

ARTICLE 4. ZONING DISTRICTS AND REGULATIONS

4.1 OFFICIAL ZONING MAP

4.1.1. ESTABLISHMENT

Land subject to this Ordinance is divided into the various base, planned development, and overlay zoning districts established in Section 4.2. The location and boundaries of the zoning districts shall be shown on a series of maps entitled, "Zoning Map of Cayce, South Carolina," which may also be referred to as the "Official Zoning Map." The Official Zoning Map, including all its notations, is incorporated herein by reference and made part of the UDO. The Official Zoning Map shall be the final authority as to the status of the zoning district classification of land in the City.

4.1.2. MAINTENANCE AND DISTRIBUTION

The Cayce Planning and Development Department shall keep on file the original and all revised versions of the Official Zoning Map in digital form. A copy of the Official Zoning Map shall be available for inspection by the general public on the City's website. A copy of the Official Zoning Map, prior maps, and information about prior map amendments shall be made available for inspection by the general public in the Department's office at any time during the City's normal business operating hours.

4.1.3. INTERPRETATION OF DISTRICT BOUNDARIES

The Planning Director is authorized to determine the location of zoning district boundaries as shown on the Official Zoning Map.

4.2 ESTABLISHMENT OF DISTRICTS

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For purposes of this Ordinance, the following zoning districts are hereby established:

Residential Districts	Commercial Districts	Industrial Districts	Special Purpose Districts
LDR, Low Density Residential	C-1, Office and Institutional	M-1, Light	D-1, Development Holding Area
MDR, Medium Density Residential	C-2, Neighborhood	M-2, Heavy	O-S, Open Space
SLR, Small Lot Residential	C-3, Central		PDD, Planned Development
UR, Urban Residential	C-4, Highway		FRD, Flexible Review
MFR, Multi-Family Residential			Design Overlay
			Airport Overlay

4.2.1. ESTABLISHMENT OF DISTRICT REGULATIONS

The uses permitted in the zoning districts established are set forth in Table 4.1 Table of Permitted Uses, Residential and Table 4.2 Table of Permitted Uses, Commercial and Industrial. The dimensional requirements are described in Section 4.3, Zoning District Descriptions, and the dimensional requirements of each are set forth herein.

Section 4.4 establishes regulations for the Planned Development District; Section 4.6 establishes design overlay districts and prescribes uses and design standards for each design overlay district.

4.3 ZONING DISTRICT PURPOSES AND DIMENSIONAL STANDARDS

Collectively, these districts are intended to advance the purposes of this Ordinance, as stated in Article 1. Individually, each district is designed and intended to accomplish the more specific objectives as stated in the following tables. Dimensional standards are outlined for each district by general use type. Allowable uses are specified in the Table of Permitted Uses. Use-specific regulations are included in Article 6.

(A) Dimensional Standards Table Notes:

- (1) Dimensional standards are for single family dwellings in Conventional Subdivisions. For dimensional standards for Conservation Subdivisions see Article 5.
 - (2) Properties located on an existing street and surrounded on at least two (2) sides by existing residential development must meet design standards in accordance with Residential Infill Development Design Standards.
 - (3) See Table 4.1 for Permitted Residential Uses and Article 6 for specific design standards for Attached and Multi-family Residential Uses.
 - (4) Height maximum does not apply to silos, barns, windmills, or other similar structures used for agricultural purposes.
- (B) Dimensional Standards Table Abbreviations:
- (1) "NA" means Not Applicable because the use is not permitted in the zoning district.
 - (2) "FL" – Front Loaded
 - (3) "SL/AL" – Side Loaded or Alley Loaded

4.3.2. RESIDENTIAL DISTRICTS

LDR, LOW DENSITY RESIDENTIAL

Low Density Residential District provides lands primarily for low-intensity single-family residential development. Development allowed in this district includes single-family detached dwellings, limited public, civic, and institutional uses that are consistent with the low-intensity residential character of the district.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	9,450	NA	30,000
Minimum Lot Width (ft)	70	NA	100
Front Yard Setback, min (ft)	35	NA	35
Side Yard Setback, min. (ft)	6	NA	30
Rear Yard Setback, min. (ft)	20	NA	40
Building Height, max. (ft)	35	NA	35
Maximum Lot Coverage %	35	NA	35

MDR, MEDIUM DENSITY RESIDENTIAL

Medium Density Residential District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, and limited public, civic, and institutional uses that support residential development.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	7,200	7,200	12,000
Minimum Lot Width (ft)	60	60	60
Front Yard Setback, min (ft)	25	25	25
Side Yard Setback, min. (ft)	5	5	25
Rear Yard Setback, min. (ft)	20	20	30
Building Height, max. (ft)	35	35	35
Maximum Lot Coverage %	35	35	35

SLR, SMALL LOT RESIDENTIAL

Small Lot Residential District provides lands primarily for moderate- to high-intensity single-family residential development, located within walkable, well connected neighborhoods. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family ¹	Nonresidential
Minimum Lot Area (sq ft)	5,000	Duplex- 5,000 - Triplex, Quadplex- 6,500	10,000
Minimum Lot Width (ft)	50	Duplex-50 Triplex, Quadplex-60	50
Front Yard Setback, min (ft)	20 (FL) 15 (SL/AL)	25 (FL) 15(SL/AL)	25
Side Yard Setback, min. (ft)	5	Duplex, Triplex, Quadplex-5	25
Rear Yard Setback, min. (ft)	15	15 (FL) 5 (AL)	30
Building Height, max. (ft)	35	35	35
Maximum Lot Coverage %	40	40	40

¹ For housing types not listed, see Article 6.

UR, URBAN RESIDENTIAL

The Urban District provides lands for high-intensity housing options in locations where adequate supporting public facilities are available. Development allowed includes cottage courts as well as limited public, civic, and institutional uses that support surrounding residential development and servicing commercial.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family ²	Nonresidential
Minimum Lot Area (sq ft)	5,000	,Duplex- 5,000 Triplex, Quadplex- 6,500 Multiplex- 12,000	5,000
Minimum Lot Width (ft)	50 (FL) 45 (AL)	Duplex-50 Triplex, Quadplex-60 Multiplex-100	50
Front Yard Setback, min (ft)	20 (FL) 5 (AL)	25(FL) 5(AL)	5
Side Yard Setback, min. (ft)	5	Duplex, Triplex, Quadplex, Multiplex-5	25

² For housing types not listed, see Article 6.

Rear Yard Setback, min. (ft)	5	Duplex, Triplex, Quadplex- 15 (FL) 5 (AL) Multiplex - 15	30
Building Height, max. (ft)	35	Duplex, Triplex, Quadplex, Multiplex-35	35
Maximum Lot Coverage	45	Duplex, Triplex, Quadplex, Multiplex-45	45

MFR, MULTI-FAMILY RESIDENTIAL

The purpose of the Multi-family Residential district is to establish and preserve multifamily residential uses designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family ³	Nonresidential
Minimum Lot Area (sq ft)	5,000	,Duplex- 5,000 Triplex, Quadplex- 6,500 Multiplex- 12,000 Multi-family- 20,000	10,000
Minimum Lot Width (ft)	50	Duplex-50 Triplex, Quadplex-60 Multiplex-100 Multi-family-150	50
Front Yard Setback, min. (ft)	20(FL) 15(AL)	Duplex, Triplex, Quadplex-20(FL) 5(AL) Multiplex-25 (FL) 15 (AL/SL) Multi-family-25	25

³ For housing types not specified, see Article 6.

Side Yard Setback, min. (ft)	5	Duplex, Triplex, Quadplex, Multiplex, Multi-family-5	25
Rear Yard Setback, min. (ft)	15	Duplex, Triplex, Quadplex-15 (FL) 5 (AL) Multiplex, Multi-family- 15	30
Building Height, max. (ft) ⁴	See footnote	See note	See note
Maximum Lot Coverage	45	45	45

⁴ There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

4.3.3. COMMERCIAL, MIXED-USE, AND INDUSTRIAL DISTRICTS

C-1, OFFICE AND INSTITUTIONAL

This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	NA	NA	6,000
Minimum Lot Width (ft)	NA	NA	50
Front Yard Setback, min. (ft)	NA	NA	25
Side Yard Setback, min. (ft)	NA	NA	5
Rear Yard Setback, min. (ft)	NA	NA	10
Building Height, max. (ft) ⁵	NA	NA	See note
Maximum Lot Coverage	NA	NA	N/A

⁵ There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

C-2, NEIGHBORHOOD COMMERCIAL

The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the “convenience variety.” The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	NA	12,000	0
Minimum Lot Width (ft)	NA	100	0
Front Yard Setback, min. (ft)	NA	25 (FL) 15 (AL/SL)	25
Side Yard Setback, min. (ft) ⁶	NA	5	See note
Rear Yard Setback, min. (ft)	NA	10	10
Building Height, max. (ft) ⁷	NA	See note	See note
Maximum Lot Coverage	NA	50	50

Use Standards

In addition to use-specific regulations included in Article 6, No permanent outdoor sales or storage lots are permitted.

⁶ No side yard required,; however, where building is not built to property line, not less than three-foot setback is required.

⁷ There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

Temporary outdoor display of merchandise shall be permitted under a covered attachment to an existing building. Merchandise shall be no closer than fifty (50) feet of adjacent right-of-way.

A minimum six-foot-high full-brick masonry wall shall be erected along any property line abutting a Residential use or land in a Residential zoning district.

Live music or amplified entertainment is not permitted between the hours of 9pm and 8am.

C-3, CENTRAL COMMERCIAL

The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the “convenience variety.” The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas. This district conditionally allows live-work units and small-scale apartment buildings.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family ⁸	Nonresidential
Minimum Lot Area (sq ft)	NA	0	0
Minimum Lot Width (ft)	NA	0	0
Front Yard Setback, max. (ft) ⁹	NA	20	20
Side Yard Setback, min. (ft) ¹⁰	NA	See note	See note
Rear Yard Setback, min. (ft)	NA	10	10

⁹ On corner lots, the primary structure shall be set back from the secondary street no less than half the distance of the primary structure to the primary street.

¹⁰ No side yard required; however, where building is not built to property line, not less than three-foot setback is required.

On corner lots, the side yard setback opposite the primary front yard setback shall be twenty (20) feet.

Building Height, max. (ft)	NA	None	None
Maximum Lot Coverage	NA	NA	NA
Use Standards			
In addition to use-specific regulations included in Article 6, no permanent outdoor sales or storage lots are permitted, including, but not limited to, vehicle, boat, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal, and salvage operations. Temporary outdoor display of merchandise shall be within 30 feet of the building and no closer than 50 feet of adjacent right-of-way.			
Additional Design Standards			
(1) A minimum -eight-foot-high opaque full-brick masonry wall shall be erected along any property line abutting a Residential use or land in a Residential zoning district. (2) Live music or amplified entertainment is not permitted between the hours of 9pm and 8am.			

C-4, HIGHWAY COMMERCIAL

The intent of this district is to accommodate commercial development catering to the needs of the traveling public, and highway dependent commercial and business uses. Some high-density residential is allowed conditionally in this district as well.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family ¹¹	Nonresidential
Minimum Lot Area (sq ft)	NA	0	0
Minimum Lot Width (ft)	NA	0	0
Front Yard Setback, min (ft)	NA	25	25
Side Yard Setback, min. (ft)	NA	5	5
Rear Yard Setback, min. (ft)	NA	20	20
Building Height, max. (ft) ¹²	NA	60	See note
Maximum Lot Coverage	NA	NA	NA

¹² There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

M-1 LIGHT INDUSTRIAL

The intent of this district is to accommodate wholesaling, distribution, warehousing, processing, light manufacturing, office and related business uses on individual lots and in business park settings.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	NA	NA	0
Minimum Lot Width (ft)	NA	NA	0
Front Yard Setback, min (ft)	NA	NA	25
Side Yard Setback, min. (ft)	NA	NA	10
Rear Yard Setback, min. (ft)	NA	NA	25
Building Height, max. (ft) ¹³	NA	NA	See note
Maximum Lot Coverage	NA	NA	NA

¹³ There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

M-2, HEAVY INDUSTRIAL

The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	NA	NA	0
Minimum Lot Width (ft)	NA	NA	0
Front Yard Setback, min (ft)	NA	NA	25
Side Yard Setback, min. (ft)	NA	NA	10
Rear Yard Setback, min. (ft)	NA	NA	25
Building Height, max. (ft) ¹⁴	NA	NA	35
Maximum Lot Coverage	NA	NA	35

¹⁴ There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

D-1, Development Holding Area

This is an agricultural holding zone. Land currently included in this zone is found generally on the fringe of the community where development has yet to intensify. Future development of this zone will necessitate rezoning in accord with the goals and objectives of the Comprehensive Plan.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	40,000	NA	40,000
Minimum Lot Width (ft)	150	NA	150
Front Yard Setback, min (ft)	35	NA	35
Side Yard Setback, min. (ft)	8	NA	16
Rear Yard Setback, min. (ft)	15	NA	30
Building Height, max. (ft)	35	NA	35
Maximum Lot Coverage	35	NA	35

O-S, Open Space

This district includes parks, open space and public and private recreational areas. Uses include active and passive recreation facilities, golf courses, preserved lands, gardens, agriculture and cemeteries. Structures may include those supporting recreation, outdoor amphitheaters or museums.

