

## Chapter 4: Zoning Districts

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### 4.1: Official Zoning Map

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#### 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

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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

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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.

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### 4.2: Town Center District (TC)

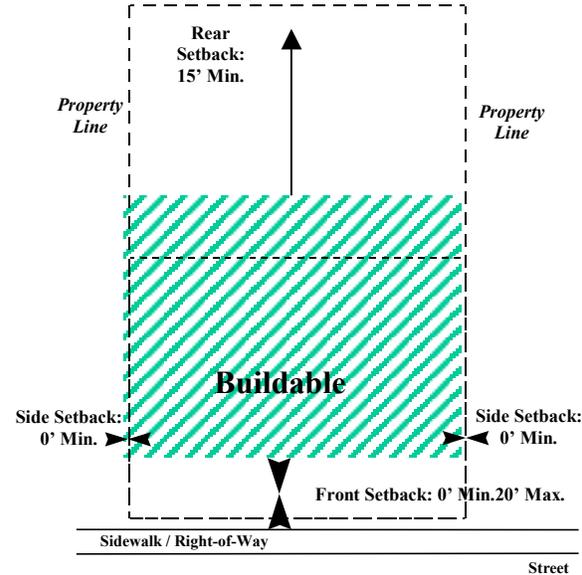
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**4.2.1: Intent**

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) Use List:
      - (1) Office
      - (1) Personal Services
      - (1) Business Services
      - (1) General Retail
      - (1) General Commercial, including gas/service stations and automotive repair shops
      - (2) Restaurant
      - (3) Lodging
    - a) 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.
      - (1) Mechanical equipment at ground level should be placed on the parking lot side of building and away from buildings on adjacent sites.
      - (1) Building facades should constitute a street frontage at pedestrian scale.
      - (1) Main pedestrian access to the building shall be from the street. Secondary access may be from parking areas.
      - (2) 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.

1. **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.
1. **Institutional:** The following institutional uses are permitted in the TC district.
  - a) Use List
    - (1) Church
    - (1) Government
    - (1) School
    - (2) Assembly/Cultural
1. **Outdoor Storage:** Outdoor storage uses are permitted in the TC 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 TC District.
    - (1) Outdoor storage shall not front on Hwy 27 or Railroad Avenue.
1. **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.
    - (1) 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.
- A. 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.
    - a) Private swimming pool.
    - a) Private tennis or outdoor recreational court.
    - a) Storage shed for personal use.
    - a) Studios and workshops without outdoor display for personal use.
    - a) Public Utility substation.
  1. **Commercial**
    - a) Storage shed.
    - a) Public Utility substation.
  1. 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.
    - a) Accessory structures shall be included in the calculation of total lot coverage. This also applies for accessory structures used for home occupations.
    - a) Unless otherwise noted, no accessory use or structure shall be located in a required yard setbacks.

- a) No accessory use shall create a nuisance or hazard to the health and safety of the community.
- a) No accessory use shall be established until the principal use is established.
- A. 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.
  - 1. Auto Sales
  - 1. Sexually Oriented Businesses
  - 1. Any use not listed as being permitted is prohibited.

**4.2.4: Parking**

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- 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**

Office/Personal Services/Business Services	1 per 300 square feet
General Retail/General Commercial	1 per 250 square feet
Restaurant	1 per 75 square feet
Lodging	1 per room or suite
All other uses	1 per 250 square feet

