healthy and of quality.
- B. All trees shall be a minimum two inch (2") caliper at breast height at installation.
- C. A maintenance agreement for the plant material shall be included in the property covenant.
- D. Maintenance and replacement per the original approved plan of damaged, destroyed, or dead plant materials is the responsibility of the property owner.
- E. Plant material shall be bonded for one year. A planting schedule shall be included in the bond and shall be based on seasonal considerations.
- F. Landscaping shall be provided in accordance with these regulations whenever a building or use is changed or experiences a twenty-five percent (25%) enlargement in floor area.
- G. Landscaping shall not conflict with the visibility at street intersections.
- H. Wheel stops shall be placed three feet (3') from required landscaping areas.
- I. Existing vegetation may be used to satisfy portions of the landscaping requirements.
- J. All trees over twelve (12) inches in diameter are considered Grand Trees. All lots being utilized for commercial or light industrial use must protect these trees during any construction or alterations or operations on the site. If these trees cannot be protected, the Zoning Administrator has the authority to approve an appropriate replacement plan for said trees.
- K. The Zoning Administrator is authorized to approve alternative landscaping plans that meet the intent of this ordinance. The Zoning Administrator must document an explanation of the methods used for alternative compliance.

3.12.3: Large Maturing Trees: The following is a list intended for general reference and **should not be considered all-inclusive.**

Large Maturing Trees: 30'-80' Spread at Maturity			
Common Name	Growth Rate	Deciduous or Evergreen	Remarks
Ash, White	Fast	Deciduous	Grown best in moist, well-drained soils
Ash, Green	Fast	Deciduous	Disease resistant; upright form
Baldcypress	Medium	Deciduous	Suitable in poorly-drained sites
Cedar, Eastern Red	Medium	Evergreen	Makes an excellent buffer
Cedar, Deodar	Fast	Evergreen	Pyramidal form requires large planting area
Elm, Chinese	Medium	Deciduous	Fast-growing and hardy; handsome ornamental with showy bark
Ginkgo	Slow	Deciduous	May require 20 years to attain mature form
Hackberry/Sugarberry	Fast	Deciduous	Fast growing and extremely hardy
Honeylocust (Skyline)	Medium	Deciduous	Thornless and fruitless variety, subject to borers
Linden, American	Medium	Deciduous	Drought tolerant
Magnolia, Southern	Medium	Evergreen	Requires high organic content in soil
Maple, Red	Fast	Deciduous	Protect thin bark on young plants from injury; hardy plant
Oak, Laurel (Darlington)	Slow	Evergreen	Handsome shade tree, widely planted
Oak, Live	Medium	Evergreen	Broad, spreading canopy

Oak, Pin	Fast	Deciduous	Hardy, easily transplanted
Oak, Sawtooth	Slow	Deciduous	Excellent nut producer for urban wildlife
Oak, Water	Medium	Deciduous	Sensitive to root disturbance
Oak, White	Slow	Deciduous	Majestic, long-lived specimen
Oak, Willow	Medium	Deciduous	Excellent multipurpose tree
Pecan	Medium	Deciduous	Broad, open crown filters sunlight
Pine, Loblolly	Fast	Evergreen	Tolerates poor soil
Pine, Longleaf	Fast	Evergreen	Suitable for dry sandy soils
Planetree, London	Fast	Deciduous	Hardy, tolerant of city conditions
Sweetgum	Medium	Deciduous	Easily killed by spreading fill dirt around trunk and roots
Sycamore	Fast	Deciduous	One of the largest eastern hardwoods
Tulip Poplar	Fast	Deciduous	Protect thin bark from injury
Willow, Weeping	Fast	Deciduous	Avoid planting near underground pipes
Zelkova, Japanese	Medium	Deciduous	Short trunk, spreading branches, disease resistant

3.12.4: Small Maturing Trees: The following is a list intended for general reference and **should not be considered all inclusive.**

Small Maturing Trees: 15'-30' Spread at Maturity			
Common Name	Growth Rate	Deciduous or Evergreen	Remarks
Althaea	Medium	Deciduous	Showy flowers
Birch, River	Fast	Deciduous	Interesting peeling bark, lower branches droop
Cherry, Kwanzan	Medium	Deciduous	Colorful pink flowers
Cherry, Weeping	Medium	Deciduous	Graceful and airy, pink flowers
Cherry, Yoshino	Fast	Deciduous	Great flowering, most effective in front of evergreens
Crabapple, Flowering	Medium	Deciduous	Protect from bark damage
Crapemyrtle	Medium	Deciduous	Excellent multipurpose specimen
Dogwood, Flowering	Medium	Deciduous	Protect bark from damage
Dogwood, Kousa	Medium	Deciduous	White blooms in early summer
Golden Raintree	Medium	Deciduous	Showy, yellow flowers, requires well-drained soil
Holly, American	Slow	Evergreen	Berries on female plants
Holly, "Hume #2"	Medium	Evergreen	Few spines on leaves
Holly, "Savannah"	Medium	Evergreen	Excellent fruiting
Holly, "Foster #2"	Medium	Evergreen	Strongly upright form
Loquat	Fast	Evergreen	Interesting espaliered plant
Magnolia, Saucer	Medium	Deciduous	White flowers before leaves appear in spring
Magnolia, Star	Slow	Deciduous	White flowers before leaves appear in spring
Magnolia, Sweetbay	Medium	Deciduous/Evergreen	Fragrant flowers
Maple, Japanese	Slow	Deciduous	Grows best in part shade
Mimosa	Medium	Deciduous	Pink flowers, short-lived tree
Pagodatree, Japanese	Slow	Deciduous	Hardy under city conditions, late summer flower blossoms
Pine, Japanese Black	Medium	Evergreen	Tolerates drought and windy seaside locations
Plum, Purpleleaf	Medium	Deciduous	Best grown in full sun
Redbud, Eastern	Medium	Deciduous	Drought resistant
Sourwood	Medium	Deciduous	White flowers in mid-summer
Tallowtree, Chinese	Fast	Deciduous	Dense rounded crown with small poplar-like leaves, grown best in sandy soil
Vitex	Fast	Deciduous	Showy flowers
Waxmyrtle	Slow/medium	Evergreen	Combines well with junipers
Yaupon	Medium	Evergreen	Many red berries, hardy

3.13: Parking

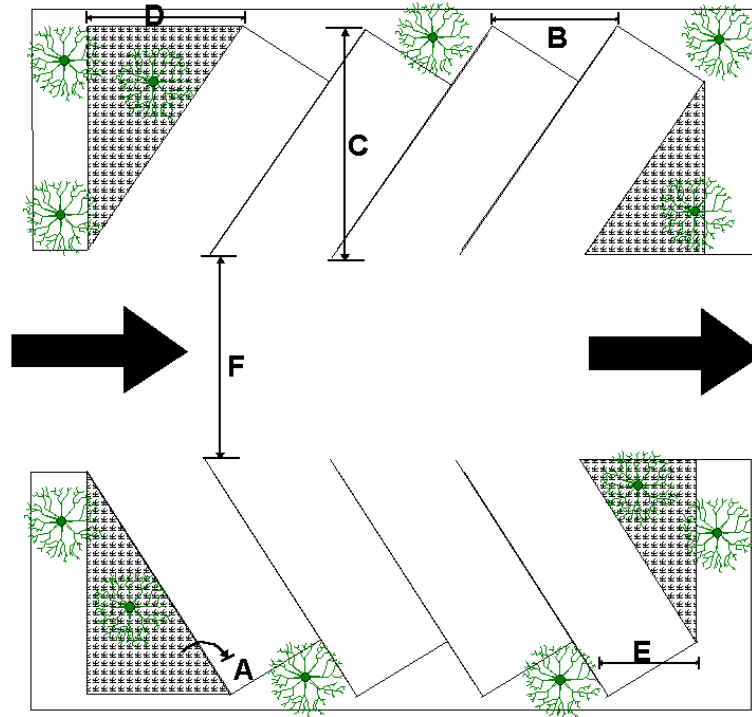
3.13.1: General Design Standards:

- A. Parking is required as described in Chapter 4 for each specific zoning district.
- B. Unless no other practicable alternative is available, any off-street parking area shall be designed so that vehicles may utilize such areas without backing onto a public street.
- C. Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments.
- D. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.
- E. No off-street parking area shall be located over an active or auxiliary septic tank field.

- F. Retaining walls, screen, landscaping, and building walls shall be protected from vehicle contact.
- G. A permanent turn-around shall be required when the dead-end aisle exceeds five hundred (500") feet, measured along the centerline of the dead-end aisle, from the last aisle or public roadway.
- H. Off-street parking shall be encouraged to be constructed on the side or rear of all buildings.
- I. Where off-street parking fronts on a sidewalk or road right of way, a knee wall is required to protect pedestrians and vehicles.
- J. Parking spaces may be constructed of pervious materials as approved by the Zoning Administrator.
- K. Golf Cart parking may be provided and is not required to meet the parking dimension standards in 3.13.2.
- L. The Zoning Administrator is authorized to approve alternative parking plans that meet the intent of this ordinance. The Zoning Administrator must document an explanation of the methods used for alternative compliance.

3.13.2: Parking Space Dimensions:

- A. Each parking space shall contain a rectangular area of at least one hundred eighty (180) square feet.
- B. Parallel parking shall provide a space of twenty (20) feet by nine (9) feet.
- C. Parking areas and widths shall conform to the following table:



Parking Standards						
A Parking Angle	B Curb Length	C Stall Depth	D Starting Loss	E Last Car Requirement	F Aisle Width Minimum	
					ONE WAY	TWO WAY
30°	18'	18'	30'	4'	12'	20'
45°	12'	20'	20'	6'	14'	20'
60°	10'	21'	12'	8'	18'	22'

90°	9'	20'	0.0'	9'	20'	22'
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3.13.3: Disabled Parking:

A. Except for a lot containing a single-family or duplex dwelling, all uses shall be required to provide and designate the following number of spaces designed for disabled persons.

Total Number of Off-Street Parking Spaces	Total Number of Spaces Required for Disabled
1-50	1
51-100	2
101 or more	2 plus 1 for every 50 spaces over 100

B. Off-street parking spaces for the disabled shall be designed as follows:

1. All spaces for the disabled shall have access to a curb-ramp or curb-cut when necessary to allow access to the building served, and shall be located so that users will not be compelled to wheel behind parked vehicles, and shall be located the shortest possible distance between the parking area and the entrance to the principal building it serves.
2. Parallel parking spaces for the disabled shall be located either at the beginning or end of a block or adjacent to alley entrances. Curbs adjacent to such spaces shall be of a height that will not interfere with the opening and closing of motor vehicle doors.
3. Each parking space for the disabled shall be paved and prominently outlined with paint and with a permanent sign bearing the internationally accepted wheelchair symbol, posted at the head of the parking space.
4. The size of the parking space shall be per building code specifications.

3.13.4: Cooperative Parking:

A. Refer to required parking in Chapter 4 for the specific zoning district. These requirements may be met with cooperative parking.

B. Cooperative provisions for off-street parking may be made by contract between two or more adjacent property owners. The parking area provided on any one lot may be reduced to not less than one-half (½) the number of required parking spaces for the use occupying such lot. These lots shall be interconnected in the Neighborhood Commercial district.

3.13.5: Application of Parking Requirements:

A. Mixed Uses: When more than one (1) principal or accessory use occupies the same building or parcel; the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

B. Change In Use, Alteration Of Use, Or Extension Of Use: Off-street parking spaces shall be provided in accordance with these regulations whenever a building or use is changed, altered or enlarged by at least twenty-five 25% in floor area, number of employees, number of dwelling units, seating capacity, or otherwise.

C. A scale drawing or layout of all required parking areas showing the location, size, and arrangement of the individual parking spaces, loading spaces, and landscaped areas shall be submitted to the Zoning Administrator for approval before a zoning permit is issued.

3.13.6: Lighting Standards:

A. All parking space area lighting shall be energy efficient and designed so that any glare is directed away from adjacent properties or create any hazardous traffic conditions.

B. Lighting shall be provided to illuminate any off-street parking or loading spaces within developments providing customer service to the public after 5:00 P.M. Required lighting shall be designed at a mounting height, luminance, and spacing to provide a minimum average horizontal illumination of 0.6 foot-candles within the parking area and at primary building entrances.

3.14: Sight Triangle

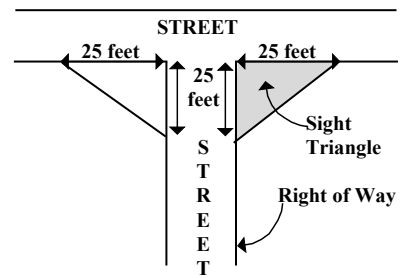
3.14.1: Intent: For protection against traffic hazards, no impediment to visibility, whether it be a structure, sign (including political signs) or landscaping material, shall be placed, allowed to grow, erected or maintained within visibility triangles described as follows;

3.14.2: Size of Sight Triangle: A triangular-shaped portion of land 25 feet wide and 25 feet deep at the intersection.

3.14.3: No structure, sign, or landscaping material shall exceed two (2') feet in height within the sight triangle.

3.14.4: No parking is allowed within the sight triangle.

3.14.5 Street signs, such as stop signs and directional signs, are exempt from this requirement.



Chapter 4: Zoning Districts

4.1: Official Zoning Map

4.1.1: Intent

In order to accomplish the purpose set forth in the Comprehensive Plan and Chapter 1 of this ordinance, the boundaries of the zoning districts are hereby established as shown on the Official Zoning Map of the Town of Ridgeville, which together with all explanatory matter hereon, is hereby adopted by reference and declared to be a part of this Ordinance. The Official Zoning Map shall be identified by the signature of the Mayor attested by the Town Clerk, and bearing the Seal of the City under the words: "Official Zoning Map, Town of Ridgeville, SC," together with the date of adoption of this ordinance. The Official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority to the current zoning status of land, water areas, buildings, and other structures in the Town.

4.1.2: Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the center of streets, highways, railroad lines, utility easements, and alleys shall be construed to follow such center lines;
- B. Boundaries indicated as approximately following platted lot lines and Town limits shall be construed as following such lines;
- C. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

4.1.3: Change of Town Boundaries

All territory which may hereafter be annexed to the Town shall be considered to be in the TNR (Traditional Neighborhood Residential) district unless otherwise classified.

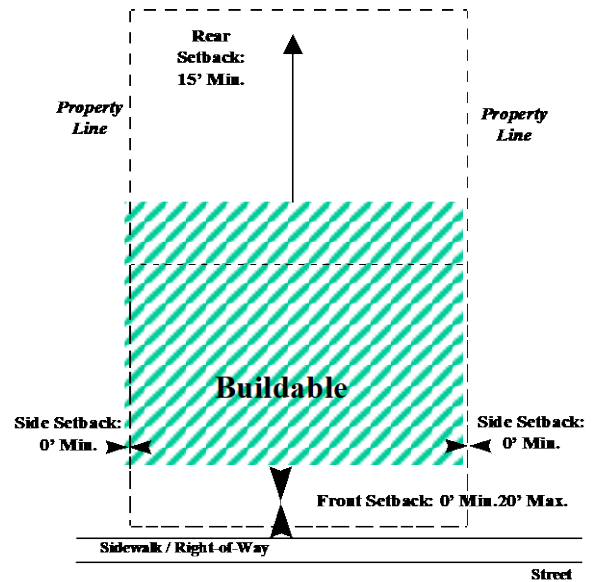
4.2: Town Center District (TC)

4.2.1: Intent

A downtown area has developed in the Town of Ridgeville around the intersection of Church Street (Hwy 27) and North and South Railroad Avenue. This district shall direct the development of shopping, services, and governmental facilities to this location in the hopes of creating a pedestrian-friendly area for Town residents and visitors to enjoy.

4.2.2: General

- A. **Minimum Lot Size:** 7,000 square feet
- B. **Maximum Lot Coverage:** Building footprint shall not exceed 70% of the lot coverage.
- C. **Setbacks:**
 - 1. **Front:** 20 feet max.
 - 2. **Side:** 0 feet min.
 - 3. **Rear:** 15 feet min.
- D. **Maximum Building Height:** 35 feet
Water towers, transmission towers, chimneys, flag poles, masts and aerials are permitted to exceed height limits, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.



4.2.3: Uses

- A. **Permitted Uses:** The following uses shall be permitted in the TC district.
 - 1. **Office / Commercial:** The following office and commercial uses are permitted in the TC district provided that all specified standards are met.
 - a) All uses must comply with the Table 5.1 Permitted Use Table Standards:
 - (1) Balconies, bay windows, at an upper level and their supports at ground level, together with awnings above head height (min. seven feet, six inches (7'-6")) are permitted over the sidewalk with a maximum of five feet (5') encroachment into the right-of-way.
 - (2) Trash containers shall be located in the parking area, preferably to the rear of the parking area, and shall be screened from the right-of-way. Location and screening type shall be approved by the Zoning Administrator.
 - (3) Mechanical equipment at ground level should be placed on the parking lot side of building and away from buildings on adjacent sites.
 - (4) Building facades should constitute a street frontage at pedestrian scale.
 - (5) Main pedestrian access to the building shall be from the street. Secondary access may be from parking areas.
 - (6) Automobiles being stored overnight at automotive repair shops or service stations must be kept off of the street and screened from the public by a fence.
 - 2. **Single-Family Residential:** Single-family residential uses are permitted in the TC district provided that all specified standards are met.
 - a) Standards: Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be on the same plain as the rest of the house placed behind the front facade of the dwelling or constitute less than thirty percent (30%) of the front facade of the building.
 - 3. **Institutional:** The following institutional uses are permitted in the TC district.
 - a) Use List

- (1) Church
 - (2) Government
 - (3) School
 - (4) Assembly/Cultural
 - (5) Public Parks and Amphitheaters
 - (6) Recreation Facilities
4. **Outdoor Dining:** Outdoor Dining is permitted in the TC District provided that all specified standards are met.
- a) Standards:
 - (1) The dining is permitted in the side, front, or rear yards as approved by the Zoning Administrator.
 - (2) Shall not exceed the height of the principal building.
 - (3) *Furniture.* Tables and chairs for outdoor dining areas shall be constructed of heavyweight, high-quality materials like metal or wood. Lightweight materials such as plastic or vinyl which may be blown astray by moderate winds shall be prohibited.
 - (4) *Music.* Exterior sound systems may be permitted to play soft music to assist in masking the clamor of the street noise and add to the ambiance of the dining experience provided the music does not become so loud that it becomes a nuisance to people on adjacent properties or within the right-of-way.
 - (5) *Trash.* Where trash receptacles are used, they shall be frequently emptied and cleaned so that they do not attract pests nor create foul odors.
 - (6) *Extension cords.* Extension cords shall not be used in a manner that might create a tripping hazard.
1. **Outdoor Storage:** Outdoor storage uses are permitted in the TC district provided that all specified standards are met.
- b) Standards:
 - (1) The storage shall be either an accessory use on the same lot as or a primary use for a lot providing that the primary business utilizing the storage is located within the TC District.
 - (2) Outdoor storage shall Be screened from public view by a fence and landscaping as approved by the Zoning Administrator.
5. **Mixed Uses:** A mixture of the above uses are permitted provided that these uses meet the specified standards for that use in addition to the following standards.
- a) Standards:
 - (1) When residential uses are attached to businesses or institutional uses, where business and residential portions of the building are located on different floors, business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
 - (2) When residential uses are attached to businesses or institutional uses, business and residential portions of the mixed use building must be separated either by a soundproof concrete or masonry wall or two frame walls at least two feet apart, each insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.
- B. Accessory Uses:** Permitted accessory uses and structures shall be limited to the following and any additional uses and structures the Zoning Administrator finds are similar to those listed in scope, size, and impact and which are otherwise in compliance with this Ordinance.
- 1. **Residential**
 - a) Private greenhouse.
 - b) Private swimming pool.
 - c) Private tennis or outdoor recreational court.
 - d) Storage shed for personal use.
 - e) Studios and workshops without outdoor display for personal use.
 - f) Public Utility substation.

2. **Commercial**
 - a) Storage shed.
 - b) Public Utility substation.
 3. **Standards:** The following standards apply to accessory uses or structures listed as permitted in 1 and 2 above.
 - a) Accessory uses or structures shall be located on the same lot as the principal structure or use.
 - b) Accessory structures shall be included in the calculation of total lot coverage. This also applies for accessory structures used for home occupations.
 - c) Unless otherwise noted, no accessory use or structure shall be located in a required yard setbacks.
 - d) No accessory use shall create a nuisance or hazard to the health and safety of the community.
 - e) No accessory use shall be established until the principal use is established.
- C. Prohibited Uses:** The following uses shall be prohibited in the TC district.
1. Mobile homes may be placed in the Town Center only when they are replacing an existing mobile home with a new or different one or when being used as a temporary structure after damage or destruction to primary building.
 2. Auto Sales
 3. Sexually Oriented Businesses
 4. Any use not listed as being permitted is prohibited.

4.2.4: Parking

- A. Refer to general parking provisions in Chapter 3, Section 3.13: Parking.**
- B.** Except for single family residential, parking shall be located to the rear or side of the building.
- C.** Parking areas on adjacent lots should be connected.
- D. Required Parking Spaces are outlined in Table 5.1 Permitted Use Table**

4.2.5: Landscaping

- A. Intent**
Landscaping is required in the TC district to provide for buffering of adjacent zones, sound and light abatement, and screening of commercial uses, commercial parking, or residential parking with more than eight (8) spaces.
- B. Requirements for Parking Area Borders Parallel to Right-of-ways**
 1. A garden wall, opaque fence, or hedge [min. three (3') feet in height] shall be installed along any parking areas adjacent to street frontage.
 2. In sidewalks are not present, the building, landscaping and parking shall be designed with space allocated for a future sidewalk or pedestrian pathway.
- C. Requirements for Parking Area Borders Parallel to Adjacent Property Lines**
 1. Buffer strip shall be at least five feet (5') in width.
 2. A garden wall, opaque fence, or hedge [min. four (4') feet in height] shall be installed along any adjacent property line.
 3. One (1) small maturing tree is required every ten (10) linear feet.
- D. Street Trees**
 1. Where appropriate, street trees shall be planted along all public streets with permission of the appropriate jurisdiction. Street trees shall be large maturing canopy species such as: Silver Maple, Red Maple, or Live Oak.
 2. Maximum of one (1) street tree every thirty (30') feet on center.
 3. Tree size: min. of two (2") inch in caliper.

4.2.6: Signage

A. Materials employed for construction of sign shall be durable and weather resistant, and all signs shall be maintained in good repair.

B. **Sign Area:** Shall be measures by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.

C. **Allowed Signs:** The applicant may select two (2) of the following of the six (6) choices for a sign type per street frontage:

1. **Wall Sign**

a) Maximum Size: Twenty-five (25) square feet or fifteen percent (15%) of the front wall area, whichever is greater.

2. **Window Sign**

a) Maximum Size: Thirty Percent (30%) of the window area.