Example Imagery



Dimensional Standards

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq ft)	40,000	NA	40,000
Minimum Lot Width (ft)	150	NA	150
Front Yard Setback, min (ft)	35	NA	35
Side Yard Setback, min. (ft)	8	NA	16
Rear Yard Setback, min. (ft)	15	NA	30
Building Height, max. (ft)	35	NA	35
Maximum Lot Coverage	35	NA	35

4.3.4. SPECIAL PURPOSE DISTRICTS

(A) PDD Planned Development District

The intent of the Planned Development District (PDD) is to allow flexibility in development and encourage the use of innovative site planning techniques resulting in developments with improved design, character, and quality of new mixed-use developments which preserve natural and scenic features of open spaces. A PDD is characterized by a plan that may incorporate housing of different types and densities and compatible commercial, institutional, and industrial developments. A PDD allows for the establishment of dimensional and use requirements unique to the property to accommodate flexibility in the arrangement of uses within the project for the general purpose of promoting and protecting the public health, safety, and general welfare.

In view of the substantial public advantage of “planned development”, it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

(B) DO-1 Design Overlay District

The purpose of the design overlay district(s) is to create and present an aesthetically pleasing physical environment along the City's principal gateway routes, to include Knox Abbott Drive, 12th Street Extension, State Street, Frink Street, Charleston Highway and Airport Boulevard.

(C) Flexible Review District

The intent of the Flexible Review District (FRD) is to provide an option for innovative design and to permit development that cannot be achieved through conventional zoning districts. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

4.3.5. PERMITTED USES

The North American Industry Classification System, 2022, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by the tables, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category shall be construed as being permitted in the assigned zoning district, unless separately listed.

- (A) Uses not listed in the NAICS Manual are identified by the letters “NA” (Not Applicable) in the NAICS Column.
- (B) Where the letter “P” is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this Ordinance.
- (C) Where the letter “C” is shown, the use to which it refers is conditionally permitted in the indicated district, subject to requirements for uses set out in Article 6. Conditional uses are reviewed at the staff level.
- (D) Where the letter “S” is shown, the use to which it refers is permitted as a special exception, subject to the terms and conditions imposed by this ordinance, and review and approval by the Board of Zoning Appeals.
- (E) Where the symbol “-” is shown, the use to which it refers is not permitted in the indicated district.
- (F) Where a given use or NAICS reference is not listed by either Table I or 2, said use shall not be permitted.

A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

To aid in the use of the Tables they are arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 44-45: Retail Trade

Sector 48-49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

Sector 53: Real Estate and Rental and Leasing

Sector 54: Professional, Scientific, and Technical Services

Sector 55: Management of Companies and Enterprises

Sector 56: Administrative and Support and Waste Management and
Remediation Services

Sector 61: Educational Services

Sector 62: Health Care and Social Assistance

Sector 71: Arts, Entertainment, and Recreation

Sector 72: Accommodation and Food Services

Sector 81: Other Services (except Public Administration)

Sector 92: Public Administration

Uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agricultural, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

* Denotes a new use.

Table 4.1 Table of Permitted Uses, Residential Districts

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
RESIDENTIAL USES							
Dwelling, Single-family detached	81411	P	P	P	P	P	
Dwelling, Duplex	81411	-	S	C	C	P	6.2.1
Dwelling, Townhouse	81411	-	-	C	C	C	6.2.2
Dwelling, Patio Home	81411	-	S	C	C	C	6.2.3
Dwelling, Triplex and Quadplex	81411	-	-	S	C	P	6.2.4
Dwelling, Multiplex (5-12 units)*	81411	-	-	-	S	C	6.2.5
Dwelling, Multi-family (>12 units)	81411	-	-	-	-	C	6.2.6
Dwelling, Cottage Court*	81411	-	-	S	C	C	6.2.7

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Dwelling, Live-work*	81411	-	-	-	-	C	6.2.8
Dwelling, Upper Story*	81411	-	-	-	-	P	6.2.9
Family Group Home*	623990	-	S	S	S	S	6.2.10
Bed and Breakfast Inns	721191	S	S	S	S	C	6.2.11
Rooming & boarding houses	72131	-	-	-	-	P	
Short-Term Rental*	531110	C	C	C	C	C	6.2.12
Modular home	81411	P	P	P	P	P	
Tiny Home Village*	NA	-	-	-	-	C	6.2.13
ACCESSORY USES TO RESIDENTIAL USES							

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Cabanas	NA	P	P	P	P	P	
Domestic animal shelters	NA	P	P	P	P	P	
Family childcare home	6244	P	P	P	P	P	
Satellite dishes/antennas	NA	P	P	P	P	P	
Accessory Dwelling Unit*	NA	C	C	C	C	C	6.3.1
Coin-operated laundries and dry cleaners	81231	-	-	-	-	P	
Non-commercial greenhouse	NA	P	P	P	P	P	Section 5.6
Private garage & carport	NA	P	P	P	P	P	Section 5.6
Storage building	NA	P	P	P	P	P	Section 5.6
Swimming pool, tennis courts	NA	P	P	P	P	P	

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Auxiliary shed, work shop	NA	P	P	P	P	P	Section 5.6
Home Occupation	NA	C	C	C	C	C	6.3.2
Horticulture, gardening	NA	P	P	P	P	P	
Electric Vehicle Charging*	NA	C	C	C	C	C	6.3.3
Solar Energy Conversion System*	NA	C	C	C	C	C	6.3.4
Wind Energy Conversion System*	NA	C	C	C	C	C	6.3.5
Antenna*	NA	C	C	C	C	C	6.3.6
Backyard Pens/Coops/Bee hives*	NA	C	C	C	C	C	6.3.7
NONRESIDENTIAL USES							

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Public parks, playgrounds, & community recreation centers	71394	P	P	P	P	P	
Golf courses, public & private	71391	P	P	P	P	P	
Swimming & tennis clubs	71394	P	P	P	P	P	
Community Garden	NA	P	P	P	P	P	
Elementary schools	6111	C	C	C	C	P	6.16.1
Secondary schools	6111	C	C	C	C	P	6.16.1
Continuing Care Facility	623331	-	-	-	-	S	6.4.1
Day care Facility (Adult/Child)	62441	-	-	-	-	P	
Religious institution	81311	S	S	S	S	S	6.4.2

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Cemetery*	812220	S	S	S	S	S	6.4.3
Government Office*	921190	S	S	S	S	S	6.4.4
Library*	519120	P	P	P	P	P	
Public Safety Facility	922120	P	P	P	P	P	
Professional Offices*	541	-	-	-	-	S	
Communication transmission only, except towers	5133	P	P	P	P	P	
Communication towers	51332	S	S	S	S	S	6.5.1
Electric, gas, transmission only	221121	P	P	P	P	P	
Sewerage treatment facilities	22132	P	P	P	P	P	

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Water supply & irrigation systems	22131	P	P	P	P	P	
TEMPORARY USES							
Garage/Yard Sale	NA	C	C	C	C	C	6.6.1
Portable Storage and Bulk Solid Waste Containers	NA	C	C	C	C	C	6.6.2
Real Estate Office (Model Home)	NA	C	C	C	C	C	6.6.3
Real Estate Office (Trailer or Modular Unit)	NA	C	C	C	C	C	6.6.4
Portable Classroom	NA	C	C	C	C	C	6.6.5
Temporary Event	NA	C	C	C	C	C	6.6.6

District Description	N A I C S	LDR	M D R	SLR	UR	MFR	Use Condition (Section)
Temporary Use of Accessory Structure as a Principal Dwelling	NA	C	C	C	C	C	6.6.7

Table 4.2 Table of Permitted Uses, Commercial and Industrial

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
SECTOR 11: AGRICULTURE, FORESTRY, FISHING, AND HUNTING										
Agricultural Production, crops	111	-	-	-	-	P	P	P	P	
Agricultural Production, Livestock, animals	112	-	-	-	-	-	-	C	C	6.7.1
Forestry & Logging	113	-	-	-	-	P	P	P	P	
Commercial Fishing, Hunting, Trapping	114	--	-	-	-	-	-	-	P	
Agricultural Services	115	-	-	-	P	P	P	P	P	
SECTOR 21: MINING										
Borrow Pit*	212	-	-	-	-	-	C	C	-	6.7.2
Mining, Nonmetallic mineral & quarrying	2123	-	-	-	-	-	P	C		6.7.3
SECTOR 22: UTILITIES										

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Utility Transmission, Distribution, and Collection*	221	P	P	P	P	P	P	P	P	
Utility Generation, Electrical*	22111	-	-	-	-	C	C	C	C	6.7.4
Utility Treatment*	22131 and 22132	-	-	-	C	C	C	C	C	6.7.4
Steam & Air Conditioning Supply	22133	-	-	-	-	P	P	-	P	
Solar Energy Conversion, Small Scale*	221114	-	-	-	-	C	C	C	C	6.7.5
Solar Energy Conversion, Large Scale*	221114	-	-	-	-	C	C	C	C	6.7.6
Wind Energy Conversion*	221115	-	-	-	-	C	C	C	C	6.7.7
SECTOR 23: CONSTRUCTION										
Bldg. construction-general contract & operative builders	237	-	-	-	P	P	P	-	-	
Heavy construction other than building construction-contractors	237	-	-	-	-	P	P	-	-	
Special Trade Contractors	238	-	-	-	P	P	P	-	-	
Contractor's Yard*	23	-	-	-	C	P	P		-	6.8.1
SECTOR 31-33: MANUFACTURING										

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Artisan Goods Production*	31-33	-	C	C	C	P	P	C	-	6.9.1
Manufacturing, Assembly, and Fabrication, Light*	31-33	-	-	-	-	P	P	-	-	
Manufacturing, Assembly, and Fabrication, Intensive*	31-33	-	-	-	-	-	P	-	-	
Bakery, Retail*	311811	P	P	P	P	P	-	-	-	
Brewery*	312120	-	-	-	-	P	P	-	-	
Microbrewery*	312120	-	-	C	C	C	C	-	-	6.9.2
Pharmaceutical & medicine mfg.	3254	-	-	-	-	P	P	-	-	
Plastics product manufacturing	3261	-	-	-	-	P	P	-	-	
Computer & peripheral equipment mfg.	3341	-	-	-	P	P	P	-	-	
Transportation equipment	336	-	N	N	N	S	P	N	N	
SECTOR 42: WHOLESALE TRADE										
Wholesale trade-durable goods	423	-	-	-	P	P	P	-	-	
Junkyard*	423140	-	-	-	-	-	S	-	-	6.10.1
Wholesale trade-nondurable goods	424	-	-	-	P	P	P	-	-	
Fuel Sales, Non-Vehicular*	4247	-	-	-	-	C	C	-	-	6.10.2

