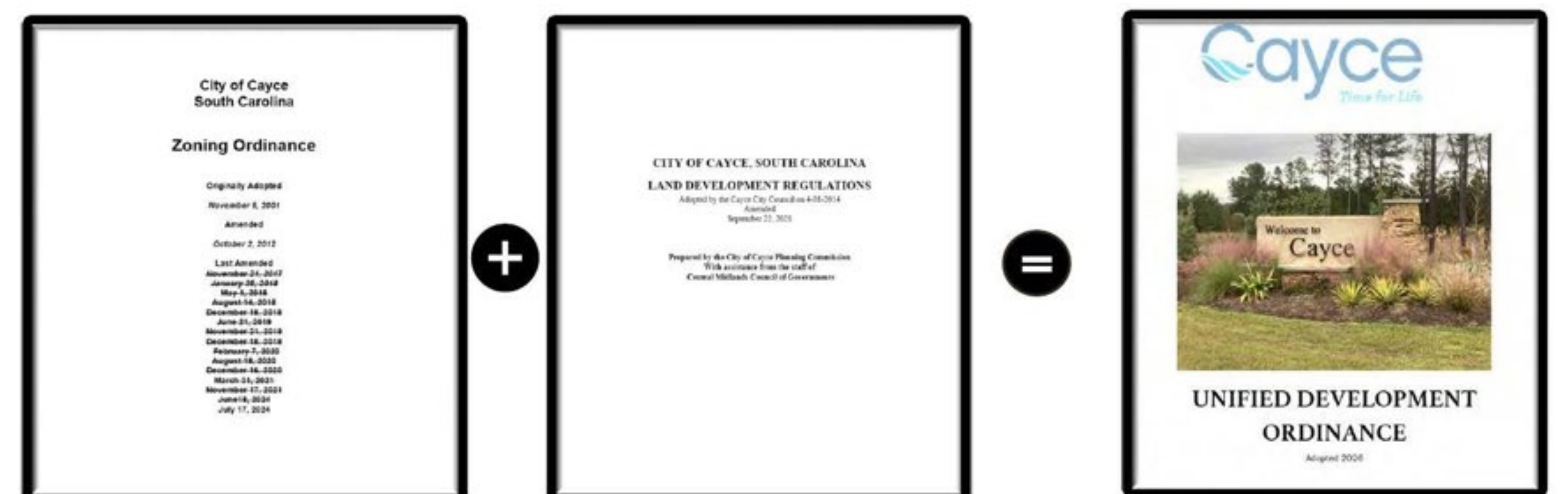
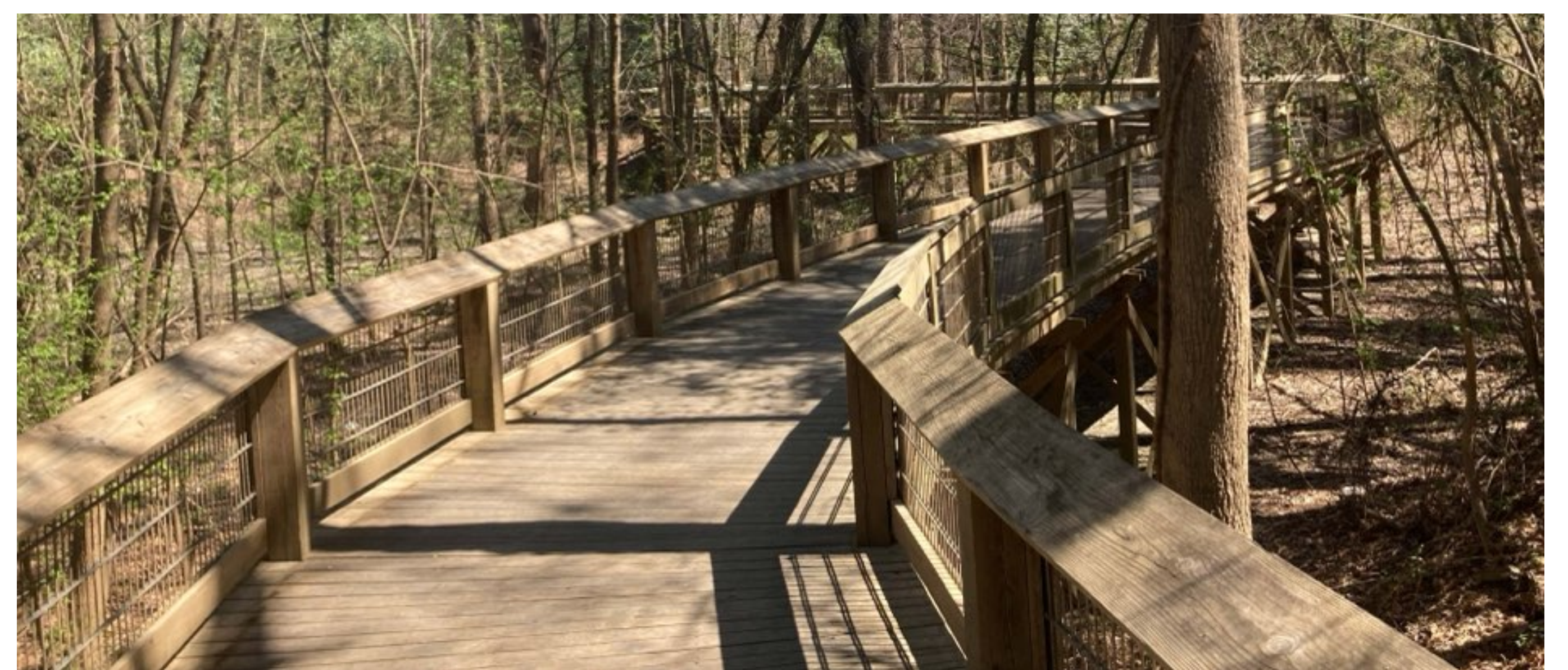
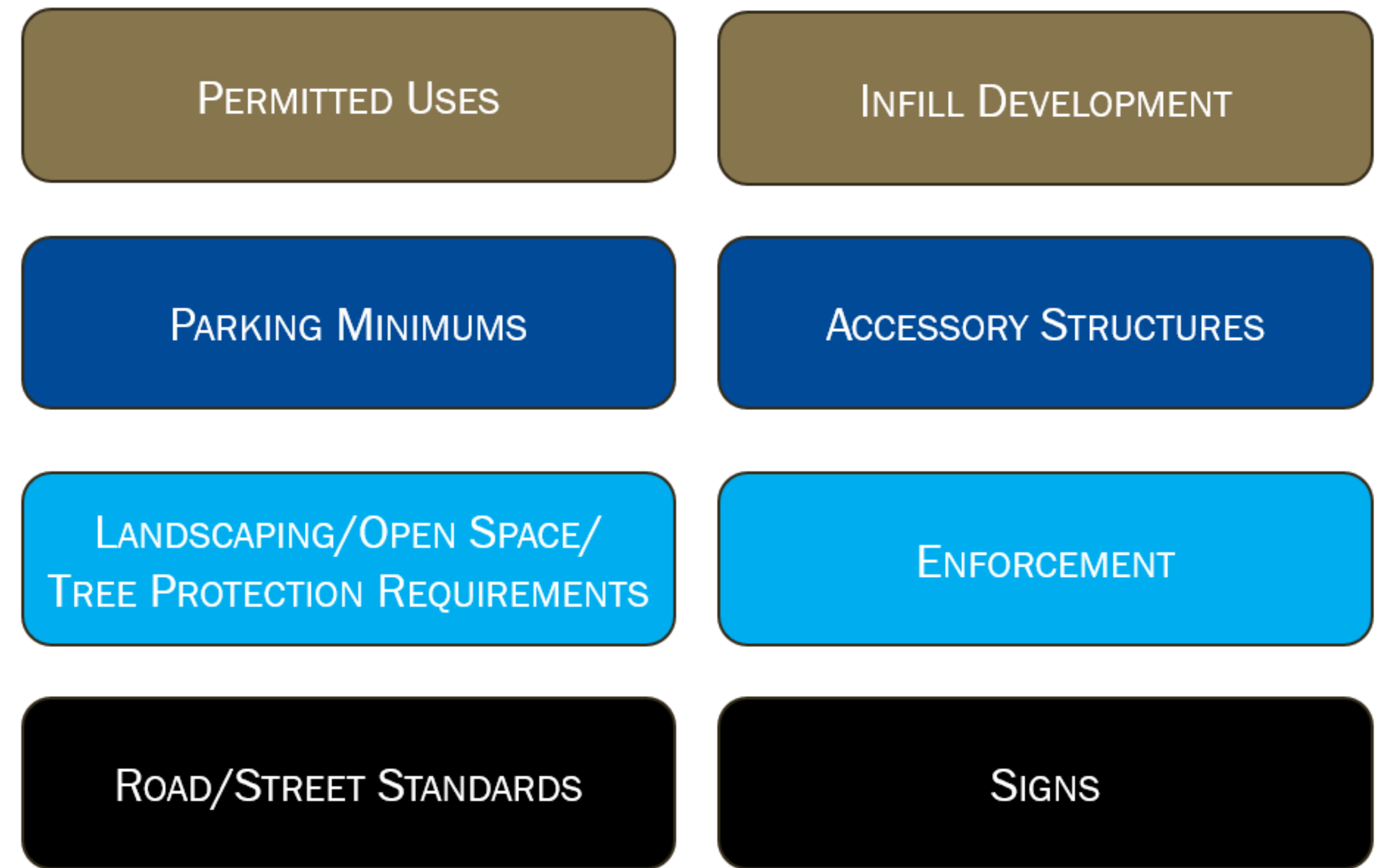


Cayce Code Update

Project Overview

The City of Cayce has recently contracted with Stewart's Community Planning group and Kimley-Horn to perform a focused revision/update to its Zoning Ordinance and Land Development Regulations.. The last significant rewrite of the zoning and land development regulations was in 2012. Updates to the Ordinance include:

- 1 *implementing the vision, goals, and recommendations of the Cayce Comprehensive Plan*
- 2 *updated existing zoning districts, allowable uses, and development standards*
- 3 *documented and improved applicable development review processes. Overall, the revisions create a modern, organized document with graphics, tables and illustrations to make it easy for both staff and the development community to understand.*



Project Schedule