3. **Projecting Sign**

a) Maximum Size: Six (6) square feet for one side.
b) Clearance: Eight feet (8') above ground level.

4. **Awning Sign**

a) Maximum Size: Individual letters shall not exceed ten inches (10") in height.
b) Signs, symbols, or designs may be painted or sewn on to any awning.

5. **Permanent Ground Sign**

a) Permanent monument signs are encouraged in the Town Center.
b) Maximum Size: Twenty-five (25) square feet per sign face.
c) Maximum Height: Five (5') feet from finished grade.

6. **Freestanding Signs**

a) Maximum Size: Nine (9) square feet.
b) Maximum Height: three (3') feet.

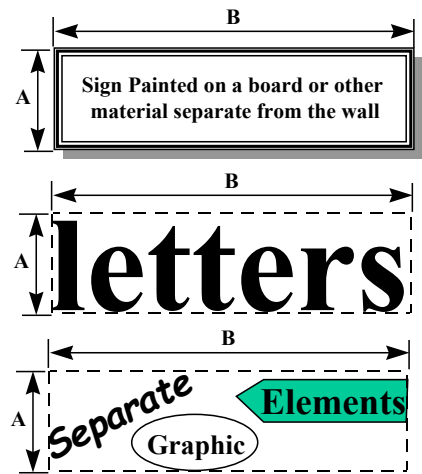
D. **Secondary Signs:** The following signs shall be permitted along in conjunction with the Allowed Sign.

1. Window or projecting sign no larger than six inches by eighteen inches (6"x18") bearing business identification in addition to a wall or awning sign.

2. One sign per business occupying the upper floors of a building no larger than 6"x18".

E. **Prohibited Signs:**

1. All signs prohibited in Section 3.11.6
2. Moving signs of any type other than barber poles.
3. Internally illuminated other than non-flashing neon.
4. Signs projecting above the roof line.
5. Roof signs.
6. Any sign not listed as being allowed is prohibited.



4.3: Traditional Neighborhood Residential District (TNR)

4.3.1: Intent

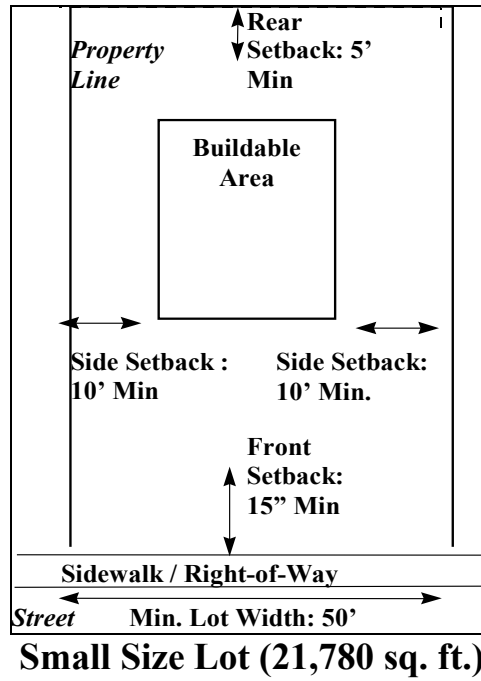
The Traditional Neighborhood Residential District (TNR) is a predominately single-family residential area. Other uses such as mobile homes, small offices and businesses are allowed in the district as long as they do not detract from the character of the small-scale residential uses. Additional standards are placed on these uses to mitigate their impact on single-family uses. Small offices and businesses are appropriate in this district as long as the use respects the integrity of the residential nature of the neighborhood and offer services needed to the residents. Government buildings, schools, and parks are also appropriate uses for the Traditional Neighborhood Residential District. Agricultural uses are also allowed in this district as long as the lot meets the large lot standards and the use is buffered from adjacent residential uses. Standards for all uses in the district are designed to protect the health, safety, and welfare of the citizens of Ridgeville.

4.3.2: General

A.

Minimum Lot Size		21,780 sq. ft. minimum (1/2 acre)
Minimum Lot Width		50 ft.
Maximum # of Units		2 units
Minimum Lot Area/Unit		5,000 sq. ft.
Setbacks		
	Front	15 feet min. to 20 feet max. or no greater than adjacent developed properties greater than 20 feet.
	Side	10 feet min.
	Rear	5 feet minimum
	Setbacks apply to all structures greater than 6 inches above ground level.	
Max Height		35 feet
% Maximum Lot Coverage		80%
Distance between additional habitable structure on the same lot		15 feet minimum

B. Examples – The following is an example of the possible dimensions for lots in the TNR District.



C. Maximum Building Height: 35 feet

Water towers, transmission towers, chimneys, flag poles, masts and aerals are permitted to exceed height limits, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.

4.3.3: Uses

A. Permitted Uses: The following uses are permitted in the TNR district provided that all specified standards are met.

1. All uses must comply with the Table 5.1 Permitted Use Table
2. Single Family Residential Building
 - a) Two single-family (2) housing units per lot permitted with the following conditions;
 - i. No more than two accessory structures may be allowed on a lot with two housing units, one accessory structure per house.
 - ii. Both housing units must meet front, rear and side yard setbacks
 - iii. Each housing unit shall be placed at least 15 feet away from other structures on the lot
 - iv. Each housing unit must have a driveway that is maintained by the property owner at a safe and passable condition at all times specifically for emergency purposes.
 - b) Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be on the same plane as the front façade or behind the front facade of the dwelling or no more than thirty percent (30%) of the front width of the housing unit.
3. Small Office or Commercial Building(s) Home Occupation
 - a) Office and commercial uses cannot occupy more than 1,000 square feet gross floor area exclusive of any residential living quarters.
 - b) Office and commercial uses shall be limited to the ground floor of the structure. Residential uses above the office or commercial use are encouraged.
 - c) Design of new construction shall be consistent with the residential nature of the area.
 - d) Setbacks shall be consistent with neighboring property.
 - e) Use List:
 - (1) Neighborhood retail shop or boutique,
 - (2) Professional office,
 - (3) Neighborhood service,
 - (4) Café or eatery establishment,
 - (5) Day care center
 - f) Sign: One (1) sign permitted provided it is non-illuminating, no larger than two (2) square feet by one (1) square foot, and mounted against a wall of the principal building.
 - g) Landscaping the Front Setback:
 - (1) One (1) large maturing tree per thirty feet (30') of street frontage shall be planted within the required front setback. The trees shall be a minimum of two (2) inch in caliper at planting.
 - (2) Two (2) shrubs per thirty feet (30') of street frontage shall be planted within the required front setback.
4. Civic Structure(s)
 - a) Use List:
 - (1) School
 - (2) Church
 - (3) Park/playground
 - (4) Community Hall
 - (5) Governmental Services Building
 - (6) Recreation Facilities
 - b) Landscaping the Front Setback:

- (1) One (1) small or medium maturing tree per thirty feet (30') of street frontage shall be planted within the required front setback. The trees shall be a minimum of one (1) inch in caliper at planting.
 - (2) Two (2) shrubs per thirty feet (30') of street frontage shall be planted within the required front setback.
5. Mobile or Manufactured Home(s)
- a) Manufactured homes (mobile homes) shall be limited to residential use.
 - b) No more than two (2) manufactured homes are permitted per parcel provided that it meets the following standards: (NOTE: These standards do not apply to non-conforming mobile home parks.)
 - (1) A manufactured home must bear a seal certifying that it was built to HUD standards for mobile homes, adopted on July 1, 1976, as amended.
 - (2) Pre-owned manufactured homes being placed onto a parcel within town shall be no more than fifteen (15) years old.
 - (3) Exterior siding: Wood, hardboard, vinyl, brick, or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 - (4) Roofing Material: Type of shingle that is commonly used in standard residential construction.
 - (5) Minimum Roof Pitch: 3' X 12' roof pitch, or the standard of each manufacturer's equivalent.
 - (6) Skirting: Continuous permanent brick foundation or curtain wall, continuous except for ventilation and access, shall be installed after placement on the lot, and before occupancy.
 - (7) The tongue, axles, transporting lights, and removable towing apparatus must be removed after placement on the lot and before occupancy.
 - (8) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in a manner commonly used in standard residential construction and anchored securely to the ground.
 - c) Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be on the same plane as or at least ten (10) feet behind the front facade of the dwelling or no more than thirty percent (30%) of the front width of the housing unit.
6. Agricultural Uses and Timber Operations
- a) All lots within the Traditional Neighborhood Residential District that are to be utilized for agricultural uses or for timber/forestry operation must conform to the large lot size requirements described in Section 4.3.2.
 - b) Each lot utilized for agricultural, timber or forestry uses must be buffered from adjacent properties by a fence, berm or vegetative buffer to avoid any nuisance to adjacent property owners. The Zoning Administrator must approve this buffer. The Town encourages the retention of a buffer of twenty-five feet (25') of existing trees for timber and/or forestry operations.
- B. Prohibited Uses:** The following uses shall be prohibited in the TNR district.
1. Bars or taverns
 2. Private clubs
 3. Service or gas station
 4. Outdoor storage
 5. Outdoor business
 6. Drive-through restaurant
 7. Dry cleaning establishment
 8. Sexually Oriented Businesses
 9. Any use not listed as being permitted is prohibited.

4.3.4: Parking

- A. **General Requirements:** See general parking requirements in Chapter 3 Section 3.13
- B. All parking requirements are outlined in Table 5.1 Parking: Parking for non-residential uses shall be located to the side and rear of the building. This requirement may be waived by the Zoning Administrator where the use and situation requires parking to be placed to the front of the building, provided that this shall not adversely affect residential nature of the neighborhood.
- C. Landscape Buffers: (For non residential uses)
 - 1. Required Landscaping Area: At least five feet (5') in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.
 - 2. Required Landscaping Materials
 - a) One (1) tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape.
 - 3. Other Requirements:
 - a) All portions of the landscaping area not planted with shrubs and trees shall be planted in grass and/or with some other vegetative ground cover; and
 - b) Parked vehicles may overhang a landscaped area no more than one foot (1'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earth berms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

4.4: Neighborhood Commercial District (NC)

4.4.1: Intent

Church Street (Highway 27) is a major thoroughfare for the Town of Ridgeville and contains both commercial and residential uses. Therefore, the businesses located along Church Street (Hwy 27) must be of a scale and character that are compatible with the surrounding residential areas. Outside of town limits, Hwy 27 intersects with US Highway 78 and has an interchange with Interstate 26. These intersections make Hwy 27 ideal for future commercial and office development. Other streets may become suitable for commercial uses as the Town grows.

4.4.2: General

A. Minimum Lot Size: 10,000 square feet

B. Maximum Lot Coverage: Building footprint shall not exceed seventy percent (70%) of the lot coverage.

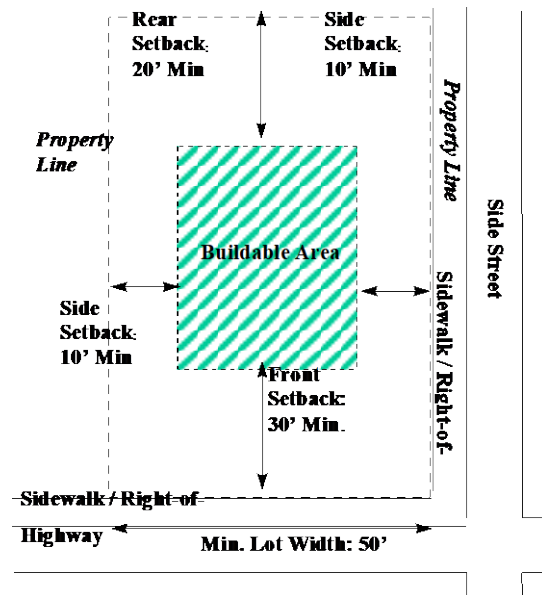
C. Minimum Street Frontage: Fifty (50') feet

D. Maximum Building Height: 35 feet

Water towers, transmission towers, chimneys, flag poles, masts and aerials are permitted to exceed height limits, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.

E. Setbacks:

1. Front: Ten (10') feet min Thirty (30') feet max.
2. Side: Ten (10') feet min.
3. Rear: Twenty (20') feet min.
4. Setbacks for a new building in an established area shall meet the setbacks of the adjacent properties.



4.4.3: Uses

Permitted Uses: The following uses shall be permitted in the Neighborhood Commercial district (NC) district.

A. All uses must comply with Table 5.1 Permitted Use Table

B. Office/ Commercial: The following office/ commercial uses are permitted in the NC District provided that all specified standards are met.

1. Entranceways, Awnings, and Porches: Permitted to encroach a maximum of Six (6') feet into front setbacks. Corner lots may encroach up to five (5') feet on both the front and street-side setback.
2. Trash Containers: Located in the parking area and screened from the right-of-way.
3. Mechanical Equipment at Ground Level: Should be placed on the parking lot side of building, away from buildings on adjacent sites, and screened from view of public streets and residential uses.
4. Vehicular Access: All individual lots or uses created after adoption of the Ordinance shall meet all of the requirements set forth in Section 6.3 of the Land Development Regulations.
5. Main Pedestrian Access: Main pedestrian access to the building may be from the sides of the building. A secondary access from the street frontage shall be encouraged.

B. Single-Family Residential: Single-family residential uses are permitted in the NC district provided that all specified standards are met.

- a) Standards: Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be on the same plain as or

behind the front facade of the dwelling or constitute less than thirty percent (30%) of the front facade of the building.

C. Institutional: The following institutional uses are permitted in the NC district.

a) Use List

- (1) Church
- (2) Government
- (3) School
- (4) Assembly/Cultural
- (5) Parks
- (6) Recreational Facilities

D. Outdoor Dining: Outdoor Dining is permitted in the TC District provided that all specified standards are met.

b) Standards:

- (1) The dining is permitted in the side, front, or rear yards as approved by the Zoning Administrator.
- (2) Shall not exceed the height of the principal building.
- (3) *Furniture.* Tables and chairs for outdoor dining areas shall be constructed of heavyweight, high-quality materials like metal or wood. Lightweight materials such as plastic or vinyl which may be blown astray by moderate winds shall be prohibited.
- (4) *Music.* Exterior sound systems may be permitted to play soft music to assist in masking the clamor of the street noise and add to the ambiance of the dining experience provided the music does not become so loud that it becomes a nuisance to people on adjacent properties or within the right-of-way.
- (5) *Trash.* Where trash receptacles are used, they shall be frequently emptied and cleaned so that they do not attract pests nor create foul odors.
- (6) *Extension cords.* Extension cords shall not be used in a manner that might create a tripping hazard.

E. Outdoor Storage: Outdoor storage uses are permitted in the NC district provided that all specified standards are met.

a) Standards:

- (1) The storage shall be either an accessory use on the same lot as or a primary use for a lot providing that the primary business utilizing the storage is located within the NC District.
- (2) Outdoor storage shall not front on Hwy 27 or Railroad Avenue.
- (3) Outdoor storage must be screened from public view by a fence and landscaping as approved by the Zoning Administrator.

F. Mixed Uses: A mixture of the above uses is permitted provided that these uses meet the specified standards for that use in addition to the following standards.

a) Standards:

- (1) When residential uses are attached to businesses or institutional uses, where business and residential portions of the building are located on different floors, commercial/institutional uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
- (2) When residential uses are attached to businesses or institutional uses, business and residential portions of the mixed use building must be separated either by a soundproof concrete or masonry wall or two frame walls at least two feet apart, each insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.

F. Accessory Uses: Permitted accessory uses and structures shall be limited to the following and any additional uses and structures the Zoning Administrator finds are similar to those listed in scope, size, and impact and which are otherwise in compliance with this Ordinance.

1. Residential:

- c) Private greenhouse.

- d) Private swimming pool.
- e) Private tennis or outdoor recreational court.
- d) Storage shed for personal use.
- e) Studios and workshops without outdoor display for personal use.
- f) Public Utility substation.

2. Commercial

- a) Storage shed.
- b) Public Utility substation.

3. Standards: The following standards apply to accessory uses or structures listed as permitted in 1 and 2 above.

- a) Accessory uses or structures shall be located on the same lot as the principal structure or use.
- b) Accessory structures shall be included in the calculation of total lot coverage. This also applies for accessory structures used for home occupations.
- c) Unless otherwise noted, no accessory use or structure shall be located in a required yard.
- d) No accessory use shall create a nuisance or hazard.
- f) No accessory use shall be established until the principal use is established.

G. Prohibited Uses: The following uses shall be prohibited in the NC district.

- 1. Sexually Oriented Businesses
- 2. Any use not listed as being permitted is prohibited.

4.4.4: Parking

- A. General Requirements:** See general parking requirements in Chapter 3 Section 3.13.
- B. Location Of Parking:** Parking located along a commercial streetfront lessens the attractiveness of the area to pedestrians and compromises the safety of pedestrians along the street. Parking on a commercial streetfront should be minimized and where possible should be located on the side of a building.
- C.** Whenever possible, parking areas on adjacent lots shall be connected.
- D. Parking space requirements are outlined in Table 5.1 Permitted Use Table**
- E. Required Loading Spaces**
One (1) space for every 30,000 square feet of floor area, or a portion thereof.
- F. Stacking Requirements**
Five (5) stacking spaces per drive-through window shall be provided at businesses with drive through facilities. These spaces shall be located off the public right-of-way and shall not conflict with the parking and circulation in the balance of the required parking area. Stacking spaces shall be a minimum of twenty-four (24) feet long and nine (9) feet wide.

4.4.5: Landscaping

- A. General Requirements**
 - 1. Additions, expansions, or changes which increase a business by twenty-five percent (25) of the gross floor area shall be in compliance with the landscaping requirements.
 - 2. If more than one landscaping/buffering requirement overlaps, the more stringent regulation shall be applied.
 - 3. Residential uses are exempt from landscaping requirements.
 - 4. See landscaping requirements in Chapter 3 Section 3.12: Landscaping**
- B. Sidewalks**
 - 1. Sidewalks or pedestrian paths are required for for all new developments.
 - 2. Sidewalks shall be a minimum of five feet (4') wide.
 - 3. Sidewalks shall meet all requirements of the American Disabilities Act (ADA).
- C. Street Trees**
 - 1.
 - 2. One (1) small to medium maturing tree every thirty feet (30'). *(Pick one or a few species to choose from for consistency.)*

3. Required trees shall be planted a minimum distance of five feet (5') and a maximum distance of ten feet (10') from the right of way or property boundary within the required front setback.
4. Tree size at planting: Two (2") inch in caliper

D. Requirements for Parking Areas

1. Peripheral

- a) Required Landscaping Area: at least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings area to be provided.
- b) Required Landscaping Materials: Choose One:
 - (1) One (1) small to medium maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or
 - (2) A combination of trees, shrubs, other durable landscape material or approved wall, fence or earthberm may be utilized to form the continuous landscape element of at least three feet (3') in height.

2. Interior

- a) Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply;
 - (1) *Landscaped Island:* shall be at least nine feet (9') in width and eighteen feet (18') in length.. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
 - (a) No more than 8 (8 parking spaces shall be permitted in a continuous row without being interrupted by a *landscaped island*.
 - (b) Each parking row shall terminate in a *landscaped island*.
 - (2) *Median Strip:* shall be at least ten feet (10') in width.
 - (a) Every fourth row of parking shall be separated by a *median strip* for landscaping and pedestrian purposes.
 - (b) Every median strip shall contain plantings of one small to medium maturing tree at intervals of thirty (30') to forty (40') feet, plus shrubs and/or vegetative ground cover to cover the entire area.

3.) Other Requirements:

- (a) All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
- (b) Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops and installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

E. Requirements for Front Setback

1. Required Landscaping Area:

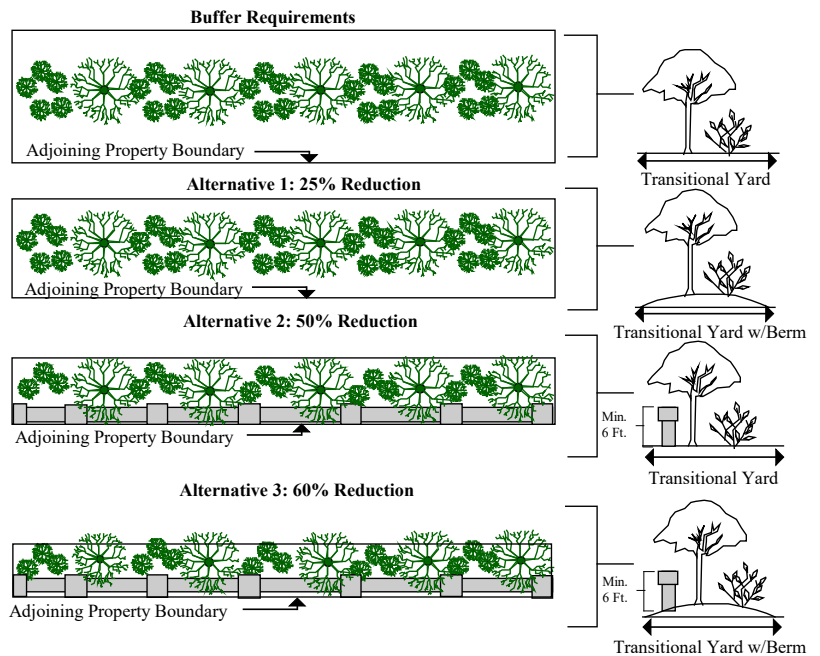
- a) Minimum depth from building: Four (4') feet
- b) Maximum area of impervious surface within the front required setback shall be fifteen percent (15%) exclusive of curbcuts (walkways, fountains, etc.).

2. Required Landscaping Materials:

- a) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
- b) One (1) small maturing tree for every one hundred (100) square feet (Street trees or large maturing trees may be counted towards this requirement)
- c) Street trees, where required, shall be included as part of the required planting.
- d) Six (6) shrubs every five hundred (500) square feet
- e) Approved ground cover

F. Requirements For Boundaries Adjacent To Existing Residential Uses in the Neighborhood Commercial District

1. Required Buffer Area:
 - a) Minimum Width: Twenty (20') feet (This represents the total buffer area including the ten (10') foot setback.
2. Required Buffering Materials:
 - a) Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
 - b) Seven small (7) trees for every one hundred (100) linear feet.
 - c) 50 shrubs per 100 linear feet.
 - d) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
3. Alternative 1: Buffering Requirements reduced by twenty-five percent (25%) (five (5') feet):
 - a) Minimum width may be reduced by twenty-five percent (25%) or five (5') feet with use of a landscaped earth berm.
 - b) Berms shall be constructed within the property boundary meeting the following requirements:
 - (1) Minimum Height: Two (2') ft.
 - (2) Minimum Crown Width: Two (2') ft.
 - (3) Minimum Slope: Two: One (2:1)
4. Alternative 2: Buffering Requirements reduced by fifty percent (50%) (Ten (10) feet):
 - a) Minimum width may be reduced by fifty percent (50%) or ten (10) feet and required number of shrubs reduced to thirty (30) shrubs per one hundred (100) linear feet with use of landscaped wall or fence.
 - b) Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
 - c) Maximum wall height: Six (6') ft.
 - d) Shrubs shall reach 1/3 of the height of the wall within three (3) years.
5. Alternative 3: Buffering Requirements reduced by sixty percent (60%) (Twelve (12') feet):
 - a) Minimum width may be reduced by sixty percent (60%) or twelve (12) feet and required number of shrubs reduced to thirty (30) shrubs per one hundred (100) linear feet with use of landscaped wall or fence, and a planted earth berm.
 - b) Berms shall be constructed within the property boundaries meeting the following requirements:
 - (1) Minimum Height: Two (2') ft.
 - (2) Minimum Crown Width: Two (2') ft.
 - (3) Minimum Slope: Two: One (2:1)
 - c) Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
 - d) Maximum wall height: 6 ft.
 - e) Shrubs shall reach 1/3 of the height of the wall within three (3) years.