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
SECTOR 44-45: RETAIL TRADE										
Motor Vehicle & parts	441	-	-	-	P	P	-	-	-	
Automotive dealers	4411	-	-	-	C	C	-	-	-	6.11.1
Building materials & supplies	4441	-	-	-	C	C	C	-	-	6.11.2
Paint & wallpaper	44412	-	P	P	P	P	P	-	-	
Hardware stores	44414	-	P	P	P	P	P	-	-	
Lawn & garden equipment & supplies stores	4442	-	C	C	C	C	C	N	N	6.11.3
Food stores	445	-	P	P	P	P	-	-	-	
Beer, Wine, & Liquor stores	4453	-	-	S	P	P	-	-	-	
Furniture & Home Furnishings	4491	-	-	P	P	P	-	-	-	
Electronics & Appliances	4492	-	-	P	P	P	P	-	-	
Retail*	452319	C	C	C	P	P	P	-	-	6.11.4
Health & Personal care, except body piercing facilities and tattoo facilities	4561	-	P	P	P	P	-	-	-	
Clothing & accessory stores	458	-	P	P	P	-	-	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Sporting goods, Hobbies, Books, & Music	459	-	P	P	P	-	-	-	-	
Used merchandise, except pawn shops & flea markets	4595	-	S	S	P	P	-	-	-	
Flea Markets	45951	-	-	-	P	P	-	-	-	
Manufactured Home Dealers	45993	-	-	-	P	P	-	-	-	
All other retail except sexually oriented business, body piercing, tattoo facilities, monuments, and fireworks	45999	-	-	P	P	P	-	-	-	
Fireworks	459999	-	-	-	P	P	-	-	-	
Gravestones, monuments	459999	-	-	-	P	P	P	-	-	
Fuel Dealers	45431	-	-	-	-	P	P	-	-	
Gasoline Stations*	457100	-	-	P	P	P	P	P	-	
Tobacco, Electronic Cigarette, and Other Smoking Supplies*	459991	-	-	-	C	C	C	-	-	6.11.5
SECTOR 48-49: TRANSPORTATION AND WAREHOUSING										
Air transportation	481	-	-	-	-	P	P	-	-	
Rail Transportation	482	-	-	-	-	P	P	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Rail Transportation Facility*	4821	-	-	-	-	-	P	-	-	
Truck transportation	484			-	-	P	P	-	-	
Transit and ground passenger transportation	485		-	P	P	P	P	-	-	
Transit Stop*	485111	S	S	P	P	P	S	S	S	6.12.1
Scenic & Sightseeing Transportation	487	-	-	P	P	P	P	-	-	
Support Activities for Transportation	488	-	-	-	P	P	P	-	-	
Towing and Wrecker Services, Motor Vehicle*	488410	-	-	-	-	P	P	-	-	
Truck Terminal*	488490	-	-	-	C	P	P	-	-	6.12.2
U.S. Postal Service	491	P	P	P	P	P	P	-	-	
Couriers & Messengers	492	P	P	P	P	P	P	-	-	
Warehousing & Storage	493	-	-	-	-	P	P	-	-	
SECTOR 51: INFORMATION										
Publishing industries	511	-	P	P	P	P	P	-	-	
Motion pictures & Sound Industries	512	-	P	P	P	P	-	-	-	
Motion picture theaters	512131	-	P	P	P	P	-	-	-	
Broadcasting & Telecommunications	515	-	P	P	P	P	P	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Communication Tower & Ant	5151	C	C	-	C	C	C	C	C	6.5.1
Internet publishing & broadcasting	516	P	P	P	P	P	P	-	-	
Telecommunications	517	P	P	P	P	P	P	-	-	
Data Processing, Hosting and Related Services	518210	-	-	-	-	S	S	-	-	6.13.1
Other Information Services	519	P	P	P	P	P	P	-	-	
Libraries	51912	P	P	P	P	P	-	-	-	
SECTOR 52: FINANCE & INSURANCE										
Banks	521	P	P	P	P	P	P	-	-	
Credit Intermediation except check cashing services	522	P	P	P	P	P	-	-	-	
Pawn shops & consumer cash lending secured by personal property	522298	-	-	-	P	P	-	-	-	
Check Cashing Services	522390	-	-	-	P	P	-	-	-	
Security & commodity contracts, & financial investments	523	P	P	P	P	P	-	-	-	
Insurance Carriers & related activities	524	P	P	P	P	P	-	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Funds, Trust, & other financial vehicles	525	P	P	P	P	P	-	-	-	
SECTOR 53: REAL ESTATE & RENTAL & LEASING										
Real Estate	531	P	P	P	P	P	-	-	-	
Mini-warehouses and self-storage units	53113	-	-	-	C	P	P	-	-	6.14.1
Rental & Leasing Services	532	-	-	P	P	P	P	-	-	
Machinery & equipment rental & leasing	5324	-	-	SE	C	P	P	-	-	6.14.2
Heavy machinery rental & leasing	53241	-	-	-	-	C	P	-	-	6.14.3
SECTOR 54: PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES										
Professional, Scientific, Technical Services.	541	P	P	P	P	P	P	-	-	
Display advertising – Signs	54185	See Article 9								
Legal services / Tax services	5411 / 541213	P	P	P	P	P	-	-	-	
Photographic studios, portraits	54192	P	P	P	P	P	-	-	-	
Veterinary Services, Clinics and hospitals	54194	-	P	-	P	P	P	P	-	
SECTOR 55: MANAGEMENT OF COMPANIES AND ENTERPRISES										
Mgmt. of Companies & Enterprises	551	P	P	P	P	P	P	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
SECTOR 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES										
Administrative & support services	561	P	P	P	P	P	P	-	-	
Repossession Services	561491	-	-	-	P	P	P	-	-	
Armored car services	561613	-	-	-	P	P	P	-	-	
Exterminating & pest control services	56171	-	-	-	P	P	P	-	-	
Landscape services	56173	-	C	-	P	P	P	P	-	6.15.1
Refuse systems	562	-	-	-	-	-	C	-	-	6.15.2
Hazardous Waste Treatment and Disposal*	562211	-	-	-	-	-	-	-	-	
Remediation Services*	562910	-	-	-	P	P	P	-	-	
SECTOR 61: EDUCATIONAL SERVICES										
Educational services	611									
Elementary and secondary schools	6111	C	C	-	C	-	-	P	-	6.16.1
Colleges	6112-3	P	P	-	P	-	-		-	
Business schools, Computer, & Management Training	6114-5	P	P	-	P	P	P	P	-	
Other schools and instruction	6116	P	P	-	P	-	-	P	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Educational Support Services	6117	P	P	P	P	-	-	-	-	
SECTOR 62: HEALTH CARE AND SOCIAL ASSISTANCE										
Ambulatory Health Care Services	621	P	P	P	P	P	-	-	-	
Medical & dental laboratories	6215	-	-	P	P	P	-	-	-	
Home health care services	6216	P	P	P	P	P	-	P	-	
Hospitals	622	-	-	-	P	P	-	-	-	
Nursing & residential care facilities	623	P	P	P	P	-	-	P	-	
Social services	624									
Individual & family soc. services	6241	-	P	-	P	P	-	-	-	
Community, Food & Housing & Emergency & Relief services	6242	-	P	-	P	P	-	-	-	
Vocational Rehabilitation services	62431	-	-	-	P	P	-	-	-	
Day care Facility (Adult and Child)	6244	P	P	P	P	S	S	P	-	6.17.1
SECTOR 71: ARTS, ENTERTAINMENT, AND RECREATION										

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Performing Arts Companies, without facilities	7111	P	P	P	P	-	-	-	-	
Spectator sports	7112	-	-	-	P	P	-	-	P	
Museums, Historical sites, & similar institutions	712	P	P	P	P	-	-	-	P	
Performing Arts, Sports and Similar Events with Indoor Facilities*	711310	-	-	C	P	P	-	-	-	6.18.1
Performing Arts, Sports and Similar Events with Outdoor Facilities*	711310	-	-	C	C	C	-	-	P	6.18.2
Golf courses & Country Clubs	71391	-	-	-	P	P	-	P	P	
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	
Physical fitness facilities	71394	-	P	P	P	P	-	-	-	
Bowling Center	713950			P	P	P				
Commercial Recreation, Indoor*	71399	-	-	P	P	P	-	-	-	
Commercial Recreation, Outdoor*	71399	-	-	SE	C	C	-	C	C	6.18.3
Shooting Range, Indoor*	71399	-	-	-	C	C	-	-	-	6.18.4
Shooting Range, Outdoor*	71399	-	-	-	-	S	-	S	S	6.18.5

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Sector 72: ACCOMMODATION AND FOOD SERVICES										
Hotels & motels	72111	-	-	C	C	P	-	-	-	6.2.14
Bed and Breakfast Inns	721191	C	C	C	C	C	-	-	-	6.2.11
Recreational Vehicle (RV) Parks and Recreational Camps	72121	-	-	-	-	S	-	S	S	6.19.1
Rooming & boarding houses, dormitories, group home	72131	-	-	-	P	P	-	-	-	
Catering Services*	722320	P	P	P	P	P	-	-	-	
Event Venue*	722320	-	P	P	P	-	-	-	-	
Bar	72241	-	-	C	C	C	N	-	-	6.19.2
Restaurant*	722511	-	P	P	P	P	P	-	-	
Brewpub*	722511	-	-	C	C	C	-	-	-	6.19.3
Restaurant, Drive- through*	722513	-	-	C	C	C	-	-	-	6.19.4
SECTOR 81: OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)										
Automotive repair facility	811111	-	-	-	P	P	P	-	-	
Automotive Oil Change and Lubrication Shops*	811191	-	C	-	P	P	P	-	-	6.20.1
Car washes (multiple bay)	811192	-	-	-	P	P	P	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Car Washes, Single Bay, Fully Automated	811192	-	-	C	C	-	-	-	-	6.20.2
Heavy Vehicle Wash*	811192	-	-	-	-	P	P	-	-	
Other Repair	8112-4	-	C	C	C	P	P	-	-	6.20.3
Personal & Laundry services	812									
Personal Care Services	8121	-	P	P	P	P	-	-	-	
Body piercing facilities and Tattoo facilities	812199	-	-	S	S	P	-	-	-	6.20.4
Non-medical massage service	812199	-	-	-	P	P	-	-	-	
Funeral Homes & services	81221	P	-	-	P	P	-	-	-	
Cemeteries	81222	-	-	-	P	P	-	P	P	
Crematories	81222	-	-	-	P	P	P	-	-	
Laundry, coin operated*	81231	-	P	-	P	P	N-		-	
Dry Cleaning services	81232	-	P	P	P	P	P	-	-	
Pet Care/Animal Shelter (Kennels)	81291	-	-	-	C	C	C	C	-	6.20.5
Parking, Commercial	81293	-	C	C	C	C	P	-	-	6.20.6
Sexually oriented business	81299	-	-	-	-	C	-	-	-	6.20.7
All other personal services	81299	-	P	P	P	P	-	-	-	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	
All Other Organizations	8132-9	-	P	P	P	P	-	-	-	
SECTOR 92: PUBLIC ADMINISTRATION										
Executive, legislative, & general govt.	921	P	P	P	P	P	-	-	-	
Justice, public order & safety	922									
Courts	92211	-	-	P	P	P	-	-	-	
Police Protection	92212	P	P	P	P	P	P	P	P	
Legal counsel & prosecution	92213	P	P	P	P	P	-	-	-	
Correctional institution	92214	-	-	-	-	P	P	-	-	
Parole offices & probation offices	92215	-	-	P	P	P	-	-	-	
Fire protection	92216	P	P	P	P	P	P	P	P	
Administration of human resources	923-6	P	P	P	P	P	-	-	-	
Space Research & Technology	927	-	-	P	P	P	P	-	-	
RESIDENTIAL USES										

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Dwelling, Single-family detached	81411	-	-	-	-	-	-	P	P	
Dwelling, Duplex	81411	-	S	-	-	-	-	-	-	
Dwelling, Triplex or Quadplex*	81411	-	S	S	-	-	-	-	-	6.2.4
Dwelling, Multi-plex*	81411	-	C	C	C	-	-	-	-	6.2.5
Multi-family, apts.	81411	-	-	-	C	-	-	-	-	6.2.6
Continuing Care Community*	623311	C	C	C	C	-	-	-	-	6.4.1
Dwelling, Live-work*	81411	-	C	C	-	-	-	-	-	6.2.8
Dwelling, Upper Story*	81411	-	C	C	-	-	-	-	-	6.2.9
Short Term Rental*	531110	-	-	C	-	-	-	-	C	6.2.12
Modular Homes	NA	-	-	-	-	-	-	P	P	
ACCESSORY USES TO RESIDENTIAL USES										
Bathhouses & cabanas	NA	-	-	-	P	NA	NA	P	P	
Domestic animal shelters	NA	-	-	-	-	NA	NA	P	P	
Non-commercial greenhouses	NA	-	P	P	P	NA	NA	P	P	
Private garage & carport	NA	-	P	P	P	NA	NA	P	P	
Storage building	NA	-	P	P	P	NA	NA	P	P	