**4.2.5: Landscaping**

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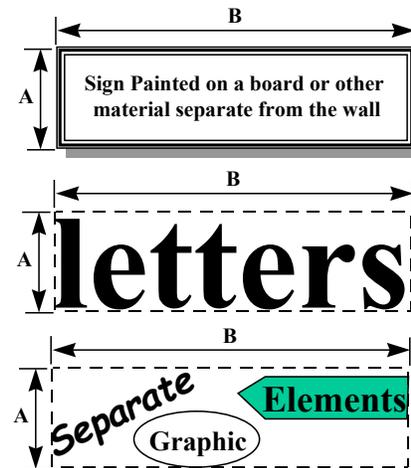
- A. Intent**  
Landscaping is required in the TC district to provide for buffering of adjacent zones, sound and light abatement, and screening of commercial uses, commercial parking, or residential parking with more than eight (8) spaces.
- C. Requirements for Parking Area Borders Parallel to Right-of-ways**
  - 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.
- C. Requirements for Parking Area Borders Parallel to Adjacent Property Lines**
  - 1. Buffer strip shall be at least five feet (5') in width.
  - 1. A garden wall, opaque fence, or hedge [min. four (4') feet in height] shall be installed along any adjacent property line.
  - 1. 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 one (1") inch in caliper.

**4.2.6: Signage**

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- 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 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.
- 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.
  1. **Window Sign**
    - a) Maximum Size: Thirty Percent (30%) of the window area.
  1. **Projecting Sign**
    - a) Maximum Size: Six (6) square feet for one side.
    - a) Clearance: Eight feet (8') above ground level.
  1. **Awning Sign**
    - a) Maximum Size: Individual letters shall not exceed ten inches (10") in height.
    - a) Signs, symbols, or designs may be painted or sewn on to any awning.
  1. **Permanent Ground Sign**
    - a) Permanent monument signs are encouraged in the Town Center.
    - a) Maximum Size: Twenty-five (25) square feet per sign face.
    - a) Maximum Height: Five (5') feet from finished grade.
  2. **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.
  1. One sign per business occupying the upper floors of a building no larger than 6"x18".
- E. Prohibited Signs:**
1. Moving signs of any type other than barber poles.
  1. Internally illuminated other than non-flashing neon.
  1. Signs projecting above the roof line.
  1. Roof signs.
  1. Any sign not listed as being allowed is prohibited.




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### 4.3: Traditional Neighborhood Residential District (TNR)

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#### 4.3.1: Intent

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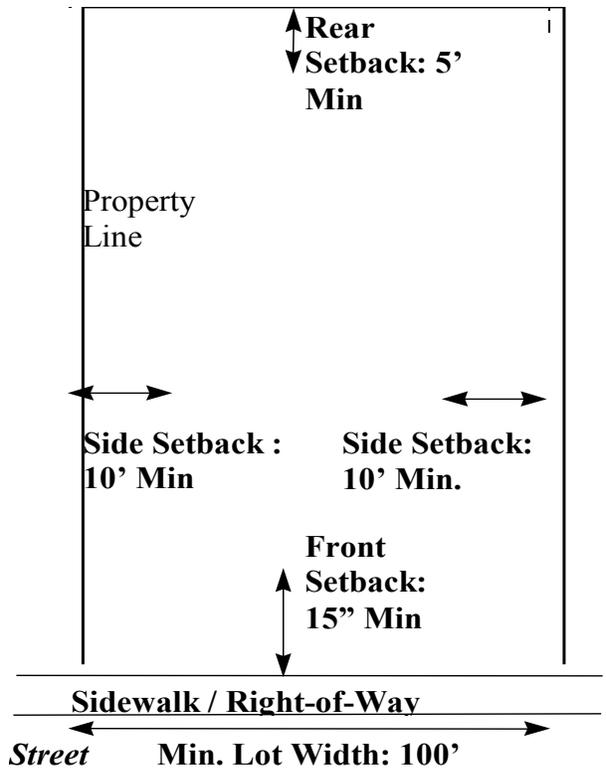
The Traditional Neighborhood Residential District (TNR) is a predominately single-family residential area. Other uses such as mobile homes, small offices and businesses are allowed in the district as long as they do not detract from the character of the small-scale residential uses. Additional standards 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**