4.4.6: Signage

A. Intent

The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to increase the Town's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

B. Refer to section 3.11: Signage for general sign requirements.

C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.

D. **Sign Area:** Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one (1) side or face of the same sign shall be used in computing sign area.

E. **Allowed Signs:** The applicant may select two (2) of the following six (6) choices for a sign type per street frontage:

1. Wall Sign

a) Maximum Size: 1 square foot per linear foot of the building wall on which the sign is to be placed.

2. Window Sign

a) Maximum Size: Twenty percent (20%) of the window area

3. Projecting Sign

- a) Maximum Size: Sixteen (16) square feet for one side
- b) Maximum Height: No projecting sign shall extend above the roofline.
- c) Clearance: Eight feet (8') above ground level

4. Awning Sign

- a) Maximum Size: Fifteen percent (15%) of exterior surface of the awning.
- b) Signs, symbols, or designs may be painted or sewn onto the awning.

5. Freestanding Sign

- a) Maximum Size: Thirty-five (35) square feet.
- b) Maximum Height: Twelve (12') feet.
- c) Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
- d) No more than one (1) freestanding sign shall be allowed per parcel.

6. Directory Sign

- a) The parcel shall contain no more than one (1) directory sign.
- b) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
- c) The directory sign may take the form of any sign permitted in the zoning district provided that such sign shall comply with its applicable specification. If the directory sign is a freestanding sign, no other freestanding shall be located on the parcel.

F. Prohibited Signs:

- 1. Any sign prohibited in Section 3.11.6
- 2. Moving signs of any type.
- 3. Signs projecting above the roofline.
- 4. Any sign not listed as being allowed is prohibited.

G. Criteria for Bonus Sign Area

To encourage design excellence, the maximum sign areas for the Highway Commercial district may be increased by the percentages as provided herein. A separate bonus is granted for compliance with each of the criteria and the area is cumulative, but the percentage increase is based on the original sign area limitation.

- 1. Wall sign which consists of individual letters or words mounted directly on the building surface:
Fifteen percent (15%) increase permitted

2. Coordinated signs in shopping centers or any three consecutive separate establishments, all the lettering and background is uniform in style and color: **Ten percent (10%) increase permitted**
3. Gas stations that incorporate the price information into the main identification sign face: **10% increase permitted**
4. Sign is not internally illuminated (other than non-flashing neon): **Fifteen percent (15%) increase permitted**
5. Ground or monument sign is installed in a landscaped planted having an area four (4) times the area of the resultant sign for one sign face: **Twenty percent (20%) increase permitted**

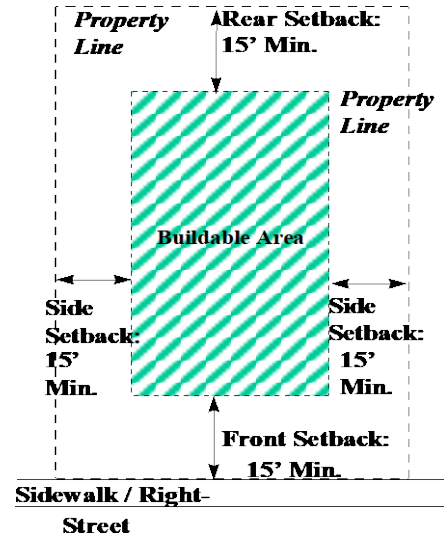
4.5: Light Industrial / District (LI)

4.5.1: Intent

The purpose of the light industrial district is to accommodate a mix of similar and compatible light industrial uses, industrial-related business uses, and related commercial uses. The LI district shall have limited traffic and aesthetic impacts on surrounding properties, supporting public facilities, and utilities. The LI district is intended to generate development through the use of creative design that will enhance the character of the surrounding area.

4.5.2: General

- A. **Minimum Lot Size: One (1) acre**
- B. **Maximum Lot Coverage:** Building footprint shall not exceed fifty percent (50%) of the lot coverage.
- C. **Maximum Height:** Seventy-five (75') feet
- D. **Setbacks:**
 - 1. Front: Fifteen (15') feet minimum
 - 2. Side: Fifteen (15') feet minimum
 - 3. Rear: Fifteen (15') feet minimum
- E. **Maximum % Impervious Service:** Eighty percent (80%)
- F. Trash containers shall be located on a concrete, or other impervious surface, in the parking area and shall be screened from the right-of-way.
- G. Mechanical equipment at ground level should be placed on the parking lot side of building, away from buildings on adjacent sites, and screened from view of public streets and residential uses.
- H. The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/ or zoning districts to protect properties being used as residential or neighborhood commercial uses as determined by the Town Zoning Administrator.



4.4.3: Uses

- A. **All use must comply with Table 5.1 Table of Permitted Uses Prohibited Uses:** The following uses shall be prohibited in the LI district.
 - 1. Residential Uses
- B. **Accessory Uses:** The following uses shall be permitted in the LI district as an accessory to the primary use. These uses shall meet minimum setbacks.
 - 1. Outdoor Storage
 - 2. Outdoor Sales
- C. **Conditional Use:** The following uses shall be permitted in the LI district as a conditional use provided that the standards provided are met.
 - 1. Sexually Oriented Businesses
 - a) Findings of Fact:
 - (1) Although there are no known sexually oriented businesses currently operating in Ridgeville, it is possible, and probable, that at some point one or more would desire to locate in Ridgeville and it is in the interests of the health, safety, and welfare of the patrons of such businesses, as well as the citizens of Ridgeville, to provide certain minimum standards and regulations for sexually oriented businesses, as well as the operators and employees of such businesses.
 - (2) Sexually oriented businesses generate secondary effects which are detrimental to the public health, safety, and welfare. Additionally, sexually oriented businesses are

frequently used for unlawful sexual activities, including public sexual indecency, prostitution, and sexual encounters of a casual nature. Such businesses are of particular concern to the community when they are located in close proximity to each other, or close to schools, churches or parks and playgrounds.

- (3) The concern over sexually transmitted diseases is a legitimate health concern of Ridgeville, which demands reasonable regulation of these businesses in order to protect the health and well being of our citizens.
 - (4) The location of sexually oriented businesses close to residential areas diminishes property values and leads to conditions that give rise to crime in residential neighborhoods. Many studies conducted in other communities indicate conclusively that property crimes and sexual crimes increase significantly in neighborhoods in which such a business is located.
 - (5) It is not the intent of this section to suppress any speech activities protected by the First Amendment or to place any impermissible burden on any constitutionally protected expression or expressive conduct by the enactment or enforcement of the Ordinance. Rather, it is the intent of Ridgeville Town Council to enact a “content neutral regulation” which addresses the secondary effects of sexually oriented businesses.
 - (6) Sexually oriented businesses shall not be located within 1320’(1/4 mile) of any other sexually oriented business, school, daycare facility, cemetery, public park, library, religious institution, liquor store, or any residential zoning boundary.
- b) Signage:
- (1) Freestanding signs are prohibited.
 - (2) Business shall not display a sign or advertising visible from public streets or sidewalks, or outside the premises that is photographic, pictorial, or illustrative.
- c) Required Buffers Between Residential Areas or Residentially Zoned Areas and Business:
- (1) Required Buffer Area:
 - (a) Minimum Width: Twenty (20’) feet
 - (2) Required Buffering Materials:
 - (a) Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
 - (i) Seven (7) trees for every one hundred (100) linear feet.
 - (ii) Fifty (50) shrubs per one hundred (100) linear feet.
 - (iii) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
 - (3) Berms shall be constructed within the property boundaries meeting the following requirements:
 - (a) Minimum Height: Two (2’) ft.
 - (b) Minimum Crown Width: Two (2’) ft.
 - (c) Minimum Slope: Two: One (2:1)
 - (4) Solid walls shall be constructed and meet the standards for walls and fences set forth in Section 3.5.
 - (a) Maximum wall height: Six (6’) ft.
 - (b) Shrubs shall reach 1/3 of the height of the wall within three (3) years.
 - (5) No free access shall be permitted between adjacent residential area and the parcel.

4.5.4: Parking

- A. General Requirements: See general parking requirements in Chapter 3 Section 3.13.**
- C. Parking Requirements are outlined in Table 5.1 Table of Permitted Uses Required Loading Spaces**

One (1) space for every 30,000 square feet of floor area, or a portion thereof with a maximum of two (2) spaces.

4.5.5: Landscaping

- A. General Requirements**
-

1. Additions, expansions, or changes which increase a business by twenty-five percent (25%) of the gross floor area shall be in compliance with the landscaping requirements.
2. If more than one landscaping/buffering requirement overlaps, the more stringent regulation shall be applied.
3. **See landscaping requirements in Chapter 3 Section 3.12: Landscaping**

B. Requirements for Parking Areas

1. Peripheral

- a. Required Landscaping Area: at least five feet (5') in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings area to be provided.
- b. Required Landscaping Materials: Choose One:
 1. One (1) small maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing shrub of at least one foot (1') in height shall be planted every ten linear feet (10') within the landscape; or
 2. A combination of trees, hedge, other durable landscape material or approved wall, fence or earthberm may be utilized to form the continuous landscape element of at least three feet (3') in height.
- c. Other Requirements:
 1. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover; and
 2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

2. Interior

- a. Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply:
 1. *Landscaped Island*: shall be at least nine feet (9') in width and eighteen feet (18') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
 - a) No more than ten (10) parking spaces shall be permitted in a continuous row without being interrupted by a *landscaped island*.
 - b) Each parking row shall terminate in a *landscaped island*.
 2. *Median Strip*: shall be at least five feet (5') in width.
 - a) Every fourth row of parking shall be separated by a *median strip* for landscaping and pedestrian purposes.
 - b) Every median strip shall contain plantings of one small maturing tree at intervals of thirty (30') to forty (40') feet, plus shrubs and/or vegetative ground cover to cover the entire area.
- b. Other Requirements:
 1. All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
 2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops and installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

C. Requirements for Front Setback

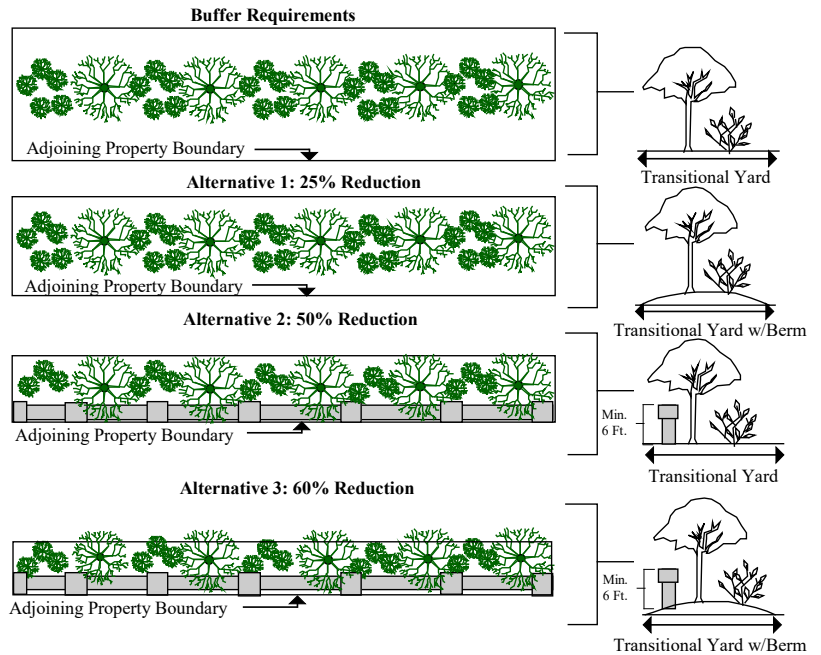
1. Required Landscaping Area:
 - a. Minimum Depth: Twenty (20') feet

- b. Maximum area of impervious surface within the front required setback shall be fifteen percent (15%) exclusive of curbcuts (walkways, fountains, etc.).
- 2. Required Landscaping Materials:
 - a. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
 - b. One (1) small maturing tree for every one hundred (100) square feet (large maturing trees may be counted towards this requirement)
 - c. 6 shrubs every 500 square feet
 - d. Approved ground cover

D. Requirements For Boundaries Adjacent To the Traditional Neighborhood Residential Zoning District and Existing Residential Uses in the Light Industrial Office District

- 1. Required Buffer Area:
 - a. Minimum Depth: One Hundred (100') feet
- 2. Required Buffering Materials:
 - a. Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
 - b. Seven (7) trees for every one hundred (100) linear feet.
 - c. Fifty (50) shrubs per one hundred (100) linear feet.
 - d. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
- 3. Alternative 1: Buffering Requirements reduced by twenty-five percent (25%)(five (5') feet):
 - a. Minimum width may be reduced by twenty-five percent (25%) or five (5') feet with use of a landscaped earth berm.
 - b. Berms shall be constructed within the property boundary meeting the following requirements:
 - 1. Minimum Height: Two (2') ft.
 - 2. Minimum Crown Width: Two (2')ft.
 - 3. Minimum Slope: Two:one (2:1)
- 4. Alternative 2: Buffering Requirements reduced by fifty percent (50%) (ten (10) feet):
 - a. Minimum width may be reduced by fifty percent 50% or ten (10') feet and required number of shrubs reduced to thirty (30) shrubs per one hundred (100) linear feet with use of landscaped wall or fence.
 - b. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
 - c. Maximum wall height: Six (6') ft.
 - d. Shrubs shall reach 1/3 of the height of the wall within three (3) years.
- 5. Alternative 3: Buffering Requirements reduced by sixty percent (60%) (Twelve (12) feet):
 - a. Minimum width may be reduced by fifty percent (50%) or twelve (12') feet and required number of shrubs reduced to thirty (30) shrubs per one hundred (100) linear feet with use of landscaped wall or fence, and a planted earth berm.

- b. Berms shall be constructed within the property boundaries meeting the following requirements:
 1. Minimum Height: Two (2') ft.
 2. Minimum Crown Width: Two (2') ft.
 3. Minimum Slope: Two: one (2:1)
- c. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
- d. Maximum wall height: 6 ft.
- e. Shrubs shall reach 1/3 of the height of the wall within three (3) years.



4.5.6: Signage

A. Intent

The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to increase the Town’s ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

B. Refer to section 3.11: Signage for general sign requirements.

C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.

D. **Sign Area:** Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.

E. **Allowed Signs:** The applicant may select two (2) of the following six (6) choices for a sign type per street frontage:

1. **Wall Sign**
 - a) Maximum Size: One (1) square foot per lineal foot of the building wall on which the sign is to be placed.
2. **Window Sign**
 - a) Maximum Size: Twenty percent (20%) of the window area
3. **Projecting Sign**
 - a) Maximum Size: Sixteen (16) square feet for one side
 - b) Maximum Height: No projecting sign shall extend above the roofline.
 - c) Clearance: Eight (8') feet above ground level
4. **Awning Sign**
 - a) Maximum Size: Fifteen percent (15%) of exterior surface of the awning.
 - b) Signs, symbols, or designs may be painted or sewn onto the awning.
5. **Freestanding Sign**
 - a) Maximum Size: Thirty-five (35) square feet.

- b) Maximum Height: Twelve (12') feet.
- c) Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
- d) No more than one (1) freestanding sign shall be allowed per parcel.

6. Directory Sign

- a) The parcel shall contain no more than one (1) directory sign.
- b) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
- c) The directory sign may take the form of any sign permitted in the zoning district provided that such sign shall comply with its applicable specification. If the directory sign is a freestanding sign, no other freestanding shall be located on the parcel.

F. Prohibited Signs:

- 1. Moving signs of any type.
- 2. Signs projecting above the roofline.
- 3. Any sign not listed as being allowed is prohibited.

4.6: Planned Development District (PD)

4.6.1: Intent

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas.

4.6.2: General

- A.** Any area may apply to be zoned PD if one (1) or more of the following conditions are met:
 - 1. Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one or more adjacent parcels.
 - 2. Exceptions or variations to the existing regulations are essential for the project in terms of site, design, or dimensional requirements.
- B. Minimum Parcel Size:** Five (5) acres
- C. Minimum Lot Depth:** Two hundred (200') feet
- D.** Lot shall adjoin or have direct access to at least one major street.
- E.** The site shall be in one (1) ownership, or if in several ownerships, the application for amendment to the Zoning Chapter shall be filed jointly by all of the owners.

4.6.3: Uses

- A. Permitted Uses:** The following uses or combination of uses shall be considered.
 - 1. Any use proposed by the developer and considered by the Planning Commission and Town Council as being compatible to other nearby uses within and beyond the district may be permitted in such district, upon approval by the Planning Commission and Town Council. A listing of permitted uses within a particular PD district shall be adopted as part of the regulations applying to that district. Thereafter, the uses permitted in the district shall be restricted to those listed, approved and adopted.
- B. Prohibited Uses:** The follow uses or combination of uses shall not be considered in the PD district.
 - 1. Sexually Oriented Businesses

4.6.4: Design Criteria and Development Standards

- A.** Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged.
- B.** Densities for residential dwelling units shall not exceed one (1) unit per 5,000 square feet of gross land area including yard and other dimensional requirements.
- C.** Bufferyards: As determined as needed by the Planning Commission and Town Council.
- D.** Open Space: As determined as needed by the Planning Commission and Town Council.
- E.** All standards of the existing zoning district shall apply, if not specified otherwise in that particular PD district.

4.6.5: Administrative Procedures with Regard to PD Zoning Districts

- A. Zoning Chapter Amendment Required:** Any request pertaining to the establishment of a PD Zoning District shall be considered an amendment to the Zoning Chapter and shall be administered and processed in accordance with Section 5.4. The request shall first be submitted to the Planning Commission for review, , and recommendation, then forwarded to Town Council for public hearing and final action. If approved by the Town Council, all information pertaining to the proposal shall be adopted. Any proposed changes in the district shall be treated as amendments to the Zoning Chapter and must be considered accordingly.
- B. Time Limitation:** If the approved planned development project has not begun within two (2) years of its approval date by Town Council, the planned development chapter shall become null and void and the land classification shall revert to its previous zoning classification.

4.6.6: Submission Materials Required for Development Plan

- A. Purpose and Effect:** An application for rezoning to a Planned Development district shall include a Development Plan incorporating the information required in B and such additional information as the applicant may deem necessary to provide a detailed understanding of the proposed planned development. Although it is unnecessary to become involved in the preparation of engineering drawings at this stage, the Development Plan must be sufficiently detailed to be judged for its superiority to other forms of development or other zoning districts. No development plan shall be required for rezoning to districts other than PD districts.
- B. Application Contents:** The following information and documentation together with such additional information as required by the Commission shall constitute a complete rezoning application:
1. The applicant's name and address and ownership interest in the subject property.
 2. The name and address, and signed written consent of those having an ownership interest, if different than the applicant filing the application.
 3. The tax map identification number.
 4. The present and proposed zoning classification and use of the subject property and adjacent land.
 5. A survey showing property boundary lines, metes and bounds, utility transmission lines and public rights-of-way crossing and adjacent to the subject property.
 6. A vicinity map.
 7. A written statement generally describing the proposed development's compliance with the Comprehensive Plan.
 8. One or more Development Plans at a scale approved by the Zoning Administrator depicting or describing the following features of the development:
 - a) A land use plan map with a description of the type, location, and nature of land use (and building type) within each area of the development indicating the acreage and proposed density and lot requirements of each subarea.
 - b) A proposed traffic circulation map which illustrates internal trafficways related to the development, existing and proposed access points, and through roads accessing adjacent parcels.
 - c) A general description of the means of providing water service, sanitary sewerage, utilities, refuse collection, schools, fire protection, libraries, parks and similar services, where applicable.
 - d) A delineation and description of the open space areas.
 - e) A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development, and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common area.
 9. A tabulation of the following information
 - a) The maximum total number of dwelling units proposed by type of structure, by subarea, if applicable.
 - b) The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub area, if applicable.
 - c) The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses.
 - d) The minimum lot requirements for each proposed use (if different than the minimum lot requirements specified in the current zoning district).
 10. If the planned development is proposed for construction in phases during a period exceeding a single construction season, a proposed phasing plan shall be submitted stating the portion of each uses and public spaces to be provided during each stage.
 11. A statement identifying each of the regulations or other applicable provisions of this Ordinance which the applicant proposes to be modified as part of the Development Plan, the proposed modification, and the justification thereof.
 12. A traffic impact analysis approved by Dorchester County or South Carolina Department of Transportation, depending on road ownership.
 13. A tree survey showing all trees designated as grand trees.

4.7: Manufactured Housing Park District (MHP)

4.7.1: Intent

The Manufactured Housing Park District (MHP) allows for the consolidation of all manufactured housing parks into their own district. This district will provide for the health and safety of the inhabitants of manufactured housing parks and will prevent manufactured housing parks from encroaching on incompatible land uses. The current manufactured housing parks that exist in the Town of Ridgeville are included in this district and will be accompanied by any new manufactured housing parks that may be permitted by the Town of Ridgeville.

4.7.2: General

		Entire Park	Each Home -Site
Minimum Lot Size		3 acres minimum	5,000 sq. ft. minimum
Minimum Lot Width		50 ft. at street frontage	N/A
Maximum # of Units			
Setbacks			
	Front	20 ft. minimum	15 ft. minimum
	Side	10 ft. minimum	15 ft. minimum
	Rear	10 ft. minimum	15 ft. minimum
Max Height		35 ft.	35 ft.
% Maximum Lot Coverage		50%	N/A
Distance between additional accessory structure on the same lot		10 ft.	10 ft.

4.7.3: Uses

A. Permitted Uses: The following uses are permitted in the MHP district provided that all specified standards are met.

1 Mobile or Manufactured Home(s)

- a) Manufactured homes (mobile homes) shall be limited to residential use.
 - (1) Each manufactured home must bear a seal certifying that it was built to HUD standards for mobile homes, adopted on July 1, 1976, as amended.
 - (2) Pre-owned manufactured homes being placed onto a parcel within town shall be no less than fifteen (15) years old at the time of placement.
 - (3) Exterior siding: Wood, hardboard, vinyl, brick, or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 - (4) Roofing Material: Type of shingle or metal roofing that is commonly used in standard residential construction.
 - (5) Minimum Roof Pitch: 3'X 12' roof pitch, or the standard of each manufacturer's equivalent.
 - (6) Skirting: Continuous permanent brick foundation, concrete block, wood, metal or vinyl skirting, continuous except for ventilation and access, shall be installed upon a poured concrete footing after placement on the lot, and before occupancy.
 - (7) The tongue, axles, transporting lights, and removable towing apparatus must be removed after placement on the lot and before occupancy.
 - (8) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in a manner commonly used in standard residential construction and anchored securely to the ground.