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Swimming pool, tennis courts	NA	-	P	P	P	NA	NA	P	P	
Auxiliary shed, workshop	NA	-	P	P	P	NA	NA	P	P	
Home occupation	NA	-	C	C	C	NA	NA	C	C	6.3.2
Horticulture, gardening	NA	-	P	P	P	NA	NA	P	P	
Family daycare home	NA	-	-	P	P	NA	NA	P	P	
Satellite dishes, etc.	NA	-	P	P	P	NA	NA	P	P	
ACCESSORY USES TO NON-RESIDENTIAL USES										
Buildings, structures	NA	P	P	P	P	P	P	P	P	
Open storage	NA	-	-	-	C	C	C	-	-	6.21.1
Unattended Donation Receptacles*	NA	C	C	C	C	C	C	C	C	6.21.2
TEMPORARY USES (COMMERCIAL AND INDUSTRIAL ONLY)										
Parking or Vacant Lot Sales*	NA	C	C	C	C	C	C	-	-	6.22.1
Structures for General Assembly*	NA	-	-	-	C	C	-	-	-	6.22.2
Halloween-Related Events*	NA	C	C	C	C	C	C	C	C	6.22.3
Office Trailers, Temporary*	NA	C	C	C	C	C	C	C	C	6.22.4
Construction Site Office and Storage*	NA	C	C	C	C	C	C	C	C	6.22.5

	NAICS	C-1	C-2	C-3	C-4	M-1	M-2	D-1	O-S	Use Condition
Farmer's Market, Temporary*	NA	C	C	C	C	C	C	C	C	6.22.6
Fireworks Stand*	NA	-	-	-	C	C	C	C	-	6.22.7
Food Truck*	NA	C	C	C	C	C	C	C	C	6.22.8
Garage/Yard Sale*	NA	C	C	C	C	C	C	C	C	6.6.1
Temporary Event*	NA	C	C	C	C	C	C	C	C	6.6.6
Portable Classroom*	NA	C	C	C	C	C	C	C	C	6.6.5

4.4 PDD PLANNED DEVELOPMENT DISTRICT

4.4.1. ESTABLISHMENT OF PDD

- (A) A PDD shall be established on the official Zoning Map by the same procedure as for amendments generally (Article 3) and in accord with the requirements of this section.
- (B) Additionally, each PDD shall be identified by a prefix and number indicating the particular district, as for example "PDD - 25 - 1" (Zone - Year - Number), together with whatever other identification appears appropriate.
- (C) The application procedures for PDD's are found in Section 3.3.6 of Article 3.

4.4.2. PERMITTED USES IN PDD

- (A) Any use or combination of uses meeting the objectives of this section may be established in a PDD upon review and recommendation by the Planning Commission and approval by City Council, where required, provided a mix of residential and non-residential uses are achieved under the requirements of South Carolina law. Once approved, only, the proposed use(s) shall be permitted. Said uses shall be identified and listed on the basis of classification, i.e. retail, office, wholesale, residential multi-family, residential single-family detached, manufacturing, etc. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PDD zoning applies to the land, unless otherwise amended by action of the Planning Commission and City Council, where required.

4.4.3. DEVELOPMENT STANDARDS

- (A) Minimum Area Required
 - (1) Minimum area requirements for establishing a PDD shall be two (2) acres.
- (B) Density
 - (1) Residential density, setbacks, impervious surface ratios, floor area ratios, and building heights shall be determined by the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities, i.e. transportation, water and sewerage systems, recreation facilities, etc.
- (C) Overall Site Design
 - (1) Overall site design shall be harmonious in terms of landscaping, principal and accessory uses, size of structures, street patterns, and use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged.
- (D) Parking and Loading
 - (1) New parking and off-street loading standards for the number of spaces required for each permitted use may be developed by the applicant or shall comply with the requirements of Article 7. New standards shall be based on

standards developed by the Institute of Traffic Engineers, the Urban Land Institute, or other similar professional organizations with guidance from the Planning Director.

(E) Buffer Yards

- (1) Buffer yards shall be required for peripheral uses only, and shall be provided in accord with the minimum requirements for adjacent uses prescribed by Article 8. Buffer yards required for internal use shall be determined upon establishment of the PDD.

(F) Landscaping and Common Open Space

- (1) Landscaping and open space requirements for each PDD shall generally comply with the provisions in Article 8 of this Ordinance. Any modification to or variance from these standards shall be determined upon establishment of the PDD.

(G) Signage

- (1) Signage shall be in harmony and scale with and reflective of the proposed PDD. It is recommended that signage generally comply with the character, size, and placement of signs in the surrounding district.

4.4.4. PLAN REQUIREMENTS

The applicant shall submit those items of the following as applicable and/or as requested by staff, the Planning Commission, Council committee and/or City Council. This list shall serve as a guide and may not be conclusive, dependent upon the particular PDD being reviewed for approval:

- (A) A Site Plan that adheres to the requirements of this section and Article 3.
- (B) A descriptive narrative of the proposed development
- (C) Legal description including the total number of acres
- (D) Number of acres devoted to residential and to non-residential uses
- (E) Number of dwelling units of each type and overall density
- (F) Description of lots and setback lines
- (G) Proposed location and approximate height of all buildings
- (H) Number of off-street parking as required
- (I) Number of acres devoted to open spaces
- (J) Description of open space uses
- (K) Description of buffer yards to separate various uses
- (L) Proposed landscaping and lighting
- (M) Proposed drainage easements, conveyance systems and stormwater control measures (SCMs)
- (N) Homeowners' association information, if necessary
- (O) Description of proposed signage

- (P) Description of proposed infrastructure improvements
- (Q) Proposed timing and phasing of development and justification of phasing
- (R) Other information or descriptions as may be deemed reasonably appropriate for Planning Commission review

4.4.5. FINANCIAL GUARANTEES

- (A) Where public improvements and/or “common” amenities or infrastructure are proposed, such improvements shall be installed in accord with a development schedule to be approved as part of the PD Plan. City Council may require financial guarantees which shall ensure completion of the improvements set forth in the proposed development plan. Such guarantees may include the submission of a performance bond in the amount determined by City Council.

4.5 FLEXIBLE REVIEW DISTRICT

4.5.1. INTENT

The intent of the Flexible Review District (FRD) is to provide an option for innovative design and to permit development that cannot be achieved through conventional zoning districts. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

4.5.2. PROCEDURES

- (A) The procedures for administering Flexible Review Districts is described in Article 3.

4.5.3. REQUIREMENTS

- (A) Minimum Site Size

There is no minimum site size for the FRD District.

- (B) General Requirements

The provisions of the zoning ordinance regulating minimum lot area, parking, landscaping, and lighting shall serve as a general guide. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this article.

- (C) Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures

No structure shall be erected within 25 feet from any external lot line of any FRD District with the following exceptions:

- (1) Where the property to be rezoned FRD is between 2 and 5 acres, no structure shall be erected within 12.5 feet from any external lot line.
- (2) Where the property is less than 2 acres, no structure shall be erected within 5 feet from any external lot line.
- (3) Where land uses within the FRD District are the same as uses permitted in the adjoining properties outside the FRD District, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be permitted.

Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the FRD District provided, however, that the Planning Commission and City Council shall ascertain that the character of building location shall be appropriate as related to structures within the District and otherwise fulfill the intent of this article and applicable plans.

- (4) Façade mounted signs shall not exceed 10% of the area of the façade upon which they are placed, with the maximum size of any 1 sign limited to 150 square feet.
- (5) Screening and buffering requirements.
 - a. Screening must be provided alongside and rear exterior lot lines, where any non-residential use is adjacent to a residential use and/or district, for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.
 - b. A 6-foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade, shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting, and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.
 - c. Additionally, where any proposed non-residential use is adjacent to a residential district, a 25-foot buffer shall be required. Screening requirements as set forth in this section can be provided within the buffer and shall be the only permitted activity within the buffer area established by this section.
 - d. This requirement shall not apply to any property 2 acres or less in size. For any property more than 2 acres in size but less than 5 acres in size, a

5-foot buffer shall be required. For any property 5 acres or more in size but less than 10 acres in size, a 12.5-foot buffer shall be required.

- e. Utilities are allowed in the buffer.

(6) Pedestrian flows

Intent: Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image. This section sets forth standards for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the site.

Standards: Sidewalks at least five feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. The Cayce Planning Commission may waive this requirement as part of the development plan if it finds that the sidewalks will likely not be used.

Customer entrances to all buildings shall be easily and safely accessible to pedestrians from the public sidewalk through internal sidewalks, pedestrian walkways, or painted crosswalks, no less than five feet in width. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such as arcades or entryways are part of the exterior wall.

Pedestrian walkways or sidewalks, no less than five feet in width, shall be provided along the full length of the building along any exterior wall featuring a customer entrance, and along any exterior wall abutting public parking areas. Such pedestrian walkways or sidewalks shall be located at least five feet from the exterior wall of the building to provide planting beds for foundation landscaping except where features, such as arcades or entryways, are part of the exterior wall.

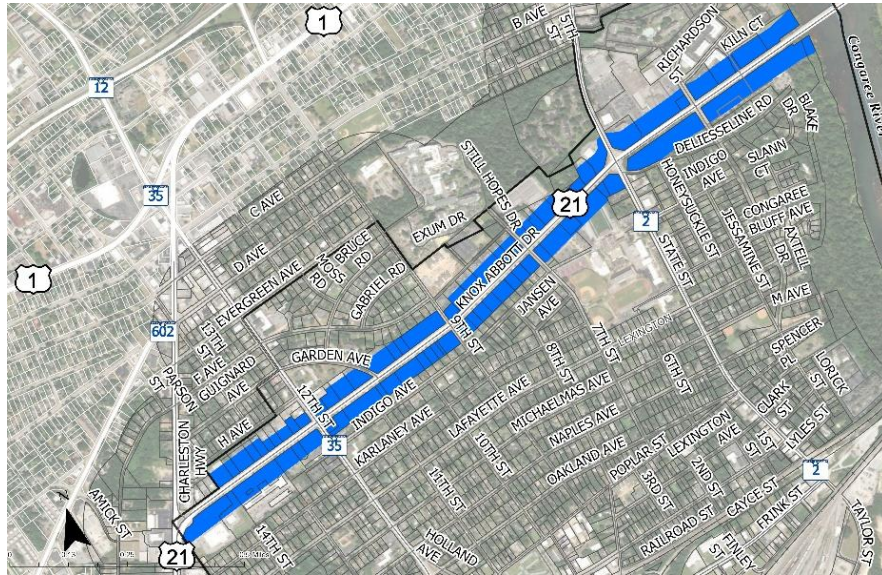
Pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials, such as pavers, bricks, or scored concrete, to enhance pedestrian safety and comfort as well as the attractiveness of the walkways.