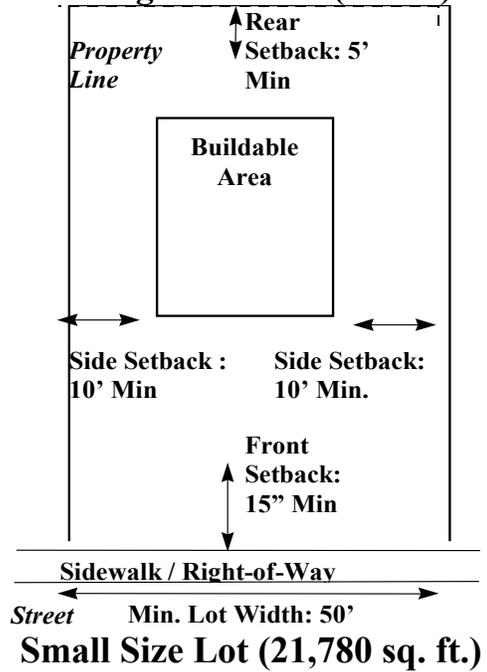
**A.**

		<b>Large Size Lots</b>	<b>Small Size Lots</b>
Minimum Lot Size		43,560 sq. ft. minimum (One Acre)	21,780 sq. ft. minimum (1/2 acre)
Minimum Lot Width		100 ft.	50 ft.
Maximum # of Units		2 units	2 units
Minimum Lot Area/Unit		5,000 sq. ft.	5,000 sq. ft.
<b>Setbacks</b>			
	Front	15 feet minimum	15 feet min. to 20 feet max. or no greater than adjacent developed properties greater than 20 feet.
	Side	10 feet minimum	10 feet min.
	Rear	5 feet minimum	5 feet minimum
Setbacks apply to all structures greater than 6 inches above ground level.			
Max Height		35 feet	35 feet
% Maximum Lot Coverage		40%	80%
Distance between additional habitable structure on the same lot		15 feet minimum	15 feet minimum

**B. Examples** – The following are examples of the possible dimensions for large and small lots in the TNR District.



**Large Size Lots (1 acre)**



**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. 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.
- a) 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.

1. Small Office or Commercial Building(s)

- a) Office and commercial uses cannot occupy more than 1,000 square feet gross floor area exclusive of any residential living quarters.
- a) Office and commercial uses shall be limited to the ground floor of the structure. Residential uses above the office or commercial use are encouraged.
- a) Design of new construction shall be consistent with the residential nature of the area.
- a) Setbacks shall be consistent with neighboring property.
- a) Use List:
  - (1) Neighborhood retail shop or boutique,
  - (1) Professional office,
  - (1) Neighborhood service,
  - (1) Café or eatery establishment,
  - (1) Day care center
- a) 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.
- a) 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 one (1) inch in caliper at planting.
  - (1) Two (2) shrubs per thirty feet (30') of street frontage shall be planted within the required front setback.

1. Civic Structure(s)

- a) Use List:
  - (1) School
  - (1) Church
  - (1) Park/playground
  - (1) Community Hall
  - (1) Governmental Services Building
- a) 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.
- (1) Two (2) shrubs per thirty feet (30') of street frontage shall be planted within the required front setback.

1. 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.
  - (1) Pre-owned manufactured homes being placed onto a parcel within town shall be no more than fifteen (15) years old.
  - (1) 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.
  - (1) Roofing Material: Type of shingle that is commonly used in standard residential construction.
  - (1) Minimum Roof Pitch: 3' X 12' roof pitch, or the standard of each manufacturer's equivalent.
  - (1) 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.
  - (1) The tongue, axles, transporting lights, and removable towing apparatus must be removed after placement on the lot and before occupancy.
  - (1) 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.

1. 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
- 1. Private clubs
- 1. Service or gas station
- 1. Outdoor storage
- 1. Outdoor business
- 1. Drive-through restaurant
- 1. Dry cleaning establishment
- 1. Sexually Oriented Businesses
- 1. Any use not listed as being permitted is prohibited.

#### 4.3.4: Parking

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- A. **General Requirements: See general parking requirements in Chapter 3 Section 3.13**
- B. The following parking requirements shall apply within the TNR district.
  - 1. Office: Three (3) parking spaces per 1,000 square feet.
  - 1. Retail/Café/Eatery: Five (5) parking spaces per 1,000 square feet.
  - 1. Residential: Two (2) parking spaces per dwelling unit.
- A. 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.
- A. 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.
  - 1. 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.
  - 1. 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
    - a) 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.