B. Prohibited Uses:

1. Any use not listed as being permitted is prohibited

C. Accessory Structures:

1. The following uses are permitted as accessory uses as a detached structure or a subordinate use to the main building on a home-site:
 - a) Fences and walls;
 - b) Garages, carports and off-street parking;
 - c) Playhouses, patios, gazebos and incidental storage buildings;
 - d) Any other necessary and customary use that is determined by the Zoning Administrator to be acceptable.
2. Only one accessory structure, other than fences or walls, will be permitted per home site.

4.7.4: Landscaping

A. Landscaping the Front Setback of MHP:

1. One (1) large maturing tree per every fifteen feet (15') of street frontage shall be planted within the required front setback. The trees shall be a minimum of one (1) inch in caliper at planting.
2. Two (2) shrubs per thirty feet (30') of street frontage shall be planted within the required front setback.

B. Landscaping for Rear and Side Setback of MHP:

1. One (1) small maturing tree per every thirty feet (30') of rear and side lot lines

C. Landscaping around each home-site:

1. One shrub per every fifteen feet (15')

4.7.5: Signs

A. Refer to general sign requirements in Chapter 3, Section 3.11: Signs

- B.** A permanent sign displaying the name of the mobile home park shall not exceed fifty (50) square feet. No more than one sign is permitted along each public street frontage that has an entrance to the park.

4.7.6: Parking

A. Refer to general parking provisions in Chapter 3, Section 3.13: Parking

- B.** Two (2) off-street parking spaces per each home-site.
C. Each space shall be made of a durable, all-weather surface, such as gravel, etc.

4.7.7: Roadways

- A.** Roadways within the MHP district shall have a minimum travel width of twenty feet (20'), exclusive from parking spaces.
B. Each roadway shall be constructed of a durable, all-weather surface, such as gravel.
C. The maintenance of these roadways shall be the responsibility of the property owner(s).

4.7.8: Street Lighting

- A.** All areas of the park shall be lighted sufficiently to permit pedestrian and vehicular traffic.

4.7.9: Other Mobile Home Park Specification

- A.** A park office, laundromat, maintenance buildings and recreation facilities are permitted in the mobile home park for convenience of park occupants.
B. All new mobile home parks shall reserve a minimum of ten (10) percent of its developable land area for open space that may be developed into recreational space.
C. All current, existing mobile home parks are considered existing nonconformities under this ordinance until such time as these parks are expanded by more than twenty-five (25%) percent. At this time the mobile home park must be brought into compliance with all sections of this ordinance.

D. Where available, the site shall be served by public water and sewer.

4.8: Residential Mixed-Use District (RMU)

4.8.1: Intent

The Residential Mixed-Use District (RMU) is a predominately residential area that allows for some complimentary commercial uses that complement the surrounding residences. These commercial uses are defined and have specific design standards and requirements so as not to take away from the residential nature of the area. Government buildings, schools, and parks are also appropriate uses for the RMU District. The purpose of this district is to establish a district to allow for single family attached units and cottage homes in the Town to provide a diversity of housing options and prices to its residents and to exclude uses which are not compatible with such residential uses. Standards for all uses in the district are designed to protect the health, safety, and welfare of the citizens of Ridgeville.

4.8.2: General

A.

	Single Family Detached	Single Family Detached - Cottage Homes	Single Family Attached - Townhomes	Single Family Attached - Duplexes, Triplexes or Quadraplexes	Other	
Minimum Lot Size	8,500 sq. ft. minimum	2,380 sq. ft. minimum	10,000 sq. ft. for a development lot 2,500 sq. ft for individual owners	7,500 sq. ft. – Duplex 12,000 – all other	5000 sq. ft.	
Minimum Lot Width	75 ft.	28 ft.	20 ft.	30 ft.	50 ft.	
Maximum # of Units/ Acre	5	12	8	8	N/A	
Setbacks						
	Front	25 ft. minimum	10 ft.	15 ft.	15 ft.	15 ft.
	Side	7.5 ft. minimum	5 ft.	15 ft.	15 ft.	15 ft.
	Rear	25 ft. minimum	10 ft.	15 ft.	20 ft.	20 ft.
Max Height	35 ft.	35 ft.	40 ft.	35 ft.		
% Maximum Lot Coverage	30%	65 %	75%	75%	75%	
Required Parking Spaces per unit	2	2	2	2	Maximum of 4 spaces	
Open Space Requirements for more than 4 units	25%	25%	25%	25%	0	

4.8.3: Uses

D. Permitted Uses: The following uses are permitted in the RMU district provided that all specified standards are met.

1. Single Family Detached Home
 - a) Single-family Detached Homes (1) housing units per lot permitted.
2. Single Family Detached Cottage Homes

- a) Single Family Detached Cottage Homes (1) housing unit per lot permitted with the following conditions:
 - b) A cottage neighborhood development shall be located on a site having a minimum area of 0.5 acres.
 - c) A cottage neighborhood development shall include at least four (4) cottages and no more than twelve (12). Each cluster must have its own open space and parking. Each cottage must be within 20 ft. of open space.
3. Single Family Attached Townhome
- a) 8 units per lot permitted with the following conditions:
 - b) No more than 6 units shall be permitted to be attached.
4. Single Family Attached Duplexes, Triplexes and Quadraplexes
- a) Duplexes, Triplexes and Quadraplexes (8) units per acre permitted with the following conditions:
 - b) Developments of just one type of this use are discouraged.
5. Staple Food Store
- a) Definition:
 - b) (1) Small grocery stores that provides basic food items including dairy, animal or vegetable proteins, fruits and vegetables, juice, whole grains, etc. is allowed per lot with the following conditions:
 - c) Maximum gross floor area is 2,500 sq. ft.
 - d) The design of the new construction shall be consistent with the residential nature of the area.
 - e) No tobacco, vape, hookah, CBD, alcohol, or similar products shall be offered for sale.
 - f) Adherence to a “Good Neighbor Plan”
 - (1) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
6. Café/Eatery/Coffee Shop
- a) Definition:
 - b) Small scale retail that compliments the residential uses in the district shall be permitted.
 - c) The design of the new construction shall be consistent with the residential nature of the area.
 - d) Setbacks
 - e) Use List:
 - (1) Home Office or Occupation
 - (2) Staple Food Store
 - (3) Café/Eatery/Coffee shop
 - (4) Gym
 - (5) Day care center operated in the home
 - (6) Free standing Barber Shop/ Beauty Shop
7. Home Office or Occupation(s)
- a) Definition:
 - b) Office and commercial uses shall be limited to the ground floor of the structure. Residential uses above the office or commercial use are encouraged.
 - c) Home Office and Home Occupations cannot occupy more than 1,000 square feet gross floor area exclusive of any residential living quarters.
 - d) The design of the new construction shall be consistent with the residential nature of the area.
 - e) Setbacks shall be consistent with neighboring property.
 - f) Use List:
 - (1) Home Office or Occupation
 - (2) Day care center operated in the home
 - (3) Barber Shop/ Beauty Shop operated in the home
8. Civic Structure(s)
- a) Use List:

- (1) School
 - (2) Church
 - (3) Park/playground
 - (4) Community Hall
 - (5) Governmental Services Building
 - b) Landscaping the Front Setback:
 - (1) One (1) small or medium maturing tree per thirty feet (30') of street frontage shall be planted within the required front setback. The trees shall be a minimum of one (1) inch in caliper at planting.
9. Community Gardens
- a) Definition:
 - b) One (1) Community Garden per lot shall be permitted as an accessory use to a single family detached or single family attached unit.
- E. Prohibited Uses:** The following uses shall be prohibited in the RMU district.
- 1. Bars or taverns
 - 2. Private clubs
 - 3. Service or gas station
 - 4. Tobacco/hookah or vape shops
 - 5. Outdoor storage
 - 6. Outdoor business
 - 7. Drive-through restaurant
 - 8. Dry cleaning establishment
 - 9. Sexually Oriented Businesses
 - 10. Mobile Homes
 - 11. Tattoo/piercing establishments
 - 12. Any use not listed as being permitted is prohibited.

4.8.4: Parking

-
- D. General Requirements: See general parking requirements in Chapter 3 Section 3.13**
 - E.** The following parking requirements shall apply within the RMU district.
 - 1. Office: Two (2) parking spaces per 1,000 square feet.
 - 2. Café/Eatery/Coffee Shop: Four (4) parking spaces per 1,000 square feet.
 - 3. Staple Food Store: Four (4) parking spaces per 1,000 square feet.
 - 4. Residential: Two (2) parking spaces per dwelling unit.
 - F. Parking:** Parking for non-residential uses shall be located to the side and rear of the building. This requirement may be waived by the Zoning Administrator where the use and situation require parking to be placed to the front of the building, provided that this shall not adversely affect residential nature of the neighborhood.
 - G.** Parking for Single Family Detached Cottage Homes shall be provided in the rear of the lot and shall be accessed from the front street or by an alley with a minimum 20 ft. right of way. Required parking shall be contained within the residential lot.
 - H. Landscape Buffers:** (For non residential uses)
 - 1. Required Landscaping Area: At least five feet (5') in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.
 - 2. Required Landscaping Materials
 - a) One (1) tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape.
 - 3. Other Requirements:
 - a) All portions of the landscaping area not planted with shrubs and trees shall be planted in grass and/or with some other vegetative ground cover; and
 - b) Parked vehicles may overhang a landscaped area no more than one foot (1'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earth berms shall be located as

to prevent their damage and/or destruction by overhanging vehicles. Knee walls can be used to buffer parking from the right of way or other uses.

c) The use of native and natural vegetation is required.

I. Alternative Parking:

a) The Zoning Administrator is authorized to consider an alternative parking plan that proposes alternatives to the materials used for parking spaces and/or buffering and landscaping and to off-street parking.

4.8.5: Design Standards

1. Mixed use residential is encouraged. Developments of just one type of residential use are discouraged.
2. Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be on the same plane as the front façade or behind the front facade of the dwelling or no more than thirty percent (30%) of the front width of the housing unit.
3. Stoops are required on the front facades of homes. Front porches shall be encouraged. When incorporating a front porch, it shall be a minimum of 6 feet in depth. Front porches may be set back a minimum of 10 feet from the front of the property line provided the garage is set back a minimum of 20 feet.
4. At least two windows shall be incorporated into each side of the house.
5. Minimal repetition of front facades – matching front facades shall not be repeated adjacent, across the street or diagonal from one another.
6. Exterior siding material may include:
 - a. Hardiboard or equal
 - b. Brick
 - c. Stucco
 - d. Vinyl
7. Vinyl siding shall meet the following standards:
 - a. Panels shall be at least 0.04 inches thick.
 - b. Soffit panels shall be at least 0.05 inches thick.
 - c. Siding shall contain anti-weathering protection.
 - d. Siding products shall have a minimum 50-year warranty from the manufacturer.
 - e. Vinyl shakes, beadboard and water tables are encouraged but not required to achieve variety.
 - f. Vinyl specifications shall be submitted for review and approval to the Zoning Administrator.
8. Band boards at each foundation shall be required and shall be of greater thickness than the siding such that no edge of the siding will project beyond the face of the band board where they meet. Band board shall be a 6” minimum width with a 1” cap.
9. Bike racks are encouraged.
10. A natural Tree corridor is encouraged for developments that are adjacent to existing single-family residential units.

Chapter 5: Use Standards

5.1: Principal Uses

5.1.1: Intent. This section classifies the uses allowed by zoning district in order to identify the activities that support the health, safety, and welfare of the people that live and work in all areas of Ridgeville. This section includes use definitions and any standards that may apply to a specific use.

5.1.2: Applicability. No building, structure, or land shall be used in any way other than an activity or use that is permitted in the applicable zoning district.

5.1.3: General Provisions

1. A site may contain more than one principal use, so long as each principal use is allowed in the zone, and that all site requirements are met for each principal use, e.g., setbacks, height, percentage of lot coverage standards, landscaping, buffers, parking.
2. If a use is not listed but is similar in nature and impact to a use that is listed, the Zoning Administrator may interpret the use as permitted.
3. All uses shall meet any applicable federal, state, and local requirements, including, but not limited to, licensing, health, safety, and building and fire code requirements.

(B) Table of Principal Uses

1. **Permitted (P).** These uses are permitted by right in the districts in which they are listed provided that they comply with all other applicable regulations of this Ordinance.
2. **Allowed subject to Conditions (C).** These uses are permitted by right in the districts in which they are listed, provided that they comply with all other applicable regulations of this Ordinance and with any standards that are listed specific to that use.
3. **Special Exceptions (S).** These uses are allowed only if reviewed and approved for a special exception in accordance with the procedures and special exception criteria of the Board of Zoning Appeals. In addition, they shall comply with all other applicable regulations and use conditions of this Ordinance, and any applicable additional standards associated with the use or requirements of the Board of Zoning Appeals.
4. **Prohibited Use.** Uses without a symbol are prohibited in the district because they are considered incompatible with the intent of the district.
5. **Unlisted Uses.** It is recognized that this Ordinance may require interpretation to assign all possible uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted or not permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein.

5.2:

5.2: Table of Permitted Uses

USE BY ZONING DISTRICT	TC	NC	TN R	RM U	MH P	LI	Parking Requirements
Agricultural							
Plant Agricultural							
Community Garden	P	P	P	P	P		
Indoor Food Production						P	
Civic, Institutional & Public							
Cemetery		P					
College/University	P	P					
Community Center	P	P	S	P			
Government Office	P	P				P	
Hospital	P	P					
Library/Museum/Cultural Facility	P	P					
Medical or Dental Clinic	P	P		P			
Membership Organization Facility	P	P					
Nursing Care Facility		P					
Parking Lot as an Accessory Structure	P	P				P	
Parks & Open Space	P	P	P	P	P	P	
Park & Ride	P	P					
Public Safety Facility		P	P	P	P	P	
Religious Institutions	P	P				P	
School, Business or Trade	P	P	P				
School, Pre-K – 5th	P	P	P				
School, 6th- 12th	P	P	P				
Social Service Facility		P					
Utilities, Major	P	P				P	
Utilities, Minor	P	P	P	P	P	P	
Wireless Communication						P	
Wireless Communication (Small Cell)	P	P				P	
Wireless Communication (Stealth)						P	
Industrial, Manufacturing, Processing							
Industrial, Artisan						P	
Industrial, Heavy							
Industrial, Light						P	
Research/Laboratory Facility						P	
Warehouse/Distribution/Self Storage						P	
Residential & Group Living							
Continuing Care Retirement		P					
Cottage Neighborhood				P			
Dwelling, Accessory	P	P	P	P			
Dwelling, 1 Unit, detached	P	P	P	P	P		
Dwelling, 1 Unit, attached				P			

Dwelling, 2 Unit				P			
Dwelling, 3-5 Units				P			
Dwelling, Mixed Use	P	P		P			
Dwelling, Townhouse				P			
Group Residence			P				
Residential Care Facility		P					
Retail, Service & Office	TC	NC	TN R	RM U	MH P	LI	
Adult Business						C	
Animal Care		P				P	
Banquet Hall	P	P					
Beer/Wine/Liquor Sales	P	P		P			
Day Care Center		P	P	P			
Drinking Establishment	P	P					
Drive-Through Facility		P					
Entertainment Facility, Indoor	P	P					
Entertainment Facility, Outdoor		P				P	
Funeral Services		P					
Gas Station/Convenience Store		P					
Home Occupation	P	P	P	P	P		
Hotel							
Non-Depository Credit Institution	P	P					
Pawn Shop						P	
Performing Arts Center	P	P					
Personal Care & Services	P	P					
Private Club/Lodge						P	
Professional Offices	P	P		P			
Restaurant	P	P		P			
Retail, General	P	P					
Retail, Intermediate	P	P					
Retail, Heavy		P					
Self-Storage Facility						P	
Short-Term Rental		C					
Staple Food Store	P	P		P			
Tattoo/Piercing						P	
Tobacco/Hookah/Vaping						P	
Vehicle Sales or Rental						P	
Vehicle Rental, Truck						P	
Vehicle Service, Major						P	
Vehicle Service, Minor						P	
Vehicle Service, Commercial						P	

* It is recognized that this Ordinance may require interpretation to assign all possible uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted or not permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein.

Agricultural

Plant Agriculture. A commercial agricultural operation of any size that grows horticultural or nursery stock or fruits, vegetables, grain, or other agricultural crops outdoors.

Community Garden. A space where food, trees, and other plants are grown for personal, group, shareholder, or lessee use, or for donation, including for educational, recreational, and beautification purposes. Community gardens may be divided into separate plots for cultivation by one or more individuals

or may be farmed collectively by members of the group and may include common areas maintained or used by community group members.

Standards:

1. Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures, excluding greenhouses, shall not exceed 15 percent of the area of the parcel. Greenhouses may not exceed 75 percent of the area of the parcel.
2. Areas used for communal composting shall be limited to 20 percent of the area of the parcel.
3. Perimeter fences, including trellises, are allowed in community gardens, subject to the standards for fences.
4. Before issuance of a permit for a community garden, it shall have an established set of operating rules addressing the governance structure of the garden, hours of operation, assignment of garden plots, contact information, and maintenance and security requirements and responsibilities.

Indoor Food Production. A commercial operation that produces fruits, vegetables, grain, or other agricultural crops; horticultural or nursery stock; or aquaculture in a permanent indoor facility. Includes greenhouses. Excludes retail sales of products.

Civic, Institutional & Public

Cemetery. Land or structures dedicated for the interment of human or animal remains.

College/University. A post-secondary institution, public or private, for higher learning that grants associate, bachelor, masters, or doctoral degrees. Includes theological schools. Includes related ancillary facilities, such as cafeterias, restaurants, retail, indoor or outdoor recreational facilities, research facilities, and similar uses.

Community Center. A place, building, area, or other facility used for providing social and recreation programs. The facility may be private, or the facility may be open to the general public and designed to accommodate and serve significant segments of the community.

Government Office. A facility used for the conduct of business of a unit of government. For purposes of this Ordinance, “government offices” includes offices of Town, county, state, tribal, and federal government agencies that provide administrative and/or direct services to the public, executive offices, legislative offices, and courts.

Hospital. A licensed facility that provides health, medical, or surgical care to the sick or injured, often on an inpatient basis. Includes related ancillary facilities, such as laboratories, outpatient clinics, pharmacies, cafeterias, gift shops, training facilities, classrooms, central service facilities, heliports, and offices integral to function of the facility.

Library/Museum/Cultural Facility. A facility open to the general public for cultural services and exhibitions. Includes such uses as museums, cultural centers, historical societies, and libraries operated by a government or nonprofit establishment. Includes related ancillary uses, such as classrooms, meeting rooms, retail, offices, or food service.

Medical or Dental Clinic. A facility for physicians, dentists, chiropractors, physical therapists, mental health practitioners, or other licensed healthcare practitioners to examine and treat persons on an outpatient basis.

Membership Organization Facility. A facility, not open to the general public, operated by a membership-based organization for civic, social, cultural, religious, literary, political, or like activities, for the benefit of

the organization's members and not primarily for profit or to render a service that is customarily carried on as a business.

Nursing Care Facility. Institutions certified by the state to offer 24-hour medical and skilled nursing care, rehabilitation, or health-related services to individuals who do not require hospital care.

Parking Lot. A non-accessory parking lot for the storage of passenger motor vehicles made available to the general public, with or without a fee. Parking lots serving a permitted use located on an adjacent lot or a lot separated from the subject lot by a street or alley shall be considered as accessory parking lots. Includes parking structures, whether underground, at ground level, or above ground level, in which more than 50 percent of the gross floor area is used for parking vehicles.

Park & Open Space. An open outdoor space, public or private, designed for active or passive recreational use or natural resources protection. Includes such uses as parks, plazas, greens, botanical or ornamental gardens, playfields and game courts, playgrounds, and monuments. Includes related ancillary facilities, such as picnic areas, gazebos, ziplines, and swimming pools. Excludes golf courses, skate parks, and commercially operated amusement parks which are considered an Entertainment/Recreation Facility, Outdoor use.

Standards:

1. All structures and activity areas, including but not limited to outdoor amphitheatres, ball fields, basketball and tennis courts, swimming pools, playgrounds, and parking or unloading areas, shall be located a minimum of 50 feet from any residential structure.
2. Service of food and beverages is permitted but shall be limited to service that is incidental to the primary activity of the facility.

Park and Ride. An off-street parking facility designed or intended to provide peripheral collection and storage of motor vehicles and bicycles to accommodate commuter traffic into or out of the community via a transit station or terminal located within convenient walking distance of the facility. Accessory structures may include passenger shelters.

Public Safety Facility. A facility operated by a public safety agency, including such uses as fire stations and firefighting training facilities, police and sheriff substations and headquarters, emergency medical services substations, and public safety communication centers.

Religious Institution. A facility devoted primarily to the purpose of divine worship. Includes member related ancillary uses, which are subordinate to and commonly associated with the religious institution use, such as schools and instructional facilities, daycare centers, cemeteries, and social uses. The Town Council may grant modifications of the standards applicable to a place of worship on finding that the modification is necessary to eliminate a substantial burden on religious practice, as guaranteed by the Federal Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 (52 U.S.C. § 2000 et seq.). In doing so, the Council may impose conditions consistent with RLUIPA that will substantially secure the objectives of the modified standard and substantially mitigate any potential adverse impact on the environment or adjacent development.

School, Business or Trade. An establishment, other than a college or university, that provides specialized on-site training and education beyond the high school level, principally in business, commercial, or trade skills, that does not provide lodging or dwelling units for students or faculty, and that has programs that typically result in the awarding of a certificate.

School, Pre-K-High. A public, private, or parochial institution offering instruction at the preschool through high school levels with a full range of curricular programs. Includes related on-site ancillary facilities, such as cafeterias, gymnasiums, theaters, playgrounds, and athletic facilities.

Social Service Facility. A facility where social or welfare services are provided to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through the provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling center, and drop-in or activity space.

Utilities, Major. A large-scale utility facility that primarily serves a regional need, which because of its scale or method of operation is more likely to produce external impacts detectable beyond the lot lines of the subject property. Includes facilities such as electric or gas generation plants, high voltage transmission lines, sewage treatment plants, water pumping stations, and water towers and tanks.

Utilities, Minor. A utility facility or service that primarily serves local distribution needs. Includes facilities such as water and sewer pump stations, electric substations, gas regulating stations, and telephone exchange/switching centers.

Wireless Communications Facilities. Towers, antennas, cell towers, and ancillary structures used to transmit and receive radio-frequency signals, microwave signals, or other signals.