4.6 DESIGN OVERLAY DISTRICTS

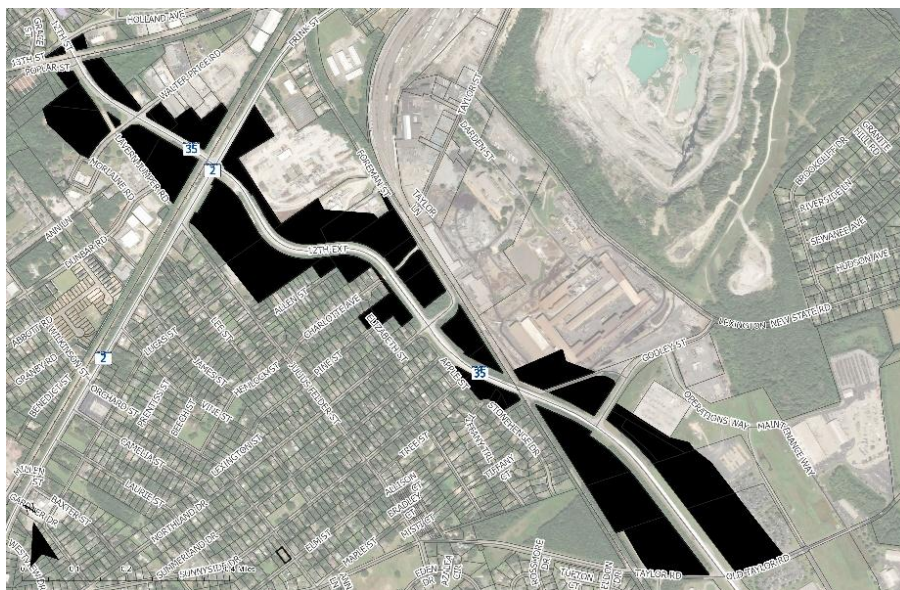
4.6.1. CREATION; DEFINITION

There are hereby created four design overlay districts:

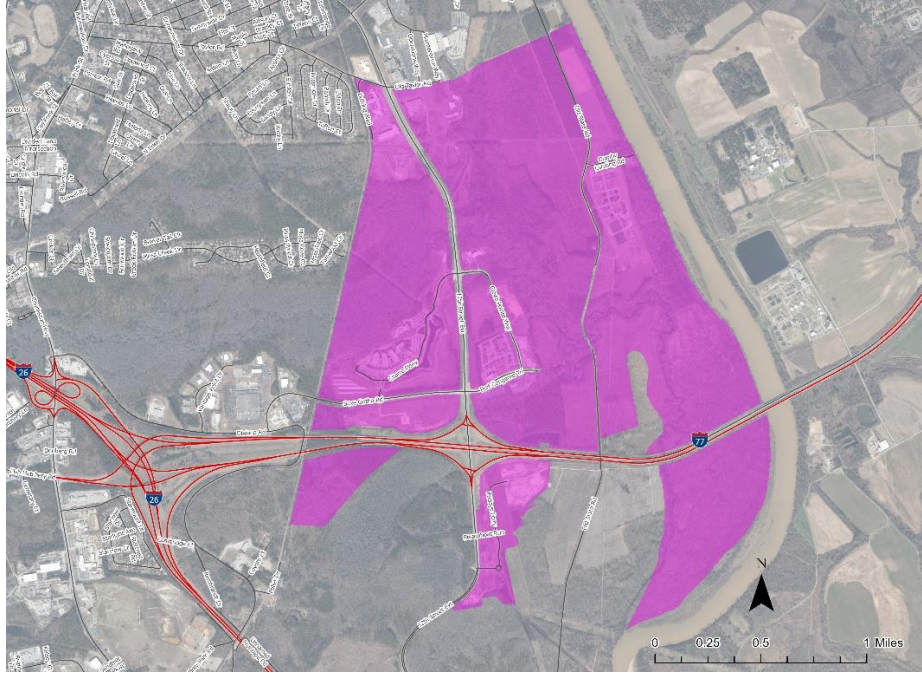
- (A) Knox Abbott Drive Design Overlay District, which shall parallel Knox Abbott Drive and shall extend from the street right-of-way the depth of each contiguous lot or 200', whichever is less. See map below.



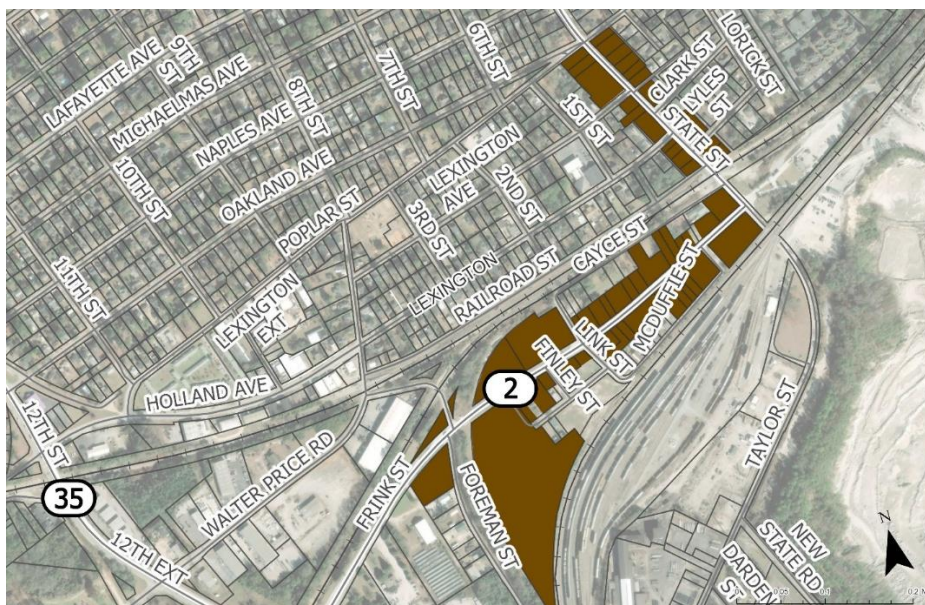
- (B) 12th Street Extension Design Overlay District, which shall parallel 12th Street Extension from Poplar Street south to Taylor Road/Old Taylor Road, and shall extend from the street right-of-way the depth of each contiguous lot or parcel or 500', whichever is less. See map below.



- (C) I-77 Gateway Design Overlay District, which includes all properties surrounding the I-77 interchange with 12th Street Extension (SC HWY 35) within the City of Cayce city limits. See map below.



- (D) Arts Design Overlay District, which shall parallel Frink Street from parcels on the western intersection of Foreman Street and east to State Street, and also parallel State Street from Frink Street north to Poplar Street, and shall extend from the street right-of-way for the depth of each contiguous lot. See map below.



4.6.2. PURPOSE

Design Overlay Districts serve as the City's gateway routes. In order to visually harmonize these gateways with existing development, additional restrictions and development standards are required to create an aesthetically pleasing and uniform appearance. Additionally, the Arts Overlay District encourages artists to live, create and conduct business within a designated section of the City.

4.6.3. USES

- (A) Where the asterisk "*" is shown, the use is unchanged from the underlying zoning district.
- (B) Where the letter "C" is shown, the use to which it refers is conditionally permitted in the indicated overlay district, subject to requirements for uses set out in Article 6.
- (C) Where the letter "S" is shown, the use to which it refers is permitted as a special exception, subject to the terms and conditions imposed by this ordinance, and review and approval by the Zoning Board of Appeals.
- (D) Where the symbol "-" is shown, the use to which it refers is not permitted in the indicated overlay district.

Table 4.3 Table of Uses, Overlay Districts

District Description	N A I C S	KNOX ABBOTT	1 2 th St	I-77	ART S	Use Condition (Section)
Dwelling, Single-family detached	81411	-	-	-	*	
Dwelling, Duplex	81411	-	-	-	C	6.2.1
Dwelling, Townhouse	81411	-	-	C	C	6.2.2
Dwelling, Patio Home	81411	*	*	*	*	
Dwelling, Triplex and Quadplex	81411	*	*	*	C	6.2.4
Dwelling, Multiplex (5-12 units)*	81411	*	*	*	C	6.2.5

District Description	N A I C S	KNOX ABBOTT	1 2 th S t	I-77	ART S	Use Condition (Section)
Dwelling, Multi-family (>12 units)	81411	*	*	*	*	
Dwelling, Cottage Court	81411	*	*	*	*	
Dwelling, Live-work	81411	*	*	*	C	6.2.8
Dwelling, Upper Story	81411	*	*	*	C	6.2.9
Group Home	623990	*	*	*	*	
Bed and Breakfast Inns	721191	*	*	*	*	6.2.11
Rooming & boarding houses	72131	-	-	-	-	
Short-Term Rental	531110	-	-	-	C	6.2.12
Modular home	81411	*	*	*	*	
Tiny Home Village	NA	-	-	-	-	
Cabanas	NA	*	*	*	*	
ACCESSORY USES TO RESIDENTIAL						
Domestic animal shelters	NA	*	*	*	*	
Family childcare home	6244	-	-	-	-	

District Description	N A I C S	KNOX ABBOTT	1 2 th S t	I-77	ART S	Use Condition (Section)
Satellite dishes/antennas	NA	*	*	*	*	
Accessory Dwelling Unit	NA	-	-	-	C	6.3.1
Coin-operated laundries and dry cleaners	81231	-	-	-	-	
Non-commercial greenhouse	NA	*	*	*	*	
Private garage & carport	NA	*	*	*	*	
Storage building	NA	*	*	*	*	
Swimming pool, tennis courts	NA	*	*	*	*	
Auxiliary shed, work shop	NA	*	*	*	*	
Home Occupation	NA	*	*	*	*	
Horticulture, gardening	NA	*	*	*	*	
Electric Vehicle Charging	NA	C	C	C	C	6.3.3
Solar Energy Conversion System	NA	C	C	C	C	6.3.4
Wind Energy Conversion System	NA	C	C	C	C	6.3.5
Antenna	NA	C	C	C	C	6.3.6
Backyard Pens/Coops/Beehives	NA	C	C	C	C	6.3.7

District Description	N A I C S	KNOX ABBOTT	1 2 th S t	I-77	ART S	Use Condition (Section)
Community Garden	NA	*	*	*	*	
Cemetery	812220	S	S	S	S	6.4.3
Portable Storage and Bulk Solid Waste Containers	NA	-	-	-	C	6.6.2
Real Estate Office (Model Home)	NA	C	C	C	C	6.6.3
Real Estate Office (Trailer or Modular Unit)	NA	C	C	C	C	6.6.4
Portable Classroom	NA	C	C	C	C	6.6.5
Temporary Event	NA	C	C	C	C	6.6.6
Temporary Use of Accessory Structure as a Principal Dwelling	NA	C	C	C	C	6.6.7
Temporary Use of Recreational Vehicle as Dwelling	NA	C	C	C	C	6.6.8

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Agricultural Production, crops	111	-	-	-	-	
Agricultural Production, Livestock, animals	112	-	-	-	-	
Forestry & Logging	113	-	-	-	-	
Commercial Fishing, Hunting, Trapping	114	--	-	-	-	
Agricultural Services	115	-	-	-	-	
Borrow Pit	212	-	-	-	-	
Mining, Nonmetallic mineral & quarrying	2123	-	-	-	-	
Utility Transmission, Distribution, and Collection	221	-	-	-	-	
Utility Generation, Electrical	22111	-	-	-	-	
Utility Treatment	22131 and 22132	-	-	-	-	
Steam & Air Conditioning Supply	22133	-	-	-	-	
Solar Energy Conversion, Small Scale	221114	-	-	C	-	6.7.5
Solar Energy Conversion, Large Scale	221114	-	-	C	-	6.7.6
Wind Energy Conversion	221115	-	-	C	-	6.7.7