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#### 4.4: Neighborhood Commercial District (NC)

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##### 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 development.

##### 4.4.2: General

**A. Minimum Lot Size:** 10,000 square feet

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

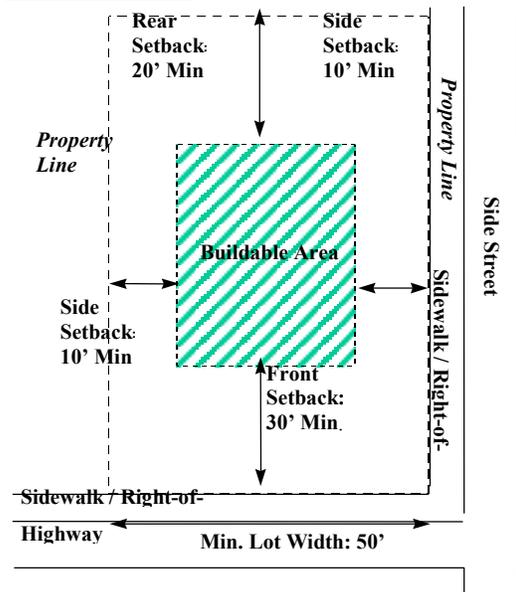
**A. Minimum Street Frontage:** Fifty (50') feet

**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.
1. Side: Ten (10') feet min.
1. Rear: Twenty (20') feet min.
2. 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. Office/ Commercial:** The following office/ commercial uses are permitted in the NC District provided that all specified standards are met.

1. Use List
  - a) General Retail
  - b) General Commercial
  - c) Personal Services
  - d) Business Services
  - e) Restaurants
  - f) Lodging
  - g) Gas Station
  - h) Manufactured housing, for office space only.
2. 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.
3. Trash Containers: Located in the parking area and screened from the right-of-way.
4. 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.
5. 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.

6. 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.
- b) 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
- (2) Church
  - (2) Government
  - (3) School
  - (4) Assembly/Cultural
- D. 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) The Zoning Administrator may require the screening of outdoor storage from adjacent incompatible uses.
- E. 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:**
- 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.
  - d) No accessory use shall create a nuisance or hazard.
  - b) 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. Required Parking Spaces**

Office/Personal Services/Business Services	1 per 300 square feet
General Retail/General Commercial	1 per 250 square feet
Restaurant	1 per 75 square feet
Lodging	1 per room or suite
All other uses	1 per 250 square feet

- 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.
  - 1. If more than one landscaping/buffering requirement overlaps, the more stringent regulation shall be applied.
  - 2. Residential uses are exempt from landscaping requirements.
  - 1. **See landscaping requirements in Chapter 3 Section 3.12: Landscaping**
- A. Sidewalks**
  - 1. Sidewalks are encouraged for all new development along Highway 27.
  - 2. Sidewalks shall be a minimum of four feet (4') wide.
  - 3. Sidewalks shall meet all requirements of the American Disabilities Act (ADA).
- B. Street Trees**
  - 1. Street tree requirements apply only to lot frontage on Church Street (Highway 27).
  - 1. One (1) small to medium maturing tree every thirty feet (30'). *(Pick one or a few species to choose from for consistency.)*
  - 1. 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.
  - 1. Tree size at planting: One (1") inch in caliper

**A. 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.
- a) 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
  - (1) 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.

1. **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*.
    - (a) Each parking row shall terminate in a *landscaped island*.
  - (1) *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.
    - (a) 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.