- (A) **Wireless Communication (Traditional).** Lattice, monopole, or similarly designed facilities where electric communications equipment and antennae are mounted, allowing the surrounding area to use wireless communication devices like telephones and radios.
- (B) **Wireless Communication (Small Cell).** Wireless transmitters and receivers, often on decorative poles in right of way, designed to provide network coverage to smaller areas suited for more densely developed environments like cities.
- (C) **Wireless Communication (Stealth).** Concealed or camouflaged tower facilities designed so that the facilities have the appearance to a casual observer of a structure other than a telecommunications facility and such a manner that is consistent with the existing landscape, streetscape, or development pattern. Concealed towers can look like pine trees, flag poles, water towers, church steeples, bell towers, signs, and other structures.

Standards:

1. The Zoning Administrator shall review any construction, addition, or modification and approve or refer to the Board of Zoning Appeals for special exception as required. The Zoning Administrator is authorized to approve colocations, temporary carrier on wheel uses, new equipment within existing fence compound, and additions less than 10 feet in height. New structures or substantial improvements that expand the footprint or height shall be approved by the Board of Zoning Appeals as a special exception. Chapter 152 regulates standards for placement of small wireless communication facilities.
2. The following shall apply only to lattice, monopole, and stealth facilities:
 - (a) The maximum height for a traditional lattice or monopole tower shall be 225 feet in Light Industrial zoning districts, with a 300 feet setback from any residential district.
 - (b) The maximum height for a stealth tower in RSF shall be 60 feet and district setbacks apply.
 - (c) The maximum height for a stealth tower in all other districts shall be 100 feet and district setback apply.
 - (d) Stealth towers shall:
 - (1) Respect and, to the extent possible, compliment the style, height, bulk mass, material, and color of existing buildings, structures, vegetation, or uses within the surrounding area.
 - (2) Emulate an architectural or landscape feature typical of, or appropriate to, the surrounding area.

(3) Be located where it would not substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.

- (e) Where a new communication tower or a new stealth WCF would be “visible” from property listed within the National Register of Historic Places, the South Carolina State Historic Preservation Officer shall issue a letter stating that the design would have no adverse effect before the Zoning Administrator shall issue a Zoning Permit.
- (f) Eight-foot-high fencing shall be provided around any communication tower and associated equipment building or cabinet. Concertina wire, barbed wire, or other similar security devices are expressly prohibited unless the devices are screened entirely with year-round landscaping that achieves the required screening at the time the landscaping is installed.
- (g) Shall be illuminated only to the extent required by applicable state or federal law or regulation.
- (h) No signage is permitted, except as required by applicable law or by standard industry practice for the purpose of identification, warning, emergency function or contact.
- (i) Tower and equipment that is no longer used for communication purposes shall be removed within 120 days of the date it is taken out of service.
- (j) New communication towers shall be light gray, except as otherwise required by applicable state or federal law or regulation.
- (k) Shall be designed such that, in the event the tower fails structurally, it would not fall within a public right of way, or within a distance equal to the height of the tower plus the setback distance from any existing structures, nor endanger the safety of residents, employees, or travelers. The Zoning Administrator shall not issue a Zoning Permit for the support structures listed within this subsection until such time the applicant provides a signed letter from a registered professional structural engineer certifying that the proposed tower is designed to comply with the standards of this subsection.
- (l) No variance to the requirements of this section shall be granted by the Board of Zoning Appeals.
- (m) Be located where it would substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.
- (n) Be located within 1,000 feet of another communication tower.
- (o) The proposed user shows proof that it has attempted to co-locate upon existing towers and will allow other users to co-locate upon the tower in the future subject to the engineering capabilities of the structure.

Industrial, Manufacturing, & Processing

Industrial, Artisan. A manufacturing use involving small-scale production, assembly, and/or repair with no noxious by-products. Includes such uses as bakeries, confectioners, breweries, metalworking, woodworking, and maker spaces. Includes related ancillary uses and facilities, such as retail, restaurant, showroom, offices, storage, sales, and distribution of products.

Standards:

1. Artisan industrial uses shall not exceed 15,000 square feet of gross floor area.
2. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building, and little or no external impacts are detectable beyond the lot lines of the property.

Industrial, Light. A facility for the processing or manufacturing of products or parts, including fabrication, assembly, treatment, and packaging of such products, and the incidental storage, sales, and distribution of such products, provided that all manufacturing processes are contained entirely within a fully enclosed building. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building, and little or no external impacts are detectable beyond the lot lines of the property.

Research/Laboratory Facility. A facility where testing, research, and development is conducted in industries such as biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, vehicle components, and electronics and instrumentation. Other than prototype development, excludes the manufacturing, fabrication, processing, or sale of products.

Warehouse/Distribution. A facility for the storage, transfer, wholesaling, and distribution of goods. If a warehouse/distribution use is ancillary to another principal use, and has a gross floor area of less than 10,000 square feet, it is considered part of the principal use and is not considered a separate principal use.

Residential & Group Living

Continuing Care Retirement Community (CCRC). An age-restricted development that provides a continuum of accommodations and care, from independent living to convalescence care and long-term skilled nursing care and enters into contracts to provide lifelong care. A CCRC typically includes a full range of living arrangements from independent living, congregate housing, residential care and skilled nursing and sometimes hospice care. CCRCs provide a range of ancillary facilities and services such as health care, meals with common dining facilities, physical therapy, education, recreation, and other social and cultural activities. Although CCRCs include household living uses (e.g., dwellings) and health care uses (e.g., nursing homes), they are categorized as a group living because of their focus on the present or future provision of personal care to senior citizens and their integration of various uses as a single cohesive development.

Standards:

1. The number of nursing care beds shall not exceed 50 percent of the total number of permitted dwelling units.
2. A minimum of ten percent of the CCRC's land area shall be devoted to outdoor open space, indoor or outdoor recreation facilities, and indoor or outdoor social-oriented amenities, including community centers. Such areas shall be located so as to be safely and conveniently accessible to CCRC residents.
3. Each outdoor area intended for active recreation shall have a minimum area of 5,000 square feet and minimum dimension of 50 feet.
4. Each of the major component parts of the CCRC shall comply with the standards applicable to the principal use most closely representing component part, i.e. nursing care facility standards for the skilled nursing services components, residential care facility standards for residential care component, and single-family, two-family, and/or multifamily dwelling standards, as appropriate, for the independent living component.

Cottage Neighborhood. A collection of small houses that are arranged around a common open space, or courtyard, with parking screened from public view.

Dwelling, Accessory. A dwelling unit that is clearly subordinate and incidental to a primary building on the same lot. An accessory dwelling unit is allowed only as accessory to, and on the same lot as, a single-family detached dwelling unit.

Standards:

1. There shall be no more than one accessory dwelling unit on a lot.
2. Either the principal dwelling unit or the accessory dwelling unit must be the permanent, full-time residence of the owner of the lot.
3. An accessory dwelling unit may be within or attached to the principal structure (e.g., a downstairs or upstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse).

- (a) If attached, the accessory dwelling unit must be attached to the principal structure and have an operative interconnecting door with the principal structure.
- (b) If detached:
 - 1. A distance of at least ten feet shall separate the accessory dwelling unit from the principal structure.
 - 2. The accessory dwelling unit must be located in the same base zoning district as the principal structure.
 - 3. Primary side and rear setback requirements apply.
- 4. A manufactured home or recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an accessory dwelling unit.
- 5. The floor area of an accessory dwelling unit shall be no greater than 850 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is less.
- 6. An accessory dwelling unit shall:
 - (a) Have the same street address and mailbox as the principal dwelling.
 - (b) Not be subdivided or otherwise segregated in ownership from the principal single-family dwelling unit.
 - (c) Use the same water, sanitary sewer, gas, and electric utilities as the principal dwelling.
 - (d) Use the same driveway as the principal dwelling, unless it is accessed from a right-of-way not used by the principal use (e.g., a rear alley or separate street access on a corner or through lot).
 - (e) Maintain the general architectural design, style, appearance, height, and character of the principal dwelling and/or residential design standards.
 - (f) Unless otherwise specified, shall not be located in any established front or corner yard or in front of the primary building line.
- (7) Only one kitchen is allowed per accessory dwelling unit.
- (8) Accessory dwelling units shall not count toward the maximum density standards.

Dwelling, 1 Unit. Detached. A structure that contains only one dwelling unit.

Dwelling, 1 Unit, Attached. A structure that contains attached one (1) dwelling units on separate lots, no more than two (2) attached, each with its own outside entrance, which share a common exterior wall and are joined together by fire resistive party walls extending at least from the lowest floor level to the roof.

Dwelling, 2 Units. A building, commonly known as a duplex, that contains two dwelling units on the same lot, with each unit sharing common vertical walls and/or horizontal floors and ceilings with another dwelling unit.

Dwelling, 3-5 Units. A structure that contains up to four dwellings on the same lot, with each unit sharing common vertical walls and/or horizontal floors and ceilings with another dwelling unit.

Dwelling, 5-8 Units. A structure that contains up to eight dwellings on the same lot, with each unit sharing common vertical walls and/or horizontal floors and ceilings with another dwelling unit.

Dwelling, Mixed-Use. A building containing at least one dwelling unit and having its street level frontage used exclusively for non-residential purposes, such as retail, office, or service-related establishments.

Dwelling, Townhouse. Three or more dwelling units on separate lots, each with its own outside entrance, which share a common exterior wall and are joined together by fire resistive party walls extending at least from the lowest floor level to the roof.

Group Residence. A residential facility providing any combination of food, shelter, personal care, social services, counseling services, or transportation to residents; or a residential facility providing common

living areas such as a kitchen, living room, dining room, or recreation rooms. Includes uses such as boarding houses, domestic violence shelters, homeless shelters, halfway houses, or any other residential facility for individuals which do not qualify as a family, or any other form of residential facility expressly provided for in this Ordinance. Category does not include a home serving nine or fewer mentally or physically handicapped persons providing care on a twenty-four-hour basis, approved or licensed by a State of South Carolina agency or department, or under contract with the agency or department for that purpose.

Residential Care Facility. A facility where accommodation, board, and personal assistance in feeding, dressing or other essential daily living activities are provided for a period exceeding 25 consecutive hours to two or more individuals who are not related to the administrator or owner of the facility within the third degree of consanguinity and who, by reason of age or physical or mental infirmity, are unable to care sufficiently or properly for themselves or manage their own affairs but do not require the daily services of a registered or licensed practical nurse. A community residential care facility includes any chemical abuse residential treatment facility, such as a halfway house, and other facilities providing inpatient or detoxification services. For purposes of this Ordinance, "residential care facility" does not include a home serving nine or fewer mentally or physically handicapped persons, if the home provides care on a twenty-four hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose.

Standards:

1. The owner, operator, or manager shall verify that proper DHEC licensing requirements will be met prior to start of operation.
2. The owner, operator, or manager shall verify that a loitering control program will be enforced.
3. The owner, operator, or manager shall provide written verification they provided local contact information to the adjoining neighborhood associations or businesses for the documentation of any problems they may have with current business practices that impact adjacent neighborhoods or businesses.
4. The owner, operator, or manager shall provide a written business plan that describes, at a minimum, the following:
 - (a) Number of residents.
 - (b) Uses and activities that will occur in conjunction with the use.
 - (c) Security plan.
 - (d) Provisions for transportation of residents to and from the facility.
 - (e) Staffing information.

Retail, Service & Office

Adult Business. An "adult arcade," an "adult bookstore or adult video store," an "adult cabaret," an "adult motel," an "adult motion picture theater," "escort agency," a "semi-nude model studio," or a "sexual device shop."

(A) Adult Arcade

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

(B) Adult Bookstore or Adult Video Store

A commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations

which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment meets any one or more of the following criteria:

- (1) At least 30 percent of the establishment's displayed merchandise consists of said items; or
- (2) At least 30 percent of the wholesale value of the establishment's displayed merchandise consists of said items; or
- (3) At least 30 percent of the retail value (defined as the price charged to customers) of the establishment's displayed merchandise consists of said items; or
- (4) At least 30 percent of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items; or
- (5) The establishment maintains at least 30 percent of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items shall be included in "floor space" maintained for the display, sale, or rental of said items); or
- (6) The establishment maintains at least 500 square feet of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items shall be included in "floor space" maintained for the display, sale, or rental of said items); or
- (7) The establishment regularly offers for sale or rental at least 1,000 of said items; or
- (8) The establishment regularly features said items and regularly advertises itself or holds itself out, by using "adult," "adults only," "XXX," "sex," "erotic," "novelties," or substantially similar language, as an establishment that caters to adult sexual interests.

(C) Adult Cabaret

A nightclub, bar, restaurant, bottle club, or similar commercial establishment which regularly features live conduct characterized by semi-nudity. No establishment shall avoid classification as an adult cabaret by offering or featuring nudity.

(D) Adult Motel

A hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions;
2. Offers a sleeping room for rent for a period of time that is less than ten hours; or
3. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten hours.

(E) Adult Motion Picture Theater

A commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas" are regularly shown to more than five persons for any form of consideration.

(F) Escort Agency

A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

(G) Semi-Nude Model Studio

A place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This definition does not apply to any place where persons appearing in a state of semi-nudity did so in a class operated:

1. By a college, junior college, or university supported entirely or partly by taxation;
2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. In a structure:
 - (a) Which has no sign visible from the exterior of the structure and no other advertising that indicates a seminude person is available for viewing; and
 - (b) Where, in order to participate in a class a student must enroll at least three days in advance of the class.

(H) Sexual Device Shop

A commercial establishment that regularly features sexual devices. This definition shall not be construed to include any pharmacy drug store, medical clinic, any establishment primarily dedicate to providing medical or healthcare products or services, or any establishment that does not limit access to its premises or a portion of its premises to adults only.

Standards for Adult Businesses:

- (1) A variance from any of the provisions of this section is prohibited. A deviation via a special exception condition regarding any of the requirements of this section is prohibited.
- (2) The location for a new establishment or substantial enlargement of an existing establishment shall not be within 1,500 feet from the property line of a place of worship, a boundary of any residential district, an outdoor recreational facility, a lot devoted to residential use, daycare, cemetery, public or private school, or another adult use. Measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure where an adult oriented business is conducted to the nearest boundary or property line.
- (3) No more than one adult business shall be located in the same building, structure, or portion thereof, or the increase of floor area of any sexually-oriented business in any building, structure, or portion thereof containing another sexually-oriented business.

Animal Care Establishment. A business which provides care for domestic animals. Includes such uses as veterinary offices, pet grooming facilities, pet resorts/hotels, animal training facilities, animal rescue shelters, kennels, and pet boarding facilities where animals are boarded during the day or for overnight stays.

Standards:

1. Areas in which animals are boarded shall be fully enclosed within a structure and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.
2. Runs or areas for the training or periodic exercise of animals may be located outside, if they are located at least 35 feet from any lot line and screened from view from the street and from adjoining development.
3. Accessory uses may include retail sales and grooming services, as long as the accessory uses occupy no more than 25 percent of the total gross floor area.

4. All animal refuse shall be kept in airtight containers and disposed of on a regular basis.

Banquet Hall. A facility available for lease by individuals or groups for private events such as banquets, weddings, or other similar functions, where access by the general public is restricted.

Beer/Wine/Liquor Sales. A state licensed establishment whose primary business, in terms of gross floor area or sales, is the sale of alcoholic beverages for off-site consumption.

Day Care Center. A business that provides licensed care in a protective setting for children or elderly or disabled adults for less than 25 hours per day. Excludes home occupations.

Standards:

1. Day Care facilities permitted as a principal use shall comply with the South Carolina Department of Social Services Regulations for the licensing of Child Care Centers.
2. Locate outdoor play equipment no closer than 20 feet to any residential lot line.

Drinking Establishment. An establishment, in conformity with state law, primarily engaged in the sale or dispensing of alcoholic beverages by the drink for on-site consumption. May include related ancillary activities, such as the availability of food for on-site consumption, and live entertainment that is clearly incidental and subordinate to the bar/tavern use.

Drive-Through Facility. A facility that dispenses goods through an attendant window or automated machine to persons remaining in or on motor vehicles in a designated drive aisle. A drive-through may or may not be in conjunction with another principal use.

Standards:

1. A drive-through is determined by the entire length of the operation including the required waiting spaces to the services/pick-up window.
2. No portion of a drive-through facility shall be located between the front facade and front lot line or the corner facade and corner lot line.
3. A drive-through facility shall not cause any interference to a public right-of-way or conflict with safe movement along sidewalks or walkways, to building entrances or exits, or to required parking spaces.
4. A drive-through facility shall have a minimum width of 10 feet measured from the farthest point of projection of a drive-through facility from the building or structure.
5. A drive-through facility shall have a bail out capability for all vehicles which have entered the drive through lane. When provided, a bail out lane shall have a minimum width of 10 feet measured from and running parallel to the full length of the drive through lane. If a bail out lane also serves as an interior access drive providing access to parking spaces, the bail out lane / interior access drive shall be limited to a one-way traffic pattern following the direction of the drive through lane.
6. A drive-through canopy shall be consistent in design and materials with the primary building, shall be neutral colored, and shall have masonry support columns.
7. No portion of a drive-through facility shall be located within 50 feet of a Residential zoning district or a lot containing a residential use.

Entertainment/Recreation Facility, Indoor. A facility for leisure uses conducted within an enclosed building. Includes such uses as amusement centers, arcades, bowling alleys, live and movie theaters, music venues, pool halls, skating and roller rinks and facilities, spectator sports, and tumbling centers. Includes related ancillary uses, such as food service.

Entertainment/Recreation Facility, Outdoor. A facility for leisure uses conducted outdoors or within partially enclosed structures. Includes such uses as amusement parks, batting cages, spectator sports,

miniature golf courses, golf driving ranges, skating parks, and tennis clubs. Includes related ancillary uses, such as food service.

Funeral Services. A facility where the deceased are prepared for burial display and for rituals before burial or cremation. Includes such facilities as chapels, funeral homes, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services.

Gas Station and/or Convenience Store. A facility engaged in the retail sales of personal or commercial vehicle fuels and/or a wide variety of quick service consumable products.

Standards:

1. Gasoline dispensers and pump island canopies shall not be located within any minimum required setback. Gasoline dispensers and pump island canopies shall not be located in an established front or corner yard.
2. A gas station canopy shall be consistent in design and materials with the primary building, shall be neutral colored, and shall have masonry support columns.
3. Adherence to the ‘‘Good Neighbor Plan’’
 - (a) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
 - (b) Litter control program. At least two trash receptacles must be provided on-site for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily on-site litter pickup as well as litter pick-up along sidewalks adjacent to the site.
 - (c) Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale on-site (e.g., beverages, chips, tobacco, snacks, etc.).
 - (d) Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the Town of Ridgeville Police Department regarding participation in a crime prevention/awareness program.
 - (e) Neighborhood communication program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will provide local contact information to the adjoining neighborhood associations or business for the documentation of any problems they may have with current business practices that impact adjacent neighborhoods or businesses.

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

Standards:

1. Certain home occupations are permitted as an accessory use to a dwelling unit.
2. The principal person conducting the home occupation shall be a full-time resident of the dwelling unit, and the occupation shall employ not more than one person on the premises who are not full-time residents of the dwelling unit.

3. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
4. Not more than 25 percent of the floor area of the dwelling unit or 1,000 square feet, whichever is less, shall be used in the conduct of the home occupation.
5. There shall be no sign or change in the residential character or external appearance of the dwelling unit, its associated structures, or its principal residential use.
6. The home occupation shall be conducted entirely within the principal structure or within a fully enclosed, lawfully approved structure which is accessory to the residential use.
7. The home occupation shall not involve significantly greater volumes or frequencies of deliveries or shipments, vehicular traffic, or pedestrian traffic than normally expected in a residential neighborhood.
8. The home occupation will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter.
9. No outdoor storage or display of goods shall be allowed in connection with any home occupation.
10. The manufacture, maintenance, or repair of any type of motorized vehicle shall not be permitted as a home occupation.
11. A state licensed family childcare home as accessory to a single-family dwelling may not provide care for more than six children.

Hotel. A facility that provides temporary lodging, in one or more buildings, for compensation. Includes related ancillary facilities, such as dining facilities, meeting rooms, and other incidental services.

Standards:

1. Rooms shall be accessed from the interior of the building, including from interior courtyards, lobbies, or halls.
2. A bathroom shall be provided for each room.

Non-Depository Credit Institutions. Establishments extending credit in the forms of loans, but not engaged in deposit banking (payday loan and/or title loan establishments).

Standards:

1. A non-depository personal credit institution shall be at least 3,000 feet from any lot containing another non-depository personal credit institution.
2. A non-depository personal credit institution shall be located in a building with at least 12,000 square feet of gross floor area.
3. A variance from any of the provisions of this section, and the provisions of this subsection is prohibited.

Pawn Shop. A location at which or premises in which a state licensed pawnbroker regularly conducts business.

Standards:

1. No more than five inventory objects may be displayed outside of the business at any given time and must be removed during hours of 7:00 PM to 7:00 AM.

Performing Arts Center. A facility for the viewing of live performances of theater, dance, music, or other similar arts.

Personal Care & Services. A business primarily engaged in personal type services. Use may include: barber, retail banking, mortgage lending, day spas, alteration shops, dry cleaning, or other similar services.

Private Club/Lodge. A facility for an organization, which does not operate for profit and excludes the general public but is open to people upon invitation, nomination, or payment of annual fees or dues, for social, recreational, political, and/or entertainment activities. A private club/lodge may serve meals and alcohol on the premises for members and their guests only.

Professional Offices. A facility for the processing or application of information or professional expertise, including by businesses and nonprofit organizations.

Restaurant. A business where food and beverages are primarily prepared for and served to patrons for consumption either on-premises or off-premises. Includes such uses as cafes, coffee shops, diners, fast-food establishments, and cafeterias.

Retail, General. A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser. Includes such uses as clothing retailers, variety stores, and grocery stores, which does not exceed 35,000 square feet in total floor area.

Retail, Intermediate. A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser, which falls between 35,001 and 50,000 square feet in total floor area.

Retail, Heavy. A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser, which exceeds 50,001 square feet in total floor area.

Self-Storage Facility. A facility where individual spaces, inside or outside of a structure, are leased for the storage of personal property. Includes related ancillary uses such as the retail sales of packing, moving, and storage supplies.

Standards:

1. Access to individual storage units shall be provided from common areas or hallways located indoors. No direct access or outward appearance of direct access to an individual storage space shall be provided from the building exterior.
2. Outdoor storage and operations shall be screened from view.
3. Open storage of recreational vehicles (RVs) and boats of the type customarily maintained by persons for their personal use is allowed within a self-service storage facility use provided that the following standards are met:
 - (a) The minimum lot area shall be one acre.
 - (b) The storage shall occur only within a clearly delineated and designated area located to the rear of the principal structure and screened so as to not be visible from adjacent streets.
 - (c) The storage shall not occur within a required yard.
4. Any moving rental trucks provided shall be screened from view and parked at least 75 feet from any residential property line.

Staple Food Store. A grocery store that provides basic food items including dairy, animal or vegetable proteins, fruits and vegetables, juice, whole grains, beans, peas, etc.