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Bldg. construction-general contract & operative builders	237	-	*	-	-	
Heavy construction other than building construction-contractors	237	-	*	-	-	
Special Trade Contractors	238	-	*	-	-	
Contractor's Yard*	23	-	-	-	-	
Artisan Goods Production	31-33	C	C	C	C	6.9.1
Manufacturing, Assembly, and Fabrication, Light	31-33	-	-	-	-	
Manufacturing, Assembly, and Fabrication, Intensive	31-33	-	-	-	-	
Bakery, Retail	311811	-	-	-	-	
Brewery	312120	-	*	-	-	
Microbrewery	312120	-	C	C	C	6.9.2
Pharmaceutical & medicine mfg.	3254	-	-	-	-	
Plastics product manufacturing	3261	-	-	-	-	
Computer & peripheral equipment mfg.	3341	-	-	-	P	
Transportation equipment	336	-	-	-	-	
Wholesale trade-durable goods	423	-	-	-	-	
Junkyard	423140	-	-	-	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Wholesale trade- nondurable goods	424	-	-	-	-	
Fuel Sales, Non-Vehicular	4247	-	-	-	-	
Motor Vehicle & parts	441	-	-	-	-	
Automotive dealers	4411	-	-	-	-	
Building materials & supplies	4441	-	C	C	-	6.11.2
Paint & wallpaper	44412	*	*	-	-	
Hardware stores	44414	*	*	*	S	3.3.11
Lawn & garden equipment & supplies stores	4442	-	C	-	-	6.11.3
Food stores	445	*	*	*	*	
Beer, Wine, & Liquor stores	4453	S	S	S	S	
Furniture & Home Furnishings	4491	*	*	*	*	
Electronics & Appliances	4492	*	*	*	-	
Retail	452319	-	C	-	-	6.11.4
Health & Personal care, except body piercing facilities and tattoo facilities	4561	*	*	*	*	
Clothing & accessory stores	458	*	*	*	*	
Sporting goods, Hobbies, Books, & Music	459	*	*	*	*	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Used merchandise, except pawn shops & flea markets	4595	*	*	*	-	
Flea Markets	45951	-	-	-	-	
Manufactured Home Dealers	45993	-	-	-	-	
All other retail except sexually oriented business, body piercing, tattoo facilities, monuments, and fireworks	45999	*	*	*	-	
Fireworks	459999	*	*	*	-	
Gravestones, monuments	459999	-	-	-	-	
Fuel Dealers	45431	-	-	-	-	
Gasoline Stations	457100	-	-	P	-	
Tobacco, Electronic Cigarette, and Other Smoking Supplies	459991	-	-	-	-	-
Air transportation	481	-	-	-	-	
Rail Transportation	482	-	-	-	-	
Rail Transportation Facility	4821	-	-	-	-	
Truck transportation	484			-	-	
Transit and ground passenger transportation	485		-	-	-	
Transit Stop	485111	S	S	P	P	6.12.1
Scenic & Sightseeing Transportation	487	*	*	*	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Support Activities for Transportation	488	-	-	-	-	
Towing and Wrecker Services, Motor Vehicle	488410	-	-	-	-	
Truck Terminal	488490	-	-	-	-	
U.S. Postal Service	*	*	*	*	*	
Couriers & Messengers	492	-	-	-	-	
Warehousing & Storage	493	-	-	-	-	
Publishing industries	511	-	-	-	-	
Motion pictures & Sound Industries	512	*	*	*	*	
Motion picture theaters	512131	*	*	*	*	
Broadcasting & Telecommunications	515	-	-	-	-	
Communication Tower & Ant	5151	-	-	C	-	6.5.1
Internet publishing & broadcasting	516	*	*	*	*	
Telecommunications	517	*	*	*	*	
Data Processing, Hosting and Related Services	518210	-	-	-	-	
Other Information Services	519	*	*	*	*	
Libraries	51912	*	*	*	*	
Banks	521	*	*	*	-	
Credit Intermediation except check cashing services	522	*	*	*	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Pawn shops & consumer cash lending secured by personal property	522298	-	-	-	-	
Check Cashing Services	522390	-	-	-	-	
Security & commodity contracts, & financial investments	523	*	*	*	-	
Insurance Carriers & related activities	524	*	*	*	-	
Funds, Trust, & other financial vehicles	525	*	*	*	*	
Real Estate	531	*	*	*	*	
Mini-warehouses and self-storage units	53113	-	-	-	-	
Rental & Leasing Services	532	-	-	-	-	
Machinery & equipment rental & leasing	5324	-	-	-	-	
Heavy machinery rental & leasing	53241	-	-	-	-	
Professional, Scientific, Technical Services	541	*	*	*	*	
Legal services / Tax services	5411 / 541213	*	*	*	-	
Signs- Billboards	54185	-	-	-	-	
Photographic studios, portraits	54192	*	*	*	*	
Veterinary Services, Clinics and hospitals	54194	-	*	-	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Mgmt. of Companies & Enterprises	551	*	*	*	-	
Administrative & support services	561	*	*	*	*	
Repossession Services	561491	-	-	-	-	
Armored car services	561613	-	-	-	-	
Exterminating & pest control services	56171	-	-	-	-	
Landscape services	56173	-	-	-	-	
Refuse systems	562	-	-	-	-	
Hazardous Waste Treatment and Disposal	562211	-	-	-	-	
Remediation Services	562910	-	-	-	-	
Elementary and secondary schools	6111	-	-	*	-	
Colleges	6112-3	-	-	-	-	
Business schools, Computer, & Management Training	6114-5	-	*	*	*	
Other schools and instruction	6116	-	-	-	-	
Educational Support Services	6117	-	*	-	-	
Ambulatory Health Care Services	621	*	*	*	-	
Medical & dental laboratories	6215	-	-	-	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Home health care services	6216	-	-	-	-	
Hospitals	622	-	-	*	-	
Nursing & residential care facilities	623	-	-	-	-	
Social services	624					
Individual & family soc. services	6241	-	*	-	-	
Community, Food & Housing & Emergency & Relief services	6242	-	*	-	-	
Vocational Rehabilitation services	62431	-	-	-	-	
Day care Facility (Adult and Child)	6244	C	C	C	C	6.17.1
Performing Arts Companies, without facilities	7111	*	*	*	*	
Spectator sports	7112	-	-			
Museums, Historical sites, & similar institutions	712	*	*	*	*	
Performing Arts, Sports and Similar Events with Indoor Facilities	711310	C	C	C	C	6.18.1
Performing Arts, Sports and Similar Events with Outdoor Facilities	711310	C	C	*	*	6.18.2
Golf courses & Country Clubs	71391	-	-	-	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Public parks & playgrounds	71394	*	*	*	*	
Physical fitness facilities	71394	*	*	*	*	
Bowling Center	713950	*	*	*	*	
Commercial Recreation, Indoor	71399	*	*	*	*	
Commercial Recreation, Outdoor	71399	*	*	*	-	
Shooting Range, Indoor	71399	-	-	-	-	
Shooting Range, Outdoor	71399	-	-	-	-	
Hotels & motels	72111	-	-	C	-	6.2.15
Recreational Vehicle (RV) Parks and Recreational Camps	72121	-	-	-	-	
Catering Services	722320	*	*	*	*	
Event Venue	722320	*	*	*	*	
Bar	72241	-	-	*	*	
Restaurant	722511	*	*	*	*	
Brewpub	722511	*	*	*	*	
Restaurant, Drive-through	722513	*	*	*	-	
Automotive repair facility	811111	-	-	-	-	
Automotive Oil Change and Lubrication Shops	811191	-	-	-	-	
Car washes (multiple bay)	811192	-	-	-	-	
Car Washes, Single Bay, Fully Automated	811192	-	-	-	-	-

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Heavy Vehicle Wash	811192	-	-	-	-	
Other Repair	8112-4	*	*	-	*	
Personal & Laundry services	812					
Personal Care Services	8121	*	*	*	*	
Body piercing facilities and Tattoo facilities	812199	-	-	-	S	6.20.4
Non-medical massage service	812199	-	-	-	-	
Funeral Homes & services	81221	-	-	-	-	
Cemeteries	81222	-	-	-	-	
Crematories	81222	-	-	-	-	
Laundry, coin operated	81231	-	-	-	-	
Dry Cleaning services	81232	*	*	-	-	
Pet Care/Animal Shelter (Kennels)	81291	-	-	-	-	
Parking, Commercial	81293	-	-	-	-	
Sexually oriented business	81299	-	-	-	-	
All other personal services	81299	-	-	-	-	
Religious, fraternal, professional, political, civic, business organizations	813	*	*	-	*	
All Other Organizations	8132-9	-	-	-	-	
Executive, legislative, & general govt.	921	*	*	*	-	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Justice, public order & safety	922					
Courts	92211	-	-	-	-	
Police Protection	92212	*	*	*	*	
Legal counsel & prosecution	92213	*	*	*	*	
Correctional institution	92214	-	-	-	-	
Parole offices & probation offices	92215	-	-	-	-	
Fire protection	92216	*	*	*	*	
Administration of human resources	923-6	-	-	-	-	
Space Research & Technology	927	-	-	-	-	
Bathhouses & cabanas	NA	-	-	-	P	
Domestic animal shelters	NA	-	-	-	-	
Non-commercial greenhouses	NA	-	P	P	P	
Private garage & carport	NA	-	P	P	P	
Storage building	NA	-	P	P	P	
Swimming pool, tennis courts	NA	-	P	P	P	
Auxiliary shed, workshop	NA	-	P	P	P	
Home occupation	NA	-	C	C	C	6.3.2
Horticulture, gardening	NA	-	P	P	P	
Family daycare home	NA	-	-	P	P	

	NAICS	KNOX ABBOTT	12 TH St	I-77	ARTS	Use Condition
Satellite dishes, etc.	NA	-	P	P	P	
Buildings, structures	NA	P	P	P	P	
ACCESSORY USES						
Open Storage	NA	-	-	-	-	
Unattended Donation Receptacles*	NA	-	-	-	-	
TEMPORARY USES						
Parking or Vacant Lot Sales	NA	-	-	-	-	
Structures for General Assembly	NA	-	-	-	-	
Halloween-Related Events	NA	-	-	*	*	
Office Trailers, Temporary	NA	-	-	-	-	
Construction Site Office and Storage	NA	-	-	-	-	
Farmer's Market, Temporary	NA	*	*	*	*	
Fireworks Stand	NA	-	-	-	-	
Food Truck	NA	*	*	*	*	
Garage/Yard Sale	NA	-	-	-	*	
Temporary Event	NA	*	*	*	*	
Portable Classroom	NA	*	*	*	*	

4.6.4. DEVELOPMENT STANDARDS

(A) Applicability

(1) General Applicability

- a. Standards for Design Overlay Districts shall apply to any development within a Design Overlay District including:

- i. The construction or erection of any commercial building or attached residential structure;
- ii. The alteration, enlargement, renovation, substantial repair of any building (defined as increasing heated square footage by more than 25%);
- iii. The initiation or substantial change in the use of land or the intensity of use of land.

(B) Knox Abbott Drive Design Overlay District

- (1) Signage shall be in accord with the requirements for signage in the C-3 District.
- (2) Full-depth brick, stone, hard coat stucco, or other material approved by the Planning Director
- (3) At least 40% window or door glazing for store fronts along primary frontage.
- (4) Colors shall be consistent with the character of development and bold primary colors shall only be used as an accent element.
- (5) All service utility lines shall be placed underground
- (6) Walkways shall be provided between the building entrance and the sidewalk.
- (7) Access
 - a. Where possible, curb cuts and driveways shall be combined
 - b. Cross access for vehicle circulation shall be provided between abutting nonresidential or mixed-use development.
 - c. Where connections to abutting nonresidential or mixed-use parcels are possible, but the abutting property is undeveloped, the parcel proposed for development shall include a stub-out of driving aisles and sidewalks at a location that allows for two-way vehicular connection and pedestrian connection on the abutting parcel (i.e., one that allows for reasonable development of both parcels) in the future.
- (8) Temporary outdoor display of merchandise shall be within 30 feet of the building and no closer than 50 feet of adjacent right-of-way.
- (9) A minimum eight-foot-high opaque fence or wall shall be erected along any property line abutting a residential use or land in a residential zoning district.
- (10) No parking is permitted between the primary structure and the road right-of-way, unless approved by the Planning Director.

(C) 12th Street Extension Design Overlay District

- (1) Signage shall be in accord with the requirements for signage in the C-3 District.
- (2) No portion of a building constructed of unadorned masonry or metal siding shall front on or face 12th Street Extension
- (3) Colors shall be consistent with the character of development

- (4) All service utility lines shall be placed underground
 - (5) No strip shopping malls shall be allowed
 - a. Where possible, curb cuts and driveways shall be combined.
 - (6) Setbacks
 - a. All buildings shall observe a twenty-five (25) foot setback from 12th Street Extension. . No off-street parking shall be permitted in the required setback area.
- (D) I-77 Gateway Design Overlay District
- (1) Setbacks and Buffers
 - a. 12th Street Extension
 - i. All buildings shall observe a 50' setback from 12th Street Extension right-of-way.
 - ii. Except for walks, driveways and permitted signs, the required setback area (yard) shall be completely landscaped, in accordance with Article 8 of the Zoning Ordinance.
 - iii. No off-street parking shall be permitted in the required setback area.
 - b. Interior street right-of-way
 - i. No setbacks required off of interior rights-of-way.
 - c. All buildings on parcels with industrial uses shall observe a 50' setback from adjacent parcels with commercial or residential uses. This setback shall be completely landscaped in accordance with the Landscaping section of this Overlay District and Article 8 of the Zoning Ordinance.
 - (2) Parking, Sidewalks, and Circulation
 - a. Parking Requirements
 - i. Parking structures are permitted but must meet this Overlay's *Building Design* requirements for parking structures.
 - ii. An effort should be made to locate parking to the side and/or rear of the building it serves. Parking lots shall not be closer than ten (10) feet of an inhabited structure to allow for sidewalks and landscaping. On-street parking shall not be closer than ten (10) feet of a building or structure.
 - b. Sidewalks and Interior Streets
 - i. Sidewalks shall be provided in accordance Article 5.9 General Commercial Standards.
 - c. Circulation
 - i. Drive-thru Facilities that require drive-thru access will be permitted as a special exception, following Special Exception General Criteria as described in Article 3.
 - (3) Building Design