**A. Requirements for Front Setback**

- 1. Required Landscaping Area:
  - a) Minimum depth from building: Four (4') feet
  - a) Maximum area of impervious surface within the front required setback shall be fifteen percent (15%) exclusive of curbcuts (walkways, fountains, etc.).
- 1. 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.
  - a) One (1) small maturing tree for every one hundred (100) square feet (Street trees or large maturing trees may be counted towards this requirement)
  - a) Street trees, where required, shall be included as part of the required planting.
  - a) Six (6) shrubs every five hundred (500) square feet
  - a) Approved ground cover

**A. 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.
- 1. 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.
  - a) Seven small (7) trees for every one hundred (100) linear feet.
  - a) 50 shrubs per 100 linear feet.
  - 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.
- 1. 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.
  - a) Berms shall be constructed within the property boundary meeting the following requirements:
    - (1) Minimum Height: Two (2') ft.
    - (1) Minimum Crown Width: Two (2') ft.
    - (1) Minimum Slope: Two: One (2:1)
- 1. 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.
  - a) Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
  - a) Maximum wall height: Six (6') ft.
  - a) Shrubs shall reach 1/3 of the height of the wall within three (3) years.
- 1. 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.
  - a) Berms shall be constructed within the property boundaries meeting the following requirements:
    - (1) Minimum Height: Two (2') ft.
    - (1) Minimum Crown Width: Two (2') ft.
    - (1) Minimum Slope: Two: One (2:1)
  - a) Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
  - a) Maximum wall height: 6 ft.
  - a) 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.

##### **A. Refer to section 3.11: Signage for general sign requirements.**

- A. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.
- A. **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.
- A. **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.
- 1. **Window Sign**
  - a) Maximum Size: Twenty percent (20%) of the window area
- 1. **Projecting Sign**
  - a) Maximum Size: Sixteen (16) square feet for one side
  - a) Maximum Height: No projecting sign shall extend above the roofline.
  - a) Clearance: Eight feet (8') above ground level
- 1. **Awning Sign**
  - a) Maximum Size: Fifteen percent (15%) of exterior surface of the awning.
  - a) Signs, symbols, or designs may be painted or sewn onto the awning.
- 1. **Freestanding Sign**
  - a) Maximum Size: Thirty-five (35) square feet.
  - a) Maximum Height: Twelve (12') feet.
  - a) Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
  - a) No more than one (1) freestanding sign shall be allowed per parcel.
- 1. **Directory Sign**
  - a) The parcel shall contain no more than one (1) directory sign.
  - a) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
  - a) 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.

**A. Prohibited Signs:**

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

**A. 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**
- 1. 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**
- 1. Gas stations that incorporate the price information into the main identification sign face: **10% increase permitted**
- 1. Sign is not internally illuminated (other than non-flashing neon): **Fifteen percent (15%) increase permitted**
- 1. Ground 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**

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#### 4.5: Light Industrial / Office District (LIO)

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##### 4.5.1: Intent

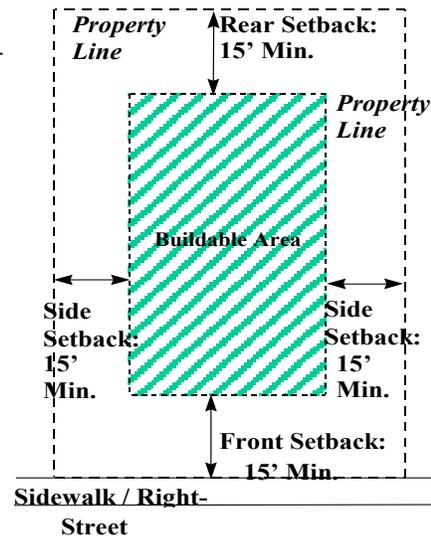
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The purpose of the light industrial and office district is to accommodate a mix of similar and compatible light industrial uses, industrial-related business uses, and related commercial uses. The LIO district shall have limited traffic and aesthetic impacts on surrounding properties, supporting public facilities, and utilities. The LIO 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

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- A. **Minimum Lot Size:** 1/2 acre (21,780 square feet)
- A. **Maximum Lot Coverage:** Building footprint shall not exceed fifty percent (50%) of the lot coverage.
- A. **Maximum Height:** Seventy-five (75') feet
- A. **Setbacks:**
  - 1. Front: Fifteen (15') feet minimum
  - 1. Side: Fifteen (15') feet minimum
  - 1. Rear: Fifteen (15') feet minimum
- A. **Maximum % Impervious Service:** Eighty percent (80%)
- A. 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.
- A. 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.
- B. 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