Standards:

1. Maximum gross floor area is 2,500 square feet.
2. No tobacco, vape, CBD, alcohol, or similar products shall be offered for sale.
3. Shall be exempt from district parking standards. Maximum 5 spaces.
4. Shall comply with the minimum items and quantities of food per staple food guidelines.

5. Adherence to the “Good Neighbor Plan”
 - (a) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
 - (b) Litter control program. At least two trash receptacles must be provided on-site for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily on-site litter pickup as well as litter pick-up along sidewalks adjacent to the site.
 - (c) Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale on-site.
 - (d) Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the Town of Ridgeville Police Department regarding participation in a crime prevention/awareness program.

Tattoo/Piercing. A facility required to be licensed under state law of that provides services including deliberately scarring, burning, or pricking the skin so as to leave a mark or a color that cannot be removed without a surgical procedure. Includes such services as tattooing, permanent coloring, scarifying and branding, and the piercing of the human body to create a permanent hole (excluding ear piercing services) which meet all requirements of state law.

Tobacco/Hookah/Vaping Establishments. An establishment whose primary business, in terms of gross floor area or sales, is related to the sale of tobacco products or related accessories, hookah products or related accessories, other smoking products or related accessories, CBD, or electronic nicotine delivery systems or related accessories, for on- or off-premise use.

Standards:

1. Shall not be located within 1,000 feet from the lot of a public or private K-12 school, childcare facility, youth center, recreational facility, park, church or religious institution, or community center.
2. Shall not be located within 1,000 feet from another tobacco, hookah, or vaping establishment.
3. Adherence to the “Good Neighbor Plan”
 - (a) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
 - (b) Litter control program. At least two trash receptacles must be provided on-site for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily on-site litter pickup as well as litter pick-up along sidewalks adjacent to the site.
 - (c) Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale on-site.

- (d) Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the Town of Ridgeville Police Department regarding participation in a crime prevention/awareness program.

Vehicle Sales or Rental. A business that sells, leases, or rents automobiles, vans, recreational vehicles, commercial vehicles, trucks, trailers, motorcycles, scooters, watercraft, or other powered personal transportation. Includes related ancillary uses, such as on-site facilities for the repair and service of vehicles sold, leased, or rented.

Standards:

1. Any repair and service operations shall be performed within a fully enclosed building.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors on the premises.
3. Each vehicle for sale or rental shall have direct access to an interior access drive.
4. Any outdoor display area shall not be located in any required setback.
5. Any outdoor display area along front and corner lot lines shall be screened by a street protective yard buffer.
6. Outdoor displays of vehicles and promotional vehicles shall not block ingress access.
7. Any outdoor display area shall be considered a parking area for determining and providing parking landscape islands.

Vehicle Rental, Moving Truck. A business that offers, as a primary or accessory use, large vehicles, particularly one with a spacious covered bed, designed for the purpose of relocating belongings, typically in change of residence.

Standards:

1. Any moving rental trucks provided shall be screened from view and parked at least 75 feet from any residential property line.

Vehicle Service, Major. A business that offers major vehicle repairs such as engine rebuilding; major reconditioning of worn or damaged motor vehicles or trailers; towing and collision service, including body, frame, or fender straightening or repair; painting of motor vehicles; or repair to commercial vehicles, recreational vehicles, or watercraft.

Standards:

1. Any repair and service operations shall be performed within a fully enclosed building. Bay doors may be open during hours of operation.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors for more than 90 days.
3. Outdoor storage and operations shall be screened from view by a building and/or opaque buffer.
4. All district specific regulations for outdoor storage shall apply.
5. The demolition or junking of motor vehicles is prohibited.

Vehicle Service, Minor. A business that offers minor vehicle repairs such as oil changes; repair or replacement of cooling, electrical, fuel, and exhaust systems; brake adjustments, relining, and repairs; wheel servicing, alignment, and balancing; repair and replacement of shock absorbers; detailing; and replacement or adjustment of muffler systems, hoses, belts, fuses, windshield wipers, and the like. Includes repairs to two-wheeled and three-wheeled motor vehicles. Includes car washes, whether mechanical, self-wash, or hand wash. Includes related ancillary uses, such as towing and collision service.

Standards:

1. Any repair and service operations shall be performed within a fully enclosed building. Bay doors may be open during hours of operation.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored on-site.

Vehicle Service, Commercial. A business that offers a wide range of semi-truck repair and maintenance services for heavy-duty trucks and fleets.

5:3: Accessory & Temporary Uses

(A) Intent. This section provides additional regulations for the use of a subordinate structure, building, or use that is customarily associated with, and clearly incidental to, the primary structure, building, or use that is located on the same lot, as well as short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the public good.

(B) Applicability. Unless otherwise specified, the development of an accessory structure or temporary use requires the submittal of a permit application. Accessory structures may not be constructed prior to the construction of a primary building. The Zoning Administrator shall determine when a structure is accessory to the primary building of a lot. To determine that a structure or use is accessory, it must meet the following criteria:

1. Clearly incidental and subordinate to the primary building in terms of area, size, function, use, height, and location.
2. Operated and maintained under the same ownership and on the same site as the primary building.
3. Generally found in conjunction with the principal use.
4. Use the same water, sanitary sewer, gas, and electric utilities as the principal use.

(C) General Provisions. Accessory uses, buildings, or structures shall comply with all development standards of the applicable zoning district unless otherwise specifically provided for in this section. Buildings and structures shall maintain the general height and character of the principal dwelling and/or design standards. Construction standards shall meet code, where applicable, and exterior materials shall be sound. The exterior use of felt paper, shiny metal, tarps, and similar material is not permitted. All structures in commercial, industrial, mixed-use, and/or overlay districts shall follow the same development standards as the primary structure, including setbacks. Shipping containers shall not be permitted in residential districts and may only be used in commercial districts if permitted in an overlay district.

(D) Location. Unless otherwise specified, accessory structures, including swimming pools, shall not be located in any established front or corner yard or in front of the primary building line. Unless otherwise specified, accessory structures shall comply with all required front, corner, and side building setbacks but may encroach into a required rear setback up to within 5 feet of the rear lot line. Accessory uses, buildings, or structures shall not encroach upon any platted or recorded easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.

(E) Maximum Area for Accessory Structures.

- (1)** The total floor area of all residential accessory structures on a lot shall be no greater than 1,000 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is lesser.

(F) Temporary Use. Includes consideration for short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the

public good, at the discretion of the Zoning Administrator, because of their temporary nature. Examples include, but are not limited to seasonal (tree, pumpkin, fireworks) in a commercial district, special events coordinated with police and fire, or a sales trailer coordinated with the Building Official. Temporary uses shall comply with all zoning, fire, building, as well as local, state, federal regulations.

Chapter 6: Administration

6.1: Nonconforming Land Uses

6.1.1: Nonconforming land uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. However, to avoid undue hardship, the lawful use of any building or land use at the time of the enactment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance except that the nonconforming building or land use shall not be:

- A. Changed to another nonconforming use.
- B. Reestablished after discontinuance for two years.
- C. Repaired, rebuilt, or altered after damage exceeding seventy-five percent (76%) of its preexisting (before damaged) assessed market value. Reconstruction must begin within two (2) years after damage is incurred. The Zoning Administrator may grant a property owner an extension to this deadline for extenuating circumstances.
- D. Enlarged or altered by more than twenty-five (26%) percent in a way which increases the nonconformity.

6.1.2: Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

6.2: Lots of Record

Where a lot of record at the time of the effective date of this Ordinance (or revision thereto) has less area or width than herein required in the district in which it is located, said lot may nevertheless be used for a permitted use in the district.

6.3: Administration, Enforcement, Appeal, Complaints, and Remedies

6.3.1: Administrative Officer: This Ordinance shall be administered and enforced by the Town Zoning Administrator.

6.3.2: Building Permits: Building permits are required for all structures and signs constructed or erected after the effective date of this ordinance. Dorchester County performs building inspections, fire inspections and provides building permits for the Town of Ridgeville. No building permit shall be issued until a zoning permit has been issued by the Zoning Administrator.

6.3.3: Zoning Permits: A zoning permit will only be issued after it is demonstrated to the satisfaction of the Zoning Administrator that all land development and zoning codes will be met.

A. General Provisions: No building or structure shall be erected or occupied, no use, or change in use commenced, and no excavation or grading commenced relating thereto unless a zoning permit has been issued by the Zoning Administrator and is still valid.

B. Permit Applications: All applications for building permits shall be accompanied by plans in duplicate drawn to scale, showing the following:

1. the actual dimensions and shape of the lot to be built upon;
2. the exact size and locations on the lot of buildings already existing, if any;
3. the location and dimensions of the proposed building or alteration;
4. the number, size, location, and lighting of proposed and existing signs, if any; and
5. the number, size, and location of proposed and existing off-street parking lots or spaces.

The application shall include such other information as lawfully may be required by the Zoning Administrator, including:

1. existing or proposed uses of the building and land;
2. the number of families, housekeeping units, or rental units the building is designed to accommodate;
3. conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this ordinance.

One (1) copy of the plans shall be returned to the applicant by the Zoning Administrator, after he shall have marked such copy either as approved or disapproved and attested to same by his

signature on such copy. The original copy of the plans, similarly marked, shall be retained by the Town.

C. Records: The Zoning Administrator shall maintain a record of all zoning permits on file at his office, and copies shall be made available on request to interested parties.

D. Expiration of Building and Zoning Permits: Any building and zoning permit issued in accordance with this Ordinance will lapse and become invalid unless the work for which it was issued is started within six (6) months of the date of issue, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year. Written notice of the permit lapse shall be given to the persons affected, together with notice that further work as described in the canceled permits shall not proceed unless and until new permits have been obtained.

6.3.4: Certificate of Occupancy:

E. Inspections:

1. An inspection of the structure will be required prior to the issuance of a certificate of occupancy. This inspection will be conducted either by employees of the County, or by an entity under contract with the County.
2. The inspection will evaluate whether the structure complies with the provisions of this ordinance, and with any conditions required by the building permit, or Ridgeville Land Development Regulations.

6.3.5: Planning Commission: The Ridgeville Planning Commission as established by Ridgeville Town Council, shall function as an advisory committee to the Zoning Administrator with respect to the provisions of this ordinance.

6.3.6: Violations: If the Zoning Administrator shall find that any of the provisions of this chapter are being violated or has received reliable information indicating that a violation of this Ordinance is about to occur, he shall:

F. notify in writing the person responsible for such violations and the property owner, if different, indicating the nature of the violation; and

G. take such action as is necessary to correct the violation and prevent further, similar violations from occurring.

H. Selection of Remedial Action:

1. In order to correct a violation of this ordinance, or to mitigate the adverse impacts resulting from a violation of this ordinance, the Zoning Administrator has the discretion to select among the following courses of action, as appropriate under the circumstances;
 - a) order a discontinuance of the illegal action;
 - b) require cessation of construction, or of an unauthorized activity or use, pending the submission and approval of a building permit, or Development Plan as provided for in this ordinance;
 - c) require the developer or owner to take specific actions to bring the construction or activity in question into compliance with this ordinance;
 - d) where compliance is not practicable, require the developer or owner to take specific actions that will minimize the extent and impacts of the non-compliance, so long as this will not work an undue hardship on adjoining or nearby property and uses;
 - e) where the severity of the situation warrants, require the removal of illegal structures, additions, and uses;
 - f) require the developer or owner to take appropriate actions to mitigate the adverse impacts caused by, or associated with, the violating action or use; and/or
 - g) require the developer or owner to otherwise make reasonable restitution for damage caused or expenses incurred as a result of the violation of this Ordinance.

I. Penalties: Any person violating any provision of this chapter shall be guilty of a misdemeanor and, upon conviction, shall be fined, as determined by the Municipal Court for each offense. Each day such violation continues shall constitute a separate offense. Nothing herein shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation.

J. Appeals: The developer or owner may appeal any action of the Zoning Administrator under this section to the Board of Zoning Appeals. Such appeal must be filed within thirty (30) days of the receipt of notice of such action. The Zoning Administrator's action will remain in effect during the appeal process.

K. Judicial Action: The Zoning Administrator is empowered to seek injunctive relief or specific performance to enforce the provisions of this ordinance, or of any requirements for remedial action taken under this section. Injunctive relief is especially warranted when land altering activity is commenced, or is about to commence, which could be construed as contrary to the provisions of this ordinance.

6.3.7: Appeal from the Decision of the Zoning Administrator: It is the intention of this Ordinance that all questions arising in connection with the enforcement of the Ordinance shall be presented first to the Zoning Administrator and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the written decision of the Zoning Administrator.

6.4: Amendments

6.4.1: The regulations, restrictions, and boundaries set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard.

6.4.2: Application to Town:

A. Zoning Map Amendments (Rezoning): Any amendments, change or supplement to the Zoning Map or ordinance must first be submitted to the Zoning Administrator for review and recommendation.

B. Application form, together with the application fee for zoning amendment shall be filed with the Zoning Administrator. The Zoning Administrator shall review the application as to proper form. Within thirty (30) working days of receipt, applicant shall receive written notice from the Zoning Administrator of review, if application is incomplete and notice of the proposed meeting date, or if additional information is required.

C. Upon receipt of a complete application the Zoning Administrator shall then transmit application and recommendation to the Planning Commission within thirty (30) days.

D. Required Information: The applicant shall set forth a detailed description of the amendment on an application provided by the Zoning Administrator. When the amendment involves a change in the Zoning Map, the applicant shall submit the following information:

1. A legal description and street address of the subject property, together with a property boundary map if subject property is not explicitly delineated on the Zoning Map.
2. Name, address, and phone number of applicant.
3. Name of property owner(s) and applicant's interest in the property if not the owner in fee simple title.
4. Filing date of application.
5. Applicant's and property owner's signature.

6.4.3: Notice:

A. Newspaper Notice: A notice shall be placed in a newspaper of general circulation in the Town at least 16 days prior to the hearing. The notice must list the hearing time and place.

B. Posting Property: In rezoning cases, conspicuous notices shall be posted on or adjacent to the affected property by the Zoning Administrator. One notice must be visible from each public street that borders the property. Such sign(s) shall be posted at least 16 days prior to the public hearing.

C. Mail Notice: Written notice must be mailed to all interested groups requesting notice.

- 6.4.4: Planning Commission Review:** All proposed amendments must be submitted to the Ridgeville Planning Commission for its review and recommendation. The Planning Commission shall have thirty (30) days within which to submit its report. If the Planning Commission fails to submit a report within the thirty (30) day period, it shall be deemed to have recommended approval of the requested amendment. In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition. These facts should include, but not be limited to, the following:
- A. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.
 - B. Whether or not the requested zoning change is consistent with the comprehensive plan.
 - C. The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.
 - D. The capability of the Town or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.
 - E. Effect of approval of the petition on the condition and/or value of property in the Town.
 - F. Effect of approval of the petition on adopted plans and policies of the Town of Ridgeville.
- 6.4.6: Public Hearing:** The Town Council shall conduct a public hearing. Town Council shall review the Planning Commission report and comments made at the Public Hearing before taking action to either adopt or reject the ordinance.
- 6.4.6: Limit on Re-application:** Except for requests which are continued with the mutual consent of the applicant and the Planning Commission, a property owner or owners shall not initiate action for a zoning amendment affecting the same parcel of property, or any part thereof, more often than once every twelve (12) months.
- 6.4.7: Adoption of Ordinance:** After the required public hearing and Planning Commission review, the amendment or rezoning is submitted to Town Council for consideration of adoption. Adoption of the amendment or rezoning must be by ordinance. After adoption, the Zoning Administrator shall make the necessary changes to the Zoning Ordinance text and Official Map.

6.6: Board of Zoning Appeals

6.6.1: Establishment of Board of Zoning Appeals: A Board of Zoning Appeals is hereby established. Said Board shall consist of five (6) members.

6.6.2: Membership:

- A. Members shall be citizens of Ridgeville
- B. Members shall be appointed by the Council for overlapping terms of five (6) years.
- C. Members may serve up to two (2) terms.
- D. Members may continue to serve until a successor is appointed.
- E. Initial appointment shall be one member each for terms of one, two, three, four, and five years.
- F. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment.
- G. Members shall serve without pay, but may be reimbursed for expenses incurred while representing the Board.
- H. Members cannot hold any other public office or position in the Town.

6.6.3: Proceedings of the Board of Zoning Appeals

- I. The Board of Zoning Appeals shall elect a chairman and a vice-chairman from its members who shall serve for one (1) year or until re-elected or until their successors are elected.
- J. The Board shall appoint a secretary, who may be a Town officer, a Town employee, a member of the Planning Commission, or a member of the Board of Zoning Appeals.
- K. The Board shall adopt rules and by-laws in accordance with the provisions of this Ordinance and the South Carolina Code of Laws, 1994, Title 6, Chapter 7; as amended.
- L. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine.

6.6.4: Decisions of the Board of Zoning Appeals: The concurring vote of three (3) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variation of this Ordinance. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote,

indicating such fact, and shall keep records of its examination and other official actions, all of which shall be filed in the office of the Board and shall be a public record. On all appeals, applications and other matters brought before the Board of Zoning Appeals, the Board shall inform in writing all the parties involved of its decision(s) and the reason(s) heretofore.

6.6.5: Procedures for Appeals and Variances:

- M. Application:** Any person displeased with the written decision of the Zoning Administrator may appeal it to the Board of Zoning Appeals. Such appeals shall be filed with the secretary within thirty (30) days after the date of written notice of the decision or order of the Zoning Administrator. The applicant and parties to the permitting process are entitled to notice of the appeal.
- N. Stay of Proceedings:** Filing an appeal to the Board stays all legal proceedings to enforce the appealed action unless the appealed officer certifies that a stay would cause imminent peril to life and property. In such cases, a Board or court restraining order may stay the action.
- O. Hearings:** The Board of Zoning Appeals shall hold a public hearing within thirty (30) days of receiving written application for the hearing, give public notice there of at least 16 days prior to the hearing by placing notice in a general circulation newspaper in the community.
- P. Posting Property:** In cases involving variances, staff must post conspicuous notices on or next to the affected property. At least one notice must be visible from each street that borders the property.

6.6.6: Powers of the Board of Zoning Appeals:

- Q. Administrative Review:** The Board may hear and decide appeals where it is alleged the Zoning Administrator erred in an order, requirement, decision, or determination. In such cases, the Board may reverse or affirm, wholly or in part, the Zoning Administrator's actions. The Board has all the powers of the Zoning Administrator in such cases and may direct the issuance of a permit.
- R. Variances:** The Board has the power to hear and decide requests for variances when strict application of the Zoning Ordinance would cause an unnecessary hardship.
 - 1. The following standards must apply for finding an unnecessary hardship:
 - a) **Extraordinary Conditions:** There are extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening, or other conditions that make it difficult or impossible to make an economically feasible use of the property.
 - b) **Other Property:** Extraordinary conditions generally do not apply to other property in the vicinity.
 - c) **Utilization:** Because of these extraordinary conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
 - d) **Detriment:** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.
 - 2. **Conditions:** In granting a variance, the Board may attach conditions to it. These conditions may address the location, character, or other features of a proposed building, structure, or use. The Board sets the conditions to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.
 - 3. **Use Variances:** The Board may not grant use variances. A "use variance" involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map.

6.6.7: Appeals from Decisions of Board of Zoning Appeals:

- S. Any person who may have a substantial interest in any decision of the Board of Zoning Appeals may appeal from any decision of the Board to the circuit court filing with the clerk of such court a petition in writing setting forth plainly, fully and distinctly wherein such decision is contrary to law. Such appeal shall be filed within thirty (30) days after the decision of the Board is rendered.

6.6: Fees

The Town Council shall establish a schedule of fees, charges and expenses, and a collection procedure for Building Permits, Zoning Permits, Zoning Amendments, and Variances, appeals and other matters pertaining to this Ordinance. The schedule of fees shall be posted in the office of the Zoning Administrator and may be altered or amended only by the Town Council. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

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Land Development Regulations

An Ordinance governing the conversion of undeveloped land into subdivided lots for the construction of buildings and other structures.

1. General Provisions

1.1. Title

This Ordinance shall be known as the “Ridgeville Land Development Regulations”.

1.2. Authority

This Ordinance is adopted pursuant to the authority granted under Title 6, Chapter 7, of the Code of Laws of South Carolina of 1994, as amended. The Ridgeville Planning Commission is vested with the authority to review, approve, conditionally approve, and disapprove applications for the subdivision and development of land, including sketch, preliminary, and final plats.

1.3. Policy

- 1.3.1. It is declared to be the policy of the municipality to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the municipality pursuant to the adopted comprehensive plan for the orderly, planned, efficient, and economical development of the municipality.
- 1.3.2. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreational facilities, transportation facilities, and improvements.
- 1.3.3. The existing and proposed public improvements shall conform to and be properly related to the policies shown in the comprehensive plan, official map, and capital budget of the municipality, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, the comprehensive plan, and the capital budget.
- 1.3.4. Land that has been subdivided prior to the effective date of these regulations shall, whenever possible, be brought within the scope of these regulations to further the purposes of regulation(s) identified in Section 1.4.

1.4. Purpose

This ordinance and its objectives were prepared to ensure that all new development in the Town of Ridgeville fits the small-town character of the Town. This ordinance and its regulations were created in hopes of improving the quality of life for all current and future residents of the Town. These land development regulations are intended to govern the development of all land within the Town limits of Ridgeville.

1.5. Jurisdiction

- 1.5.1. These regulations apply to all subdivision of land located within the corporate limits of the Town of Ridgeville.
- 1.5.2. No land may be subdivided through the use of any legal description other than with reference to a plat approved by the Planning Commission in accordance with these regulations.
- 1.5.3. No land described in this Section 1.5 shall be subdivided or sold, leased, transferred, or developed until each of the following conditions has occurred in accordance with these regulations:
 - a. The subdivider or his agent has submitted a conforming sketch plat of the subdivision to the Zoning Administrator;

- b. The subdivider or his agent has obtained approval of the sketch plat, a preliminary plat when required, and a Final Plat from the Town; and
 - c. The subdivider or his agent files the approved plats with the Clerk and Recorder for Dorchester County.
- 1.5.4. No building permit or certificate of occupancy shall be issued for any parcel or plat of land created by subdivision after the effective date of, and not in substantial conformity with, the provisions of these subdivision regulations, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these regulations.

1.6. Enactment

These land development regulations are hereby adopted and made effective as of October 8, 2024.

1.7. Separability

Should any portion of this Ordinance be found illegal by a court of competent jurisdiction, the remainder of the Ordinance shall remain in effect.

1.8. Amendments

For the purpose of protecting the public health, safety, and general welfare, the Planning Commission may from time to time propose amendments to these regulations which shall then be approved or disapproved by the Town Council, following the amendment procedure set forth in the Zoning Ordinance.

1.9. Enforcement and Penalties

1.9.1. *General.*

- a. No owner, or agent of the owner, of any parcel of the land located in a proposed subdivision shall transfer or sell any part of the parcel before a Final Plat of the subdivision has been approved by the Planning Commission in accordance with the provisions of the regulations and filed with the Register of Deeds of Dorchester County.
- b. No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations, nor shall the municipality have any obligation to issue certificates of occupancy or to extend utility services to any parcel created in violation of these regulations.
- c. It shall be the duty of the Zoning Administrator to the Planning Commission to enforce these requirements and to bring to the attention of the Municipal Attorney or his designated agent any violations of these regulations.

1.9.2. *Penalty.* Any violation of these regulations or amendments thereof shall be a misdemeanor under the laws of the State, and the offender upon conviction shall be punished as for a misdemeanor, and the Ridgeville Town Court having jurisdiction of misdemeanor cases shall have jurisdiction to try such offenders and upon conviction to so punish them. These penalties shall be assessed according to the Town of Ridgeville Fee schedule for misdemeanors. Each day that any structure or land is used in violation of these regulations shall constitute a separate offense.

1.9.3. *Civil Enforcement.* Appropriate actions and proceedings may be taken in law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation and to prevent illegal occupancy of a building, structure, or premises. These remedies shall be in addition to the penalties described above.

2. Definitions

2.1. Intent

For the purpose for interpreting this Ordinance, certain words, concepts, and ideas are defined. Except as defined herein, all other words used in this Ordinance shall have their everyday dictionary definition.

2.2. Interpretation

- 2.2.1. Words used in the present tense include the future tense.
- 2.2.2. Words used in the singular number include the plural, and words used in the plural number include the singular.
- 2.2.3. The word “person” includes a firm, association, organization, partnership, corporation, trust, and company as well as an individual.
- 2.2.4. The word “lot” includes the word “plot” or “parcel” or “tract”.
- 2.2.5. The word “shall” is always mandatory.
- 2.2.6. The word “structure” shall include the word “building”.
- 2.2.7. The word “used” or “occupied” as applied to any land or building shall include the words “intended, arranged, or designed to be used or occupied”.
- 2.2.8. Any word denoting gender includes the female and the male.

2.3. Words and Terms Defined

- 2.3.1. *Alley*. A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.
- 2.3.2. *Applicant*. The owner of land proposed to be subdivided or its representative who shall have express written authority to act on behalf of the owner. Consent shall be required of the legal owner. The terms subdivider and developer can mean the applicant.
- 2.3.3. *Arterial Road*. A road intended to move through traffic to and from major attractors such as central business districts, regional shopping centers, major industrial areas; and/or as a route for traffic between communities or large area; and/or which carries high volumes of traffic.
- 2.3.4. *Block*. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary line of municipalities.
- 2.3.5. *Bond*. Any form of a surety bond in an amount and form satisfactory to the Governing Body. All bonds shall be approved by the Town Council whenever a bond is required by these regulations.
- 2.3.6. *Collector Road*. A road intended to move traffic from local roads to arterials. A collector road serves a neighborhood or large subdivision and should be designed so that no residential properties face onto it.
- 2.3.7. *Construction Plan*. The maps or drawing accompanying a subdivision plat and showing the specific location and design of public or infrastructure improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.
- 2.3.8. *Contiguous*. Lots are contiguous when at least one boundary line of one lot touches a boundary line or lines of another lot.
- 2.3.9. *Cul-de-Sac*. A local street with only one outlet that terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.
- 2.3.10. *Design Criteria*. Standards that set forth specific improvement requirements.
- 2.3.11. *Developer*. The owner of land proposed to be subdivided or its representative who is responsible for any undertaking that requires review and/or approval under these regulations. See Subdivider.
- 2.3.12. *Easement*. Authorization by a property owner for another to use the owner’s property for a specified purpose.

- 2.3.13. *Escrow*. A deposit of cash with the local government or escrow agent to secure the promise to perform some act.
- 2.3.14. *Final Plat*. The map of a subdivision to be recorded after approval by the Planning Commission and any accompanying material as described in these regulations.
- 2.3.15. *Frontage*. That side of a lot abutting on a street or way and ordinarily regarded as the front of the lot; but it shall not be considered as the ordinary side of a corner lot.
- 2.3.16. *Frontage Road*. A public or private drive which generally parallels a public street between the right-of-way and the front building setback line. The frontage road provides access to private properties while separating them from the arterial street..
- 2.3.17. *Highway*. See Arterial Road.
- 2.3.18. *Homeowners Association*. An association or organization, whether or not incorporated, which operates under and pursuant to recorded covenants or deed restrictions, through which each owner of a portion of a subdivision (be it a lot, parcel site, unit plot, condominium, or any other interest) is automatically a member as a condition of ownership and each such member is subject to a charge or assessment for a pro-rated share of expenses of the association which may become a lien against the lot, parcel, unit, condominium, or other interest of the member.
- 2.3.19. *Improvements*. See Public Improvements.
- 2.3.20. *Local Road*. A road whose sole function is to provide access to abutting properties and to other roads from individual properties.
- 2.3.21. *Lot*. A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership, or possession, or for building development.
- 2.3.22. *Lot, Corner*. A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees with frontage on two streets.
- 2.3.23. *Major Land Development*. All subdivisions or development of land, not classified as minor subdivisions, including but not limited to subdivisions of four (4) or more lots, or any size subdivision or development requiring any new street or extension of the local government facilities or the creation of any public improvements.
- 2.3.24. *Minor Land Development*. Any subdivision or development of land, containing not more than three (3) lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Zoning Ordinance, or these regulations.
- 2.3.25. *Money in Lieu of Land*. Payment of money into a municipally earmarked fund to provide for acquisition of facilities off-site in place of dedicating land or providing such facility on site.
- 2.3.26. *Nonresidential Subdivision*. A subdivision whose intended use is other than residential, such as commercial or industrial.
- 2.3.27. *Ordinance*. Any legislative action, however denominated, of a local government which has the force of law, including any amendment or repeal of any ordinance.
- 2.3.28. *Planned Development*. A development constructed on a tract of minimum size, planned and developed as an integral unit.
- 2.3.29. *Preliminary Plat*. The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.
- 2.3.30. *Public Hearing*. An adjudicatory proceeding held by the Planning Commission preceded by published notice, and actual notice to certain persons and at which certain persons, including the applicant, may call witnesses and introduce evidence for the purpose of demonstrating that plat approval should or should not be granted.
- 2.3.31. *Public Improvement*. Any drainage ditch, roadway, parkway, sidewalk, or other facility for which the local government may ultimately assume responsibility for maintenance and operation, or which may effect an improvement for which local government responsibility is established.

- 2.3.32. *Public Meeting.* A meeting of the Planning Commission preceded by notice, open to the public and at which the public may, at the discretion of the body holding the public meeting, be heard.
- 2.3.33. *Right-of-way.* Land reserved, used, or to be used for a highway, street, alley, walkway, drainage facility, or other public purpose.
- 2.3.34. *Road, Dead-end.* A road or a portion of a road with only one (1) vehicular-traffic outlet.
- 2.3.35. *Road, Right-of-way Width.* The distance between property lines measured at right angles to the center line of the street.
- 2.3.36. *Sketch Plan.* A sketch preparatory to the preliminary plat (or Final Plat in the case of minor subdivisions) to enable the subdivider to save time and expense in developing a plat that meets the objectives of these regulations.
- 2.3.37. *Subdivider.* Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.
- 2.3.38. *Subdivision.* Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, or interests for the purpose of offer, sale, lease, or development whether immediate or future. Subdivision includes the moving of lot lines and the combination of lots.
- 2.3.39. *Tract.* A lot. The term “tract” is used interchangeably with the term “lot,” particularly in the context of subdivision, where a “tract” is subdivided into several lots, parcels, sites, or interests.
- 2.3.40. *Vested Rights.* Right to initiate or continue the establishment of a use which will be contrary to a restriction or regulation coming into effect when the project associated with the use is completed.

3.

Land Development Application Procedure and Approval Process

3.1. General Procedure

- 3.1.1. *Classification of Land Developments.* Before any land is subdivided, the owner of the property proposed to be subdivided, or his authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures, which include two (2) principal steps for a minor subdivision and three (3) principal steps for a major subdivision:
- a. *Minor Land Development.* (as defined in Chapter 2 as any subdivision or development of land involving no more than three (3) parcels of land)
 - i. Sketch Plan
 - ii. Final Subdivision Plat
 - b. *Major Land Development.* (as defined in Chapter 2 as any subdivision or development of land involving four (4) or more parcels of land)
 - i. Sketch Plan
 - ii. Preliminary Plat
 - iii. Final Subdivision Plat
- 3.1.2. *Official Submission Date.* The date of receipt of development plans or subdivision plats, with all documentation required in this ordinance, by the Zoning Administrator shall be the official submission date of requested review. This date shall be stamped as received on the application.
- 3.1.3. *Coordination of Planned Development Application with Land Development Approval.*
- a. It is the intent of these regulations that subdivision review be carried out simultaneously with the review of Planned Development applications under the Zoning Ordinance. The plans required for Planned Developments shall be submitted in a form to satisfy the requirements of the subdivision regulations.
 - b. *General Requirement.* Whenever a Planned Development application entails the division of the land, vacant or improved, into two (2) or more lots for the purpose of offer, sale, lease, or development, whether residential or nonresidential, subdivision approval by the Planning Commission shall be required in addition to all other procedures and approvals required in the Zoning Ordinance, whether or not applicable zoning procedures also require Planning Commission approval, review or recommendation.
 - c. *Procedure to Be Followed.*
 - i. *Sketch Plat and Preliminary Plat Approval Required.* Whenever a Planned Development zoning application is submitted which involves a subdivision or development of land as set forth in Section 3.1(3)(b) of these regulations a sketch plat shall also be submitted. The application shall be made on the forms required for a sketch plat as set forth in Section 3.2 of these regulations. The Zoning Administrator shall then refer the application to the Planning Commission for sketch plat and, when required, preliminary plat approval. The Planning Commission shall also make such reviews of use, density, and bulk standards as are required under the planned development regulation.
 - ii. *Referral Back for Zoning Approval.* After completing its review the Planning Commission shall refer the sketch plat and preliminary plat (when required) with its decision of approval, conditional approval, or disapproval, together with such recommendations and reviews of use, density, and bulk standards as required under the Planned Development regulation in the Zoning Ordinance to the Town Council. Application shall then be made to the Planning Commission for Final Plat approval. No building permits or certificates of occupancy shall be issued for the project until the zoning application has been finally approved and the final subdivision plat is recorded with the Clerk and Recorder's Office for Dorchester County.

- d. *Resubdivisions of Planned Developments.*
 - iii. A Planned Development may be subdivided or resubdivided for purposes of sale or lease after the project plan has been finally approved and development completed or partially completed.
 - iv. If the subdivision or resubdivision of a Planned Development will create a new lot line, the applicant shall make application to the Planning Commission for the approval of the subdivision or resubdivision. The Planning Commission shall approve the subdivision only if an amended zoning application also is approved for the Planned Development plan by the Town Council for all provisions governing use, density, and bulk standards.

3.2. Sketch Plan.

- 3.2.1. *Submission.* Prior to the filing of a Preliminary Plat, a Sketch Plan shall be submitted to the Zoning Administrator. The purpose of the Sketch Plan is to enable the Zoning Administrator to assist the applicant prior to extensive site planning and engineering work necessary for the preparation of a Preliminary Plat and Final Plat required herein.
- 3.2.2. *Conference.* With submission of the Sketch Plan to the Zoning Administrator, the applicant shall schedule an appointment to meet with the Zoning Administrator. This conference is designed to advise the applicant of:
 - a. Land development procedures,
 - b. Requirements of this ordinance,
 - c. Requirements of other departments.The Zoning Administrator may invite or solicit input from officials from other departments who must eventually approve aspects of the plat to attend this conference or advise the applicant of the officials who may need to be contacted.
- 3.2.3. *Determination of Development Type.* After the conference, the Zoning Administrator shall notify the applicant in writing of the decision on classification of development within twenty (20) days from the date that the sketch plan is submitted to the Zoning Administrator.
 - a. Major Land Development. All developments not classified as minor land developments, including but not limited to subdivisions of four (4) or more lots, or any size development requiring any new street or extension of the local government facilities or the creation of any public improvements.
 - b. Minor Land Development. Any development containing not more than three (3) lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Zoning Ordinance, Comprehensive Plan, or these regulations.

3.3. Preliminary Plat.

- 3.3.1. *Submission.* As required for a major subdivision development, the applicant shall prepare and submit a preliminary plat to the Planning Commission to be used for the purpose of determining the conformance of the development to design standards and improvements requirements. An application requesting approval of the Preliminary Plat, together with seven (7) copies of the plat and required supplemental material, shall be submitted to the Town Clerk not less than thirty (30) days prior to the meeting at which it is to be considered by the Planning Commission.
- 3.3.2. *Application Fee.* To defray the cost of inspection, reviewing the plat for conformance, and notifying the interested parties, the applicant shall pay the following fees to the Town Clerk at the time of filing for the Preliminary Plat approval, or in the case of minor developments, shall pay such fees at the filing for Final Plat approval. These fees shall be decided by the Town Council and listed in the Town of Ridgeville Fee Schedule.
- 3.3.3. *Planning Commission Procedure.* The Planning Commission shall act on the submitted plan or plat within sixty (60) days of the official submission date. Failure to act within sixty (60) days shall constitute automatic approval and the developer shall be notified of

this in writing. The sixty (60) day time limit may be extended by mutual agreement of the developer and the Town.

- a. Notification of Meeting. Action taken by the Planning Commission shall be at a regularly scheduled Planning Commission meeting.
- b. Preliminary Approval. The Planning Commission shall review the preliminary plat, the Zoning Administrator's report, and municipal recommendations and testimony and exhibits submitted. At this meeting the Planning Commission shall either tentatively approve, approve conditionally, or disapprove the Plat. One (1) copy of the proposed preliminary plat shall be returned to the applicant and one (2) copies, one for Town records and one for Planning Commission records, retained by the Town of its records bearing the date of approval, conditional approval, or disapproval and written reasons for such actions signed by the Chairman of the Planning Commission.
- c. Standards for Approval of Preliminary Plats. No preliminary plat of a proposed development shall be approved by the Planning Commission unless the applicant proves by clear and convincing evidence that:
 - i. The proposed development is consistent with the policies in the Comprehensive Plan;
 - ii. The proposed development meets the requirements of the Zoning Ordinance and Land Development Ordinance.
 - iii. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of development;
 - iv. If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;
 - v. All areas of the proposed development which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and that the proposed uses of these areas are compatible with such conditions;
 - vi. The applicant has taken every effort to mitigate the impact of the proposed development on public health, safety, and welfare;
 - vii. Adequate public access is provided to all proposed lots.
- d. Site Improvements. No improvements shall be made, nor shall permanent markers or monuments be installed prior to a granting of approval of the Preliminary Plat by the Planning Commission. Preliminary Plat approval shall be authorization for the applicant to proceed with the installation of site improvements and to proceed with preparation of the Final Plat, but shall not authorize the sale or transfer of lots.
- e. Effective Period of Preliminary Plat Approval. The approval of a preliminary plat shall be effective for a period of one (1) year from the date that the preliminary plat is approved by the Planning Commission. At the end of that time the applicant must have submitted a Final Plat for approval. If a Final Plat is not submitted within the one (1) year period preliminary approval shall be null, and the applicant shall be required to submit a new plat for sketch plan review subject to the then existing zoning restrictions and land development restrictions.

3.4. Final Plat.

- 3.4.1. *Submission.* The applicant shall prepare and submit a Final Plat to the Zoning Administrator to be used for the purpose of determining the conformance of the development to design standards and improvements requirements. An application requesting approval of the Final Plat, together with three (3) copies of the plat and the number of copies which the applicant desires to the stamped and returned shall be submitted to the designated Zoning Administrator
- a. The Final Plat shall include certification from the applicant's engineer that required site improvements have been installed to the Town's satisfaction or that a Financial Guarantee has been posted securing to the Town the actual construction and installation of required site improvements.
 - b. The Final Plat shall conform in all respects to the Preliminary Plan as previously approved by the Planning Commission, but shall incorporate all modifications required by the Planning Commission in its review of the Preliminary Plan.
 - c. Final Approval. If the Final Plat and all supplementary data comply with all applicable requirements of this Ordinance and the Zoning Ordinance, the Zoning Administrator shall approve said plat and approval shall be noted in writing by the Zoning Administrator on each copy of the Final Plat. If the Final Plat is denied the reasons for such action shall be stated in writing and signed by the Zoning Administrator. If deemed necessary, any modifications required by the Zoning Administrator as prerequisites to approval of the Final Plat shall be noted on the plat. Two (2) copies shall be retained by the Town and the remaining copies returned to the applicant.

3.5. Recording of Final Plat.

- 3.5.1. *Signing of Plat.*
- a. When a subdivision agreement and security are required, the Chairman of the Planning Commission and the Zoning Administrator shall endorse approval on the Final Plat after the agreement and security have been approved by the Planning Commission and all the conditions of the resolution pertaining to the Final Plat have been satisfied.
 - b. When installation of improvements is required prior to recordation of the Final Plat, the Zoning Administrator shall endorse approval on the Final Plat after all conditions of the resolution have been satisfied and all improvements satisfactorily completed.
- 3.5.2. *Recordation of Plat.*
- a. No subdivision plat shall be recorded unless it bears the endorsement of the Town.
 - b. The plat shall be filed at the Dorchester County Office of Mesne Conveyance by the applicant within twelve (12) months of Final Plat approval or the action of the Planning Commission shall be null and void, unless an extension of time is granted in writing by the Commission upon written request of the applicant.

3.6. Lot Line Adjustments and Combination or Recombination of Lots.

The Planning Commission grants the authority of the Zoning Administrator to review and grant Final Plat approve for the following situations:

- 3.6.1. The adjustment of lot lines where no lot or tract of land is to be created that is smaller than the minimum dimensions required by these or other Town regulations;
- 3.6.2. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance and the Zoning Ordinance provided that in making such changes:
 - a. No lot or tract of land shall be created that is smaller than the minimum dimensions required by these or other Town regulations,
 - b. Easements or right-of-ways shall not be changed,
 - c. Street locations and block sizes shall not be changed,
 - d. No lot shall be created which does not abut a street.

In the case of the above exceptions, the applicant shall submit to the Zoning Administrator, three (3) copies of the proposed plat changes along with the application fee.

3.7. Appeals.

- 3.7.1. If the Planning Commission is designated as the approving authority, an applicant may appeal from a commission action to the Town Council. The applicant must appeal within thirty (30) days after receiving written notice of the decision.
- 3.7.2. If the Zoning Administrator is designated as the approving authority, a party may appeal a staff action to the Planning Commission. The Planning Commission must act on the appeal within sixty (60) days. The Planning Commission's action is final. An applicant may appeal the decision to circuit court within thirty (30) days of actual notice of the decision.

4. Plat Requirements

4.1. Sketch Plan.

The Sketch Plan of a proposed development shall be drawn at a scale and on a sheet size as required for Preliminary Plats and shall contain at least the following data, legibly drawn to scale, but not necessarily showing precise dimensions:

- a. North arrow, written and graphical scales, and a location map showing the relationship between the proposed development and the surrounding properties.
- b. Tract boundaries and total acreage.
- c. Tentative street and lot arrangement showing average lot size and the number of lots.
- d. Existing and proposed land uses throughout the development.
- e. Zoning classification.
- f. Phasing schedule plan if the development is to be developed in phases.

4.2. Preliminary Plat.

4.2.1. *General.* The Preliminary Plat of a proposed development shall be clearly and legibly drawn to a scale not smaller than one (1) inch equal to two hundred (200) feet and shall be on a sheet twenty-one by thirty inches (21" x 30") or of an approved size by the Planning Commission. If the Preliminary Plat requires more than one sheet, a key diagram showing relative location of the several sections shall be drawn on each sheet.

4.2.2. *Requirements.* The Preliminary Plat shall contain or be accompanied by the following information:

- a. General Information.
 - i. Proposed name of development. The name shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction.
 - ii. North point, graphic scale, written scale, and date, including the month, day and year that the original drawing was completed and the month, day and year for each revision of the original drawing.
 - iii. Name of landowner, developer, if different, and location and ownership of adjoining properties.
 - iv. Existing zoning classification of the tract within the tract.
 - v. A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals two thousand (2,000) feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plats existing within one thousand (1,000) feet of any part of the property.
- b. Existing Site Data
 - i. The distance and bearing of one of the corners of the boundary of the development to the nearest intersection of existing streets or roads.
 - ii. Total tract boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
 - iii. All existing municipal boundaries, property lines, right-of-ways, easements, railroads, sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage ditches, water courses, buildings, and wooded areas.
 - iv. All existing streets, including streets of record (recorded but not constructed), on or abutting the tract, including the names, rights-of way widths, pavement widths, and approximate grades.

- c. Proposed Site Data
 - i. Street rights-of-way, pavement widths, and grades. Street profiles and cross sections shall be provided when requested by the Planning Commission.
 - ii. Lot lines, lot dimensions, and lot and block numbers.
 - iii. Preliminary plans for utilities (i.e. sewer, water, electricity, gas lines, and storm drainage). Storm and sanitary sewer profiles, cross-sections and size shall be provided when required by the Planning Commission.
 - iv. Plans for the protections of soils on the site from wash, erosion, and other drainage during construction.
 - v. Other easements and rights-of-way, including locations, dimensions, and purposes.
 - vi. Any contour changes to be made by grading.
 - vii. Parks, school sites, and other areas designated for public use, if any.
 - viii. Areas to be used for purposes other than residential and public, if any, with the purpose, location, and dimensions of each indicated.
- d. Supplementary Data.
 - i. Copies of approval of the Department of Health and Environmental Control whenever individual sewage disposal or water supply systems are required.
 - ii. Any other information considered by either the applicant or Planning Commission to be pertinent to the review of the Preliminary Plat.
- e. Improvement Plans and Data.
 - i. The applicant shall submit construction plans and specifications for all improvements and installations required by this Ordinance.

4.3. Final Plat.

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- 4.3.1. *General.* The Final Plat of a proposed development shall be clearly and legibly drawn to a scale of one (1) inch equal to one hundred (100) feet, and shall be no less than eight and a half by eleven (8 ½ X 11) for a minor subdivision and twenty-one inches by thirty inches (21"x 30") for a major subdivision. If the Final Plat requires more than one sheet, a key diagram showing relative location of the several sections shall be drawn on each sheet.
 - 4.3.2. *Requirements.* The Final Plat shall contain or be accompanied by the following information:
 - a. General Information.
 - i. Name of development.
 - ii. Name of record owner, and surveyor or engineer.
 - iii. North point, graphic scale, written scale, and date, including the month, day and year that the original drawing was completed and the month, day and year for each revision of the original drawing.
 - iv. Name and location of all abutting subdivisions, if any, and location and ownership of adjoining unsubdivided property.
 - v. A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals two thousand (2,000) feet and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plats existing within one thousand (1,000) feet of any part of the property.
 - b. Platting Information.
 - i. The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the *Minimum Standards Manual for the Practice of Land Surveying in South Carolina*, as promulgated by the Code of Laws of South Carolina, 1976, Title 40, Chapter 21, as amended.
 - ii. The Final Plat shall meet all the standards and requirements as set forth in the laws of the State of South Carolina, and these regulations, and shall conform in all respects with the Approved Preliminary Plan, including all conditions for approval thereon noted.

- c. Certification. The following certificates shall be stated in writing in a letter or printed on the face of the Final Plat.
 - i. Surveyor or Engineer Certification of Accuracy. The signature, seal, and certification of a registered professional land surveyor or engineer to the effect that the Final Plat accurately reflects a survey made by him, that any changes from the description appearing in the last record transfer of land contained in the Final Plat are so indicated, that all monuments shown thereon actually exist or will be installed and their position is accurately shown.
 - ii. Certification of Ownership and Dedication. A notarized certification of title showing that the applicants are the owners, and statements by such owners acknowledging any offers of dedication of land for public use and restricting land by protective covenants.
 - iii. Certification of the Approval of Water and/or Sewer Systems. (When required) The South Carolina Department of Health and Environmental Control (DHEC) and the appropriate service district shall certify that the water supply and/or sewer disposal system or systems installed, or proposed for installation, fully meet their requirements.
 - iv. Certification by Subdivider's Engineer. (When required) The signature, seal, and approval of the subdivider's engineer shall indicate that required infrastructure improvements have been satisfactorily installed or that adequate financial guarantees have been provided.
 - v. Recording Notations. Appropriate notations for transfer and recording by the County Clerk of Court, indicating date and time of recording, the plat book location thereof, and page number.

5.

Assurance of Completion and Maintenance of Improvements

5.1. Completion of Improvements.

Before the Final Plat is signed by the Zoning Administrator, all applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the Zoning Administrator and designated Town engineering authority, all public improvements, including lot improvements on the individual lots of the development, as required in these regulations, and to dedicate those public improvements to the Town, free and clear of all liens and encumbrances on the dedicated property and public improvements.

5.2. Improvement Agreement and Guarantee.

- 5.2.1. *Agreement.* The Planning Commission in its sole discretion may waive the requirement that the applicant complete and dedicate all public improvements prior to approval of the Final Plat, and as an alternative, permit the applicant to enter into a subdivision improvement agreement by which the covenants to complete all required public improvements no later than two (2) years following the date on which the Chairman of the Planning Commission signs the Final Plat.
- 5.2.2. *Security.* Whenever the Planning Commission permits an applicant to enter into a subdivision improvement agreement, it shall require the applicant to provide a performance bond, cashier's check, letter of credit, or cash escrow as security for the promises contained in the subdivision improvement agreement.
- a. The security shall be in an amount equal to one hundred and fifty percent (150%) of the cost as estimated by the Town of any improvements which have not been constructed, installed and completed in compliance with the requirements of this Ordinance prior to the posting of said security and for which sufficient certification has been furnished.
 - b. In the event that any or all the required improvements are not completed within the time specified by the Commission, the Town may let or re-let the contract, using the posted security to defray the costs of such required improvements.
- 5.2.3. *Certificate of Satisfactory Completion.* The governing body will not accept dedication of required improvements, nor release nor reduce the amount of any security posted by the applicant until;
- a. The Zoning Administrator has submitted a certificate stating that all required improvements have been satisfactorily completed,
 - b. The applicant's engineer or surveyor has certified through submission of a detailed survey plat of the subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission, that the layout of the line and grade of all public improvements is in accordance with the construction plans,
 - c. A title insurance policy has been furnished to and approved by the Town Attorney indicating that the improvements have been completed, are ready for dedication to the Town or County, and are free and clear of any and all liens and encumbrances.

5.3. Acceptance of Dedication Offers.

Acceptance of formal offers of dedication of streets, public areas, easements, and parks shall be by ordinance of the Town before Final Plat approval. The approval of a subdivision plat by the Planning Commission, whether Preliminary or Final, shall not be deemed to constitute or imply the acceptance by the Town of any street, easement, or park shown on plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

5.4. Maintenance of Improvements.

The applicant shall make such adequate provisions as shall be required by the Planning Commission for the perpetual maintenance of all public facilities in the subdivision until such obligations have been assumed by another entity.

5.5. Issuance of Building Permits and Certificates of Occupancy.

When a subdivision improvement agreement and security have been required for a development, no certificate of occupancy for any building in the subdivision shall be issued prior to the completion of the required public improvements and the acceptance of the dedication of those improvements by either the Town or the County. If a subdivision is to be phased in, building permits and certificates of occupancy may be issued after required public improvements for that phase only has been completed.

6. Design Standards

6.1. General.

The design standards contained herein shall be considered minimum standards. Higher standards are to be encouraged in subdivision design. The following standards shall be applied towards that end.

6.2. Lots.

- 6.2.1. All lots shall be accessible by public or private right-of-way.
- 6.2.2. The lot size, width, shape, grade, and orientation shall be in relation to street and block design, existing and proposed topographical and natural vegetative conditions, and the type of development and use contemplated.
- 6.2.3. All lots shall meet the minimum area requirements for the zoning district within which they are located. The Zoning Administrator has the authority to approve lots that are within 10% of the minimum area requirements if the development meets all other requirements of this ordinance.
- 6.2.4. Corner lots shall be of sufficient size and shape to permit required building setback and orientation to both streets.
- 6.2.5. When a residential subdivision is proposed that would abut an arterial road (definition 2.3.3), it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road. Access rights of these lots to the arterial shall be dedicated to the Town, County or State and recorded with the deed.

6.3 Streets and Roads.

6.3.1 General Requirements.

- a. Frontage on Approved Roads. Major subdivisions shall not be approved unless the pre-subdivided parcel/development has frontage on and access from a public street.
- b. Classification. All roads shall be classified as either arterial, collector, or local. US Highway 78 and State Highway 27 shall be classified as arterial roads.
- c. Intersections.
 - i. Not more than two (2) streets shall intersect at any one point.
 - ii. All streets shall intersect as nearly at right angles as possible, subject to variations approved by the Planning Commission upon evidence of good cause. In no case shall streets intersect at an angle of less than seventy-five (75) degrees.
 - iii. Unless good cause can be shown for doing otherwise, streets intersecting other streets shall either intersect directly opposite to each other, or shall be separated by at least a two hundred (200) foot offset between centerlines, measured along the centerline of the street being intersected.
 - iv. Street intersections shall be located at least one hundred-fifty (150) feet from the right-of-way of any railroad, measured from the center-point of the intersection to the railroad right-of-way line nearest the intersection.
- d. Right-of-way and Pavement Widths. Public street right-of-ways and pavement widths shall be not less than:

Required Right-of-way and Pavement Widths		
Street Classification	Pavement Width	Right-of-way Width
Local Street	22 feet	50 feet
Collector Street		
2 lane	24 feet	50 feet
4 lane	48 feet	100 feet

- 6.3.2 Blocks.** Block size and shape shall reflect the physical characteristics of the site regarding topography, applicable zoning requirements, natural growth and soil conditions and shall permit lot access, traffic circulation, and control and safety of traffic.
- 6.3.2.1 Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets (arterials), railroads, or waterways.
 - 6.3.2.2 No block shall be less than six hundred (600) feet in length. Where practicable, blocks along highways and arterials and collector streets shall be not less than one thousand (1,000) feet in length.
 - 6.3.2.3 Blocks in commercial and industrial areas may vary from the elements of design previously detailed if required by the nature of the use, subject to the approval of the Planning Commission.
 - 6.3.2.4 Pedestrian ways or crosswalks, not less than ten (10) feet wide, may be required by the Planning Commission through the center of blocks more than eight hundred (800) feet long where deemed essential to provide circulation or access to schools, playgrounds, or other community facilities.
- 6.3.3 Road Names.** The preliminary plat as submitted shall not indicate any names for proposed streets. The Planning Commission shall name all roads upon recommendation of the Zoning Administrator. The Zoning Administrator shall consult the applicant and the local postmaster and Dorchester County prior to rendering its recommendation to the Planning Commission. Names shall be sufficiently different in sound and spelling from other road names in the municipality so as not to cause confusion. A road which is (or is planned as) a continuation of an existing road shall bear the same name.

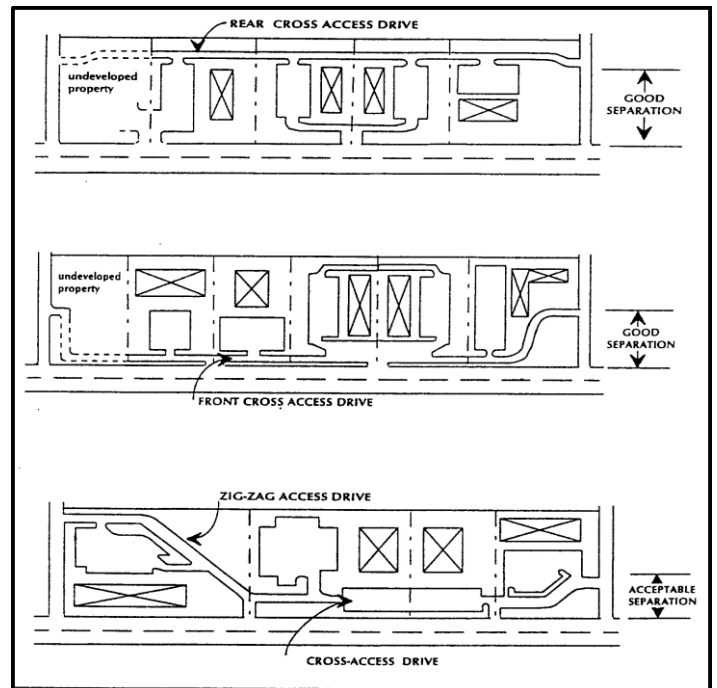
6.3.4 Joint and Cross Access.

6.3.4.1 Adjacent commercial or office properties shall provide a cross access drive and pedestrian access to allow circulation between sites.

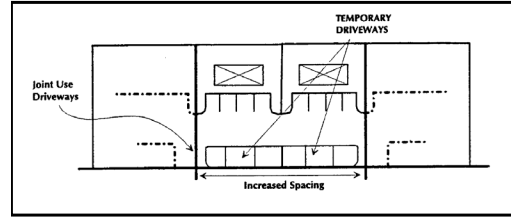
6.3.4.2

a. A system of joint use driveways and cross access easements as shown in the figure below shall be established wherever feasible along arterial roads, such as State Highway 27 and US Highway 78, and the building site shall incorporate the following:

- i. A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation.
- ii. A design speed of 10 mph and sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles.
- iii. Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive.
- iv. A unified access and circulation system plan that includes coordinated or



- shared parking areas is encourage wherever feasible.
- b. Pursuant to this section, property owners shall:
 - i. Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;
 - ii. Record an agreement with the deed that remaining access rights along the thoroughfare will be dedicated to the Town and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;
 - iii. Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.
 - c. The Zoning Administrator or Planning Commission may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.



6.3.5 Shared Access.

- a. Subdivisions with frontage on the state highway system should be designed with shared access points to and from the highway. Normally a maximum of two (2) accesses shall be allowed regardless of the number of lots or businesses served.

6.3.6 Connectivity.

- a. Where feasible, the street system of a proposed subdivision shall be designed to coordinate with existing, proposed, and planned streets outside of the subdivision.
- b. Whenever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided as deemed necessary by the Town to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with temporary turn-around or cul-de-sacs unless specifically exempted by the Town, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.
- d. Collector streets shall intersect with collector or arterial streets at safe and convenient locations.
- e. Subcollector and local residential access streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation, but such connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.
- f. Subdivisions on a single residential access street ending in a cul-de-sac shall not exceed 15 lots or dwelling units, and the cul-de-sac shall have a minimum cart way (turn around) radius of fifty (50') feet.

6.4 Sidewalks.

6.4.1 Required Improvements.

- 6.4.1.1 Sidewalks shall be included within the dedicated right-of-way when required by the Planning Commission.
- 6.4.1.2 A median strip of grassed or landscaped areas at least two (2) feet wide shall separate all sidewalks from adjacent roads.

- 6.4.2 Pedestrian Accesses.** The Planning Commission may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least ten (10) feet in width. Easements shall be indicated on the plat.

6.5 Parks, Playgrounds, and Recreation Areas.

- 6.5.1** *Money in Lieu of Land.* The Planning Commission shall require, prior to final approval of the subdivision plat, that the applicant deposit with the Town a cash payment in lieu of dedication of property for recreational use. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund within the Recreation Department's budget to be established by the Town. The fund shall be used for improvement of a neighborhood park, playground, or recreation area including the acquisition of property. The Planning Commission shall determine the amount to be deposited, based on the following formula: two hundred dollars (\$200) multiplied by the number of lots the parcel can be divided into by the required minimum lot size of the zoning district in which it is located using net developable land, less a credit for the land actually reserved for recreation purposes, if any.

6.6 Stormwater Drainage.

- 6.6.1** All Major Land Developments must provide a stormwater plan for their entire property that has been approved by the appropriate authority; SCDHEC or Dorchester County.
- 6.6.2** *Easements.* Drainage easements shall be provided so that hazards to properties within the proposed subdivision are minimized and neighboring properties will not be adversely affected by the increased run-off after development.
- 6.6.2.1** Location.
- 6.6.1.1.1 Where conditions make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements at least fifteen (15) feet in width for drainage facilities shall be provided across the property with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall extend from the road to a natural watercourse or to other drainage facilities.
- 6.6.1.1.2 Where practicable, drainage easements shall center along or be adjacent to a common property line.
- 6.6.1.1.3 When a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
- 6.6.1.1.4 Low-lying lands along watercourses subject to flooding or overflowing during storm periods shall be preserved in their natural state as drainageways.
- 6.6.2** *Maintenance.* Unless otherwise specified, the applicant shall be responsible for general maintenance of easements. The Town or utility companies with lines in such easements shall have full right of access.
- 6.6.3** *Clearance.* All stumps, debris, trash, and fallen trees within the easement right-of-way shall be cleared and removed by the developer of the property.

6.7 Utilities.

- 6.7.1** All Major Land Developments must provide a utility plan for their entire property that has been approved by the appropriate service provider.
- 6.7.2** *Easements.* Adequate areas of suitable size and location shall be allocated for utility easements. The location and size of such easements shall be worked out with the public and private utilities involved, shall center along or be adjacent to a common property line where practicable, and shall be installed underground except where unusual circumstances prohibit such practice. Each cul-de-sac or dead end street shall have provisions for a fifteen foot utility easement extending along the property line to prevent dead-end utilities.
- 6.7.3** *Maintenance.* Unless otherwise specified, the applicant shall be responsible for general maintenance of easements. The Town or utility companies with lines in such easements shall have full right of access.

- 6.7.4 *Clearance.* All stumps, debris, trash, and fallen trees within the easement right-of-way shall be cleared and removed.

6.8 Water Supply and Sewer Connections.

Where a public water supply from the Town of Ridgeville or public sewage system from Dorchester County is reasonably accessible, the developer shall indicate a connection with such water supply or sewage system for each lot with such material and to such size and length as shall be approved by the Town of Ridgeville for water and the Dorchester County Public Works Department for sewage. Where a public water supply or public sewage system is not reasonably accessible or not planned for in the future, an alternate method of water supply or sewage disposal may be indicated and shall be approved in writing by the Department of Health and Environmental Control.

- 6.8.1 *Fire Hydrants.* Fire hydrants shall be required for all subdivisions connected to a public water system. Fire hydrants shall be located no more than 1,000 feet apart and within 500 feet of any structure and shall be approved by the fire department.

7. Improvement Standards

7.1. Intent.

Assurance of completion of improvements are necessary to protect the prospective lot buyer and the Town from the liability of the creation of lots without the provision of necessary services. In order to protect both the lot buyer and the Town and to ensure that the subdivision is an asset to the community, the improvements required by these regulations shall be installed prior to the approval of the Final Plat.

7.2. General.

- 7.2.1. *Conformance.* Improvements shall be installed in accordance with the requirements and standards set forth in this Ordinance and other specifications and policies of the Town of Ridgeville, Dorchester County and the State of South Carolina.
- 7.2.2. *Commencement.* No construction or installation of improvements shall begin in a proposed subdivision until the Preliminary Plat has been approved by the Planning Commission and unless applicable permits have been issued.
- 7.2.3. *Access.* All public agencies shall have access to the premises and structures of a subdivision under this Ordinance during reasonable hours to make those inspections as deemed necessary by them to ensure compliance with the provisions of this Ordinance.
- 7.2.4. *Inspection.* Before beginning any work within the subdivision, the developer and/or developer's contractors shall make arrangements with those public agencies charged with the enforcement of the provisions of this Ordinance to provide for adequate inspection of the improvements.
- 7.2.5. *Final Plat Approval.* Approval of the Final Plat for recording shall not be given by the Zoning Administrator unless the developer has installed the required improvements as herein specified and required, or has provided a financial guarantee.
- 7.2.6. *Changes in the Approved Plans and Specifications.* If exigencies of construction necessitate changes in the approved plans and specifications, the developer shall request approval of such changes by the Zoning Administrator.

7.3. Markers.

- 7.3.1. Markers shall be constructed of steel rods or iron pipes not less than one-half (½) inch in diameter and not less than twenty-four (24) inches long and shall be placed vertically in the ground so as to extend one (1) inch above the finished grade.
- 7.3.2. Markers shall be installed at the following locations:
 - a. All angles formed by intersection of lot lines.
 - b. All exterior corners of the subdivision.

7.4. Roads.

- 7.4.1. *Roadway Clearance.* All stumps, debris, trash, and fallen trees within the road right-of-way shall be cleared and removed. All paved areas shall be cleared of significant soil sedimentation.
- 7.4.2. *Paved Roads.* All paved streets shown on the Final Plat shall be graded, constructed and surfaced in accordance with the following details and specifications. Any subdivision or development of land for purposes of sale or lease or any other purpose not specifically exempted shall have only paved roads complying with South Carolina Department of Highways and Public Transportation Standards. Paved public streets must be properly dedicated and accepted by SCDOT or Dorchester County for maintenance. The donor and the contractor who constructed the road shall submit an affidavit which states that all construction costs have been paid and that the road is free of all encumbrances. This affidavit is required by Section 57-1-110 of the Code of Laws of South Carolina, 1976, as amended.

- a. Clearing and Grubbing. Clearing and grubbing of the required right-of-way shall be completed in accordance with specifications contained in the *South Carolina Department of Highways and Public Transportation, Standard Specifications for Highway Construction*, latest edition.
 - b. Subgrade. Subgrade work shall be completed in accordance with specifications contained in the *South Carolina Department of Highways and Public Transportation, Standard Specifications for Highway Construction*, latest edition.
 - c. Roadway Base and Surfacing. Roadway base work and surfacing shall be carried out in accordance with the standards and requirements of the South Carolina Department of Highways and Public Transportation and are subject to approval by the Dorchester County Public Works Department.
- 7.4.3. *Unpaved Roads.* The Planning Commission may allow certain roads to be developed as unpaved private roads or paved private roads in accordance to the following requirements.
- a. Lot Frontage. There is not a limit on the number of lots that may be provided access exclusively by the use of a private unpaved road. However, the maintenance of a private, unpaved road is the responsibility of the property owner(s) that utilize the road. This road must be maintained at a level that will support emergency vehicle traffic. Restrictive covenants shall be incorporated within the deed expressing this.
 - b. Secondary Access. Private unpaved roads may be allowed as secondary, alleyway, access to lots with primary approved access to a public paved road.
 - c. Construction Techniques. Requirements shall be generally the same as for paved streets and the following special requirements:
 - i. All roads constructed under this section must serve expected traffic needs in all types of weather from dry conditions to extremely wet conditions. Design material and specifications must be presented to establish compliance with this requirement.
 - ii. Review by the County Engineer and other inspectors shall be mandatory for any proposed road constructed under this section.
 - iii. Developers may also be required to follow additional construction requirements or standards as determined by the Planning Commission and promulgated hereunder.
 - d. Indemnification and Hold Harmless Agreements. The developers must require and receive a hold harmless agreement and indemnification agreement signed by each landowner. These agreements shall be presented to and approved by the Town Attorney prior to Final Plat approval and shall operate to relieve the Town of any liability or responsibility arising from the construction and use of said private road. This release shall be in favor of the Town for any harm that may result from the use of the private road by adjoining landowners, visitors, or any user of the road, including the public-at-large. Each signed agreement will be recorded with the plat and reference shall be made as to the character of the road on the plat.
 - e. Maintenance of Private Roads. A system or means shall be established to provide for the continued maintenance of the road and associated storm drainage system. This agreement must be approved prior to Final Plat approval and may include, but not limited to, the following methods:
 - i. Perpetual Maintenance Agreement.
 - ii. Homeowners/ Property Association.
 - iii. Landowners Agreement.
 - iv. Creation by developer of a performance bond or other form of security as determined appropriate by the Planning Commission.
 - f. Disclosure of Private Road Status.
 - i. Roads approved must be clearly distinguished as private roads and not a maintenance responsibility of the Town or County. Plats, street signs and other references, as required, shall serve to put persons on notice as to the private nature of the road.
 - ii. The developer shall install signs at the beginning of the private road which state "County/State Maintenance Ends".

- iii. The maintenance system as provided must be adequately described to potential purchasers and become a responsibility of each landowner as evidenced by recordation with each deed, plat, or restrictive covenant.

7.4.4. *Shoulders and Ditches.*

- a. All shoulders and slopes shall be prepared in compliance with the *South Carolina Department of Highways and Public Transportation, Standard Specifications for Highway Construction*, latest edition.
- b. All shoulders and slopes shall be protected from erosion.

7.4.5. *Street Name Signs.* Street name signs shall be installed at all intersections by the subdivider. The design, construction, materials, and placement of all street name signs shall conform to the requirements of the Town, or a comparable Street Name and House Numbering Plan approved by the Planning Commission.

7.4.6. *Stop Signs.* Stop signs shall be placed at all cross type and “T” type intersections in conformance with the requirements contained in the *South Carolina Manual on Uniform Traffic Control Devices for Streets and Highways*.

7.5. Easements.

Easements shall be provided as required in Design Standards for this Ordinance for road right-of-ways and as required for the installation and maintenance of all utility systems.

7.6. Drainage.

A drainage system shall be designed and constructed by the subdivider consistent with the design principals and standards contained in Design Standards of this Ordinance and adequate to provide proper drainage of the surface water of the subdivision, the drainage area of which it is a part, and the protection of downstream property owners from any increased runoff due to development.

7.7. Sanitary Sewage Disposal System(s).

Where public sewer service is not available, a sanitary sewage disposal system shall be designed and constructed by the subdivider consistent with the design principals and standards contained in Design Standards of this Ordinance.

7.8. Water Supply System(s).

Where public water service is not available, a water supply system shall be designed and constructed by the subdivider consistent with the design principals and standards contained in Design Standards of this Ordinance.