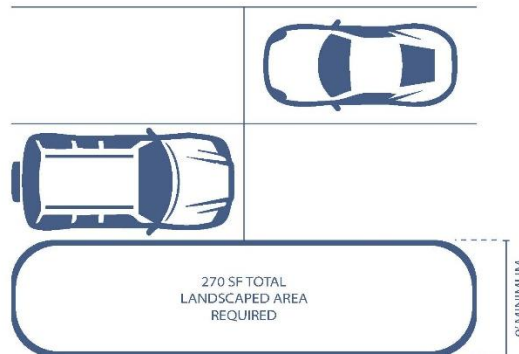
- a. The maximum height of any structure other than hotels shall be fifty feet (50') and/or three floors. The maximum height of a hotel shall be five (5) floors or 50 feet, whichever is less. Height exceptions listed in Article 5, Section 5.2(4) shall apply.
 - b. A variety of facades and roofing is required along street frontage, to avoid large, uninterrupted planes.
 - c. To create variety and diversity, it is desirable to vary the masses within each building or structure so that uniformity of line and mass is avoided. In addition, building projections should provide interest and variety through the use of windows, doors, eaves and parapets. Building components should have proportions relative to the size and style of the building and interesting relationships to help avoid monotonous building elevations.
 - d. Material Selection. Use of the following materials is required:
 - i. Natural Stone
 - ii. Brick
 - iii. Architectural precast concrete
 - iv. Cast-in-place concrete with texture
 - v. New building materials, as they are developed or become available, will be given special consideration by the Planning Director provided their use is in harmony with the community appearance. Metal siding shall not be permitted unless specifically approved in writing by the Planning Director.
 - e. Colors
 - i. Natural, Earth tone colors, such as beiges and grays are preferred. Natural brick is allowed.
 - ii. Non-reflective finishes shall be used on exterior surfaces.
 - iii. Other colors may be approved by the Planning Director.
 - iv.
- (4) Landscaping
- a. The purpose of the landscaping is to
 - i. Promote a compatible and unified landscape treatment.
 - ii. Provide a pleasant and well-maintained appearance.
 - iii. Enhance the visual and environmental characteristics from the public rights-of-way around and within this Overlay District, particularly the access points into lots, Overlay entrance areas, and areas requiring screening or buffering and streetscapes.
 - iv. Safeguard and enhance property values.
 - b. Landscape Plan Requirements

- i. Plant schedule listing all proposed plant materials, their quantities, botanical name and common name of plant materials, height and spread of plant materials at installation, spacing for plant materials, and any special notes regarding plant material specification.
- ii. Street, walkway, and parking area lighting locations.
- iii. Irrigation plans.
- iv. All plants shown on the submitted landscape plans shall be installed during the initial planting of the lot.
- c. Landscape Planting Standards
 - i. All plant material shall meet the current American Standard for Nursery Stock.
 - I. Shade Trees-minimum of (3)-inch caliper at the time of installation. Must be large-maturing tree species.
 - II. Street Trees-minimum of four (4)-inch caliper at the time of installation. Must be large-maturing tree species
 - III. Accent Trees-minimum of three (3)-inch caliper or ten (10) feet in height for multi stem trees at the time of installation
 - IV. Evergreen Trees-minimum eight (8) feet height at the time of installation
 - V. Evergreen Shrubs-minimum 18-inch height or five (5) gallon shrubs
 - VI. Deciduous Shrubs-minimum 24-inch height or five (5) gallon shrubs
 - VII. Seasonal Interest Areas-planted to create full coverage of the bed at mid-season
 - VIII. Sod-Bermuda is recommended
Caliper shall be measured with a diameter tape at 12 inches above ground. Height shall be measured from the soil line.
- d. Minimum Landscape Requirements The following minimum landscape requirements have been developed to provide a consistent, high-quality aesthetic to all areas of this Overlay District. These requirements have been separated into the following landscape areas
 - i. Entrances Each entrance will be planted with a consistent landscape design that includes a variety of plant types that provide year-round seasonal interest.
 - ii. Street Trees Species The primary street trees recommended to be planted are Lacebark Elm and Live Oaks, but other species may be approved by the Planning Director, planted 40-foot on center.

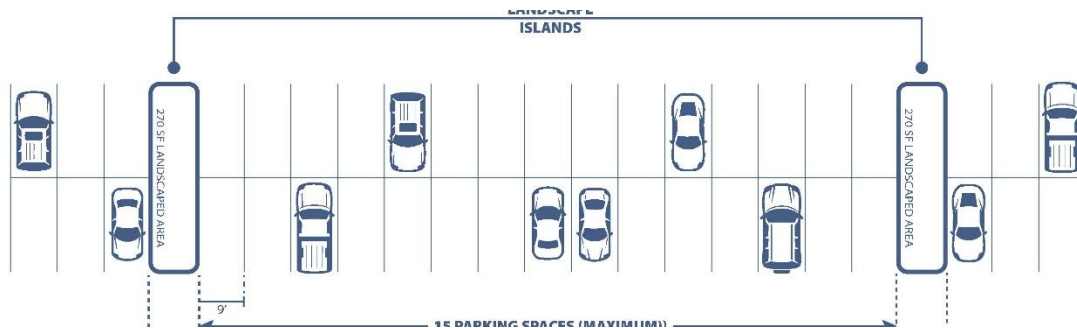
- I. All street trees shall be limbed up to a minimum 8 feet height where applicable for visibility.
 - II. All street trees not in tree grates shall be mulched with double hammered mulch.
- e. Perimeter Landscape. Buffers Perimeter landscape buffers are important to provide a consistent, high-quality view from adjacent streets. The transition zone indicated in the graphic below, refers to the grade change required to raise the building elevation out of the flood plain.
- i. Street Trees. Street trees shall be planted in the street tree zone along the street tree planting line, as shown in the graphic above. The street trees in the perimeter buffer will create a consistent planting edge and visually unify this Overlay District.

Street trees shall be planted at 40 feet on center in perimeter landscape buffers. All street trees shall be limbed up to a minimum 8 feet height where applicable for visibility. A minimum area of 50 square feet shall be mulched uniformly at the base of each street tree.
 - ii. Shrubs. Shrubbery shall be planted in the transition zone within perimeter planting buffers. A minimum of 50 shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.
 - iii. Ground Covers/Perennials. Ground cover/perennial landscape improvements shall be planted in the transition zone within the perimeter planting buffers. A minimum of 300 square feet of ground cover/perennial landscape improvements shall be planted for every 100 feet of perimeter landscape buffer. Ground cover/perennial landscape improvement areas shall be grouped in masses a minimum of 100 square feet in size. All ground cover/perennial landscape improvements areas shall be mulched.
 - iv. Lawn areas can be located within the flex zone, street tree zone, and the transition zone.
 - v. Buffering between different land uses in accordance with Article 8 of the Zoning Ordinance may be required.
- f. Parking Area Landscape All parking areas shall provide and maintain both interior and perimeter landscape improvements. These guidelines shall not apply to parking structures or on-street parking spaces within this Overlay District. Landscape islands located at the ends of parking bays or within parking bays shall be a minimum of 135 square feet for single bay

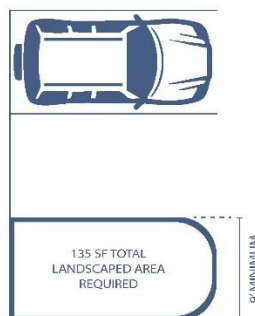
parking areas and 270 square feet for double bay parking areas. The minimum width of landscape islands shall be 9 feet. See graphic below.



- i. A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island. See graphic below.

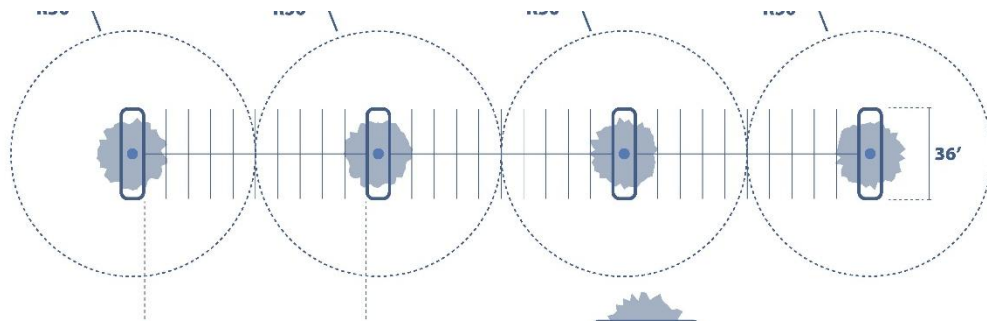


- ii. Parking islands. All landscape improvement areas shall be protected from damage caused by vehicles using some method of vertical structure, i.e. curbs, wheel stops, or other similar structures. Parking



islands used for stormwater management are permitted, as approved by the Planning Director.

- iii. Shade Trees. One shade tree shall be required for every 2000 square feet of total parking area. Accent trees may be used in areas directly under or within close proximity of overhead power lines. Each parking space shall be within 50 feet of the trunk of at least one shade tree. Required shade trees for parking areas shall be located around the perimeter or in landscape islands within the parking area.

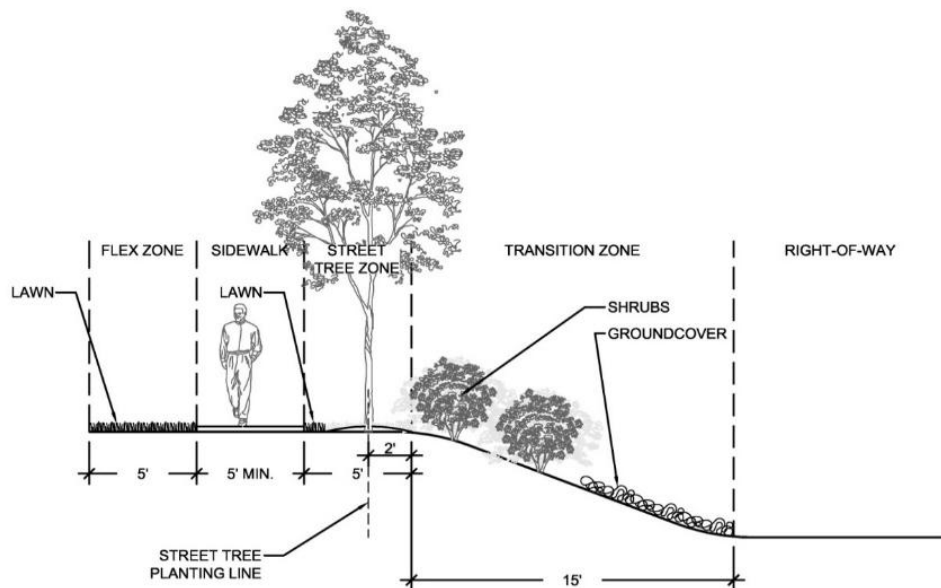


Shade Tree Spacing

All shade trees shall be limbed up to a minimum 8 feet height.

- iv. Shrubs All parking lots must be screened with shrubs or a permanent structure. Shrubs for screening shall be planted so that within two years of planting there is a continuous evergreen screen at a two (2) foot height.

- g. Building and Site Landscape The following requirements for building and site landscape will provide consistent, high quality site improvements for areas adjacent and around structures within this Overlay District. It is critical the building entrances, foundation plantings, outdoor gathering spaces, site circulation corridors, and other site areas promote a uniform aesthetic.
- i. A minimum of 10% of the total site's impervious area shall be designated as site landscape areas. These areas shall include a mix of



shade trees, accent trees, shrubs, and ground cover/perennial planting areas. Landscape site areas shall not include lawn areas.

(5) Lighting

- a. Lighting Design Concepts In general, site lighting shall be low glare lighting. Site lighting shall comply with this section and the City of Cayce ordinances. Within this Overlay District, all freestanding street lights and pedestrian lights used for lighting exterior spaces shall be the same style, height, color and type and intensity. On each lot, all other lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and color of light. No fiberglass poles shall be used. (Note: All lighting sources shall have internal cut-off optics, prismatic refractors, or building side shields to prevent glare to adjacent land uses).
- i. Exterior lights should be used to accent entrances and special features, roadways, parking and pedestrian corridors. High levels of

light are not desirable. Intensity should be no greater than required for automobile and pedestrian safety.

- ii. Lighting of street front interior window displays in retail establishments is encouraged even after business hours to create visually interesting storefronts.
- b. "Light Fixture Design" Light sources may be of a concealed type or ornamental visible type. The design of poles, bollards and fixtures shall be integrated with the general site design. Parking lot lighting shall be a "cut-off" luminaire design to avoid glare on adjacent properties. Up lighting of trees and fountains, accent lighting of shrubs and entrances and silhouette lighting may be used to create special effects.
 - i. Building mounted lighting is restricted to private use areas such as courtyards and shall not be used for lighting parking areas or sidewalks. Building mounted light fixtures shall be shielded and shall not project above the fascia or roof line. The shields shall be painted to match the surface to which they are attached.
 - ii. Colored, moving or flashing lights will not be permitted except for the Christmas holidays.
- c. Listed below are the lighting standards for streets and parking:
 - i. Streets/Parking/Driveway/Loading Area Fixture 320 watt Metal Halide Shoebox-style fixture mounted on 30-foot square, direct-embedded bronze aluminum poles are required.
 - ii. A lighting plan with locations, types, heights and colors is required.
 - iii. Lighting for Pedestrian Areas Lighting for sidewalks, plazas and other pedestrian areas shall be illuminated with pedestrian scaled lights that have more detail and interest than those used for streets/parking/driveway/loading areas. To illuminate a street along a sidewalk a mixture of both the pedestrian and parking lot style lights may be used but the Illuminating Engineering Society of North America (IESNA) standards may not be exceeded. Light-Emitting Diode (LED) or Metal Halide lamps are required, unless otherwise approved by the Planning Director.
 - iv. Lighting Usage Access roads and pedestrian circulation areas shall be illuminated to provide safety in after-hours/night-time traffic circulation. Lights shall be integrated in the design with other elements such as trees, pedestrian walks, crossings, signage and planting.
 - v. Lighting within parking areas shall be coordinated with parking lot design. Poles shall be located within the landscaped islands

whenever feasible. Poles shall be mounted at ground level. Concrete pedestals are not allowed unless poles are located in areas where they are not protected from cars by a raised curb. Then they shall be located a minimum of 5 feet from the face of curb. The scale of the parking area should be considered in selection of pole height and spacing.

vi. Types of Lighting Equipment Roadway and parking areas shall be lighted using LED or metal halide lamp fixtures.

d. Pedestrian, entry and landscape areas shall be lighted with LED or metal halide lamp fixtures. Lights may be pole-mounted or bollard type, and must be located to provide safe and secure conditions.

(6) Signage and Graphics

a. Purpose The purpose of the site sign standards is to establish a coordinated graphic program that provides project identification and directional communication in a distinctive and aesthetically pleasing manner.

b. No signs whatsoever (including but not limited to commercial and similar signs as well as signs of contractors performing work on existing Parcels or Lots or signs to advertise the property for sale) shall, without the City of Cayce's written approval of plans and specifications thereof, be installed, altered or maintained on any parcel or lot, or on any portion of a structure or motor vehicle visible from the exterior thereof.

c. General Requirements All signs, including identification, temporary, and informational, including those in setback areas, on loading docks, parking facilities, on buildings, storage areas, etc., along with appropriate plans and specifications, shall be first submitted to the Planning Director for written approval. Such plans and specifications for each sign shall include, but not be limited to the color(s), dimensions, location on the site, height, copy, type of illumination, and other characteristics. No sign shall be erected, substituted, changed, or modified on the property without the prior written approval by the Planning Director.

i. No sign, whether temporary or permanent, is permitted within any road right-of-way or intersection sight triangle.

ii.

d. General Signage Specifications All components and finished signage within this program shall be manufactured by professional fabricators. An example of each contractor's and sub-contractor's previous work shall be reviewed prior to production.

- i. All finishes shall be anodized aluminum and bear a five-year guarantee against chipping, peeling, fading, and chalking under normal use and exposure.
- ii. All steel shall be finished with primer, intermediate coat and topcoat.
- iii. All screws, brackets, and fasteners in contact with aluminum shall be stainless steel or aluminum; however, no fasteners shall be exposed to view.
- iv. All aluminum sheet for signage shall be 0.125 inches unless otherwise specified.
- v. All seams where welding is required shall be ground smooth. All depressions or raised areas due to swelling shall be filled or ground smooth. Pop riveting in visually exposed areas will not be permitted.
- vi. All signs (where it applies) shall conform to standard SCDOT Manual on Uniform Traffic Control Devices for Streets and Highways specifications concerning breakaway features.
- e. Installation All freestanding signs shall be mounted in concrete. Footing size shall be determined by fabricator/structural engineer. All concrete footings shall be covered over with four (4) inches of soil minimum.
 - i. Where required, the general contractor shall provide electrical stub-out for ground lighting of signs.
 - ii. All building mounted sign installation methods shall be checked for strength by licensed engineer upon final determination of building construction materials.
 - iii. All concrete footings shall be designed by licensed engineer.
 - iv.** All sign locations shall be approved by the Planning Director and must conform to all local codes with respect to height and setback requirements

(E) Arts Design Overlay District

(1) Setbacks and Frontages

- a. C-3 Zoning District setbacks apply.
 - i. Front Setback Minimum: None
 - ii. Front Setback Maximum: 20 feet

(2) Building Materials

- a. Stucco or synthetic stucco surfaces including EIFS, smooth-faced concrete block, tilt-up concrete panels, metal siding, and vinyl siding are prohibited.
- b. Up to 30% of a new building façade or expansion may be composed of architectural metal.

- c. At least 40-percent of the street-facing ground floor façade must consist of windows, glass, or doors.

(3) Parking and Access

- a. No minimums; but Planning Director must approve parking plan to ensure it meets the demands of the proposed business and accessibility requirements.
- b. For new construction without designated parking, parking must be located in the rear or side yard.
- c. Pedestrian access
 - i. An entrance providing both ingress and egress, operable to residents or customers at all times during operating hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
 - ii. Doors are not permitted to swing into a public right-of-way.

(4) Streetscape and Public Realm Improvements

- i. Expansions and redevelopment shall be designed to accommodate a six-foot sidewalk at a minimum and a four-foot planting strip between the building façade and the street where feasible.
- ii. All street frontages must accommodate two or more of the following:
 - I. Expanded sidewalk (greater than required 6 foot)
 - II. Street trees placed 30' average on-center
 - III. Foundation planting areas that span at least 40% of building facades
 - IV. Formalized parallel or head-in parking
 - V. Patio dining
 - VI. Pedestrian plaza
 - VII. Low impact stormwater management features, including, but not limited to rain barrels or cisterns, six feet or less in height; planter boxes; bio-retention areas; and similar features, as approved by the Planning Director.

(5) Landscaping for new development

- a. Plant one tree for every 5 parking spaces or contribute to tree fund to plant trees within the right-of-way
- b. Commercial and industrial uses must buffer against residential uses with an eight (8) foot tall masonry wall or single line of evergreen trees (eight (8) feet in height at planting) providing a solid screen.

(6) Signs

- a. Commercial and Industrial

- i. No maximum square footage on wall signs
- ii. The only permanent freestanding sign permitted is a monument sign.
- iii. Monuments signs shall meet C-3 Zoning District sign requirements, with the exception that common signage monument signs must not exceed seven (7) feet.
- b. Residential with Commercial Accessory Uses
 - i. The only permanent freestanding sign permitted is a monument sign.
 - ii. One (1) monument sign with maximum four (4) foot sign area is permitted in front of residence.
 - iii. Maximum height of top of the monument sign is 5 feet.

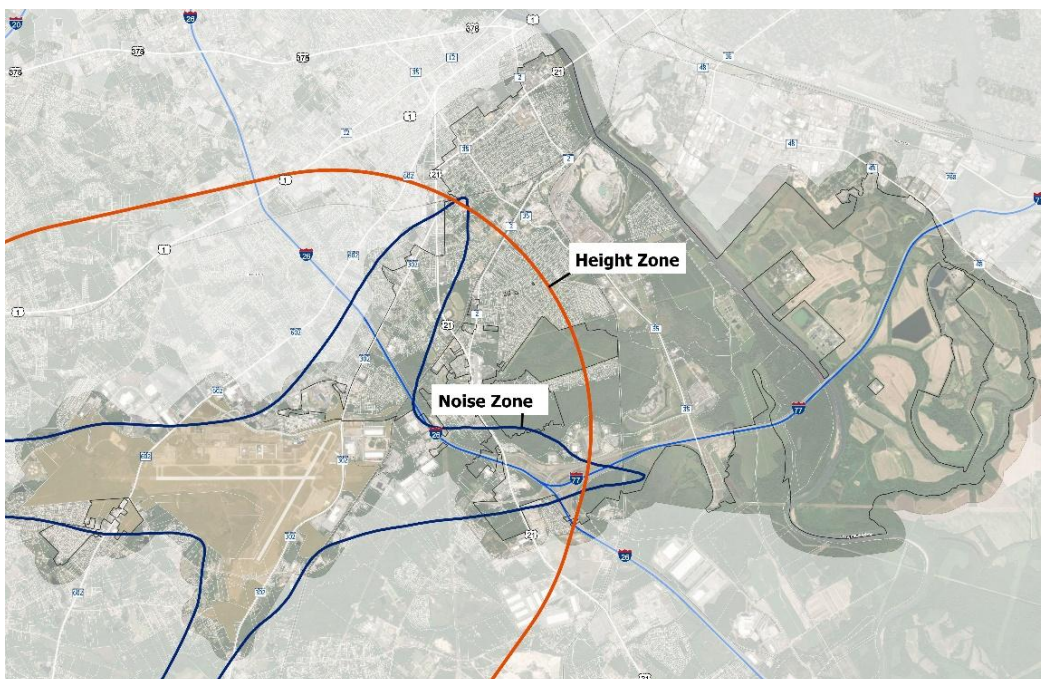
4.6.5. EXEMPTIONS

(A) When a PDD or FRD property is located within a Design Overlay District, then the PDD or FRD use or development standard shall prevail.

4.7 COLUMBIA METROPOLITAN AIRPORT OVERLAY DISTRICT

4.7.1. INTRODUCTION

The Columbia Metropolitan Airport Overlay District is hereby established pursuant to the purposes of this article, comprising all those lands within the noise exposure and height control overlay zones as shown on the map below and in more detail on the official Cayce zoning map.



4.7.2. NOISE EXPOSURE OVERLAY ZONES

Three noise exposure overlay zones are designated for the Columbia Metropolitan Airport, based on the DNL (day/night noise level) contours described in the most current FAR Part 150 Noise and Land Use Compatibility Study approved by the Federal Aviation Administration. The following activities are not permitted in the designated zones:

USE	65+ DNL	60-65 DNL	55-60 DNL
Business Offices	NP	P	P
Churches	NP	NP	P
Community Education	NP	NP	P
Child or Adult Day Care	NP	P	P
Group Assembly – Limited	NP#	P	P
Group Assembly – Intermediate	NP#	NP#	P
Group Assembly – Extensive	NP#	NP#	NP#
Group Housing	NP	NP	NP
Hospitals	NP	NP	NP
Medical Services	NP	P	P
Mobile Homes	NP	P	P
Mobile/Tiny Home Parks – Limited	NP	P	P
Mobile/Tiny Home Parks – Extensive	NP	NP	P
Non-Assembly Cultural	NP	NP	P
Nursing Homes	NP	NP	NP
Research Services	NP	P	P

Residential Detached **	NP	NP- >4 DU/acre	NP>8 DU/acre
Residential Attached	NP	NP->6 DU/acre	NP- >10 DU/acre
Retirement Centers/ALF	NP	NP	NP
Tiny Homes	NP	P	P
Transient Habitation	NP	P	P

Outdoor facilities and their related accessory activities are allowed in these three Noise Exposure Overlay Zones.

** Existing Residential Detached activities are allowed to do renovations and construct additions and accessory structures. New houses are allowed only if approved by the Airport Commission in accordance with conditions and requirements consistent with the Columbia Metropolitan Airport Layout Plan.

4.7.3. HEIGHT CONTROL OVERLAY DISTRICT

(A) The Cayce Zoning Map designates the location of the Height Control Overlay District.

(B) All development proposed within this overlay district requires Federal Aviation Administration review prior to final approval.