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- A. **Permitted Uses:** The following uses shall be permitted in the LIO district.
  - 1. Wholesale Business
  - 1. General Commercial
  - 1. Business Services
  - 1. Personal Services
  - 1. Office

1. Small-scale Manufacturing Services
  2. Gas Stations
  3. Automobile Service and Repair
  4. Mini-warehouse
  5. Outdoor Storage
  6. Transload Facilities
  7. Warehouse or Distribution Center
  8. Agricultural and Forest Product Processing, Staging and Storage Areas
  9. Rail Uses Consistent with Permitted or Conditional Uses
- A. Prohibited Uses:** The following uses shall be prohibited in the LIO district.
1. Residential Uses
- A. Accessory Uses:** The following uses shall be permitted in the LIO district as an accessory to the primary use. These uses shall meet minimum setbacks.
1. Outdoor Storage
  1. Outdoor Sales
- A. Conditional Use:** The following uses shall be permitted in the LIO 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.
      - (1) 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.
      - (1) 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.
      - (1) 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.
      - (1) 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.
      - (2) 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.
    - a) Signage:
      - (1) Freestanding signs are prohibited.
      - (1) Business shall not display a sign or advertising visible from public streets or sidewalks, or outside the premises that is photographic, pictorial, or illustrative.
    - a) Required Buffers Between Residential Areas or Residentially Zoned Areas and Business:

- (1) Required Buffer Area:
  - (a) Minimum Width: Twenty (20') feet
- (1) 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.
    - (i) Fifty (50) shrubs per one hundred (100) linear feet.
    - (i) 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.
- (1) Berms shall be constructed within the property boundaries meeting the following requirements:
  - (a) Minimum Height: Two (2') ft.
  - (a) Minimum Crown Width: Two (2') ft.
  - (a) 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.**

**B. Required Parking Spaces**

Office/Personal Services/Business Services	1 per 300 square feet
General Retail/General Commercial	1 per 250 square feet
Wholesale Business/Manufacturing Services	1 for each employee at maximum employment on a single shift plus 1 space for each company vehicle operating from premises
Warehouse	1 per employee on the largest shift, plus 1 space per 4,000 square feet of gross floor area
Mini-warehouse	1 per 10 storage cubicles, plus 2 spaces for employees
All other uses	1 per 250 square feet

**C. 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 feet (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 forth 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.

**A. Refer to section 3.11: Signage for general sign requirements.**

- A. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.
- A. **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.
- A. **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.
  - 1. **Window Sign**
    - a) Maximum Size: Twenty percent (20%) of the window area
  - 2. **Projecting Sign**
    - a) Maximum Size: Sixteen (16) square feet for one side
    - a) Maximum Height: No projecting sign shall extend above the roofline.
    - a) Clearance: Eight (8') feet above ground level
  - 1. **Awning Sign**
    - a) Maximum Size: Fifteen percent (15%) of exterior surface of the awning.
    - a) Signs, symbols, or designs may be painted or sewn onto the awning.
  - 1. **Freestanding Sign**
    - a) Maximum Size: Thirty-five (35) square feet.
    - a) Maximum Height: Twelve (12') feet.
    - a) Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
    - a) No more than one (1) freestanding sign shall be allowed per parcel.
  - 1. **Directory Sign**
    - a) The parcel shall contain no more than one (1) directory sign.
    - a) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
    - a) 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 sign shall be located on the parcel.
- A. **Prohibited Signs:**
  - 1. Moving signs of any type.
  - 1. Signs projecting above the roofline.
  - 1. Any sign not listed as being allowed is prohibited.

#### **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.
  - 1. Exceptions or variations to the existing regulations are essential for the project in terms of site, design, or dimensional requirements.
- A. **Minimum Parcel Size:** Five (5) acres
- A. **Minimum Lot Depth:** Two hundred (200') feet
- A. Lot shall adjoin or have direct access to at least one major street.
- A. 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.
- A. **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 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, public hearing, and recommendation, then forwarded to Town Council for 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**

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- 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.
- A. 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.
  1. The name and address, and signed written consent of those having an ownership interest, if different than the applicant filing the application.
  1. The tax map identification number.
  1. The present and proposed zoning classification and use of the subject property and adjacent land.
  1. A survey showing property boundary lines, metes and bounds, utility transmission lines and public rights-of-way crossing and adjacent to the subject property.
  1. A vicinity map.
  1. A written statement generally describing the proposed development's compliance with the Comprehensive Plan.
  1. 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.
    - a) A proposed traffic circulation map which illustrates internal trafficways related to the development, existing and proposed access points, and through roads accessing adjacent parcels.
    - a) 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.
    - a) A delineation and description of the open space areas.
    - a) 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.
  1. A tabulation of the following information
    - a) The maximum total number of dwelling units proposed by type of structure, by subarea, if applicable.
    - a) The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub area, if applicable.
    - a) 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.
    - a) The minimum lot requirements for each proposed use (if different than the minimum lot requirements specified in the current zoning district).
  1. 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.
  1. 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.

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**4.7: Manufactured Housing Park District (MHP)**

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**4.7.1: Intent**

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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**

	<b>Entire Park</b>	<b>Each Home -Site</b>	
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
- B. 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.

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#### **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')

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#### **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.

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#### **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.

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#### **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).

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#### **4.7.8: Street Lighting**

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

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#### **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.

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**4.8: Residential Mixed-Use District (RMU)**

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**4.8.1: Intent**

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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**

**B. 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.
1. 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.
2. 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.
3. 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.
4. 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.
5. Café/Eatery/Coffee Shop
- a) Definition:
  - b) Small scale retail that compliments the residential uses in the district shall be permitted.
  - a) The design of the new construction shall be consistent with the residential nature of the area.
  - c) Setbacks
  - a) Use List:
    - (1) Home Office or Occupation
    - (2) Staple Food Store
    - (3) Café/Eatery/Coffee shop
    - (1) Gym
    - (2) Day care center operated in the home?
    - (3) Free standing Barber Shop/ Beauty Shop
6. 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.
  - b) The design of the new construction shall be consistent with the residential nature of the area.
  - a) Setbacks shall be consistent with neighboring property.
  - b) Use List:
    - (4) Home Office or Occupation
    - (4) Day care center operated in the home?
    - (5) Barber Shop/ Beauty Shop operated in the home

1. Civic Structure(s)
    - a) Use List:
      - (1) School
      - (1) Church
      - (1) Park/playground
      - (1) Community Hall
      - (1) Governmental Services Building
    - a) 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. 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.
- A. Prohibited Uses:** The following uses shall be prohibited in the RMU district.
1. Bars or taverns
  1. Private clubs
  1. Service or gas station
  2. Tobacco/hookah or vape shops
  1. Outdoor storage
  1. Outdoor business
  1. Drive-through restaurant
  1. Dry cleaning establishment
  1. Sexually Oriented Businesses
  2. Mobile Homes
  3. Tattoo/piercing establishments
  1. Any use not listed as being permitted is prohibited.

#### **4.8.4: Parking**

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- C. General Requirements:** See general parking requirements in Chapter 3 Section 3.13
  - D.** The following parking requirements shall apply within the RMU district.
    1. Office: Two (2) parking spaces per 1,000 square feet.
    1. Café/Eatery/Coffee Shop: Four (4) parking spaces per 1,000 square feet.
    1. Staple Food Store: Four (4) parking spaces per 1,000 square feet.
    2. Residential: Two (2) parking spaces per dwelling unit.
  - A. 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.
  - A.** 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.
  - B. 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.
    1. 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.
    1. 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
- a) 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.
- b) The use of native and natural vegetation is required.

**B. 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**

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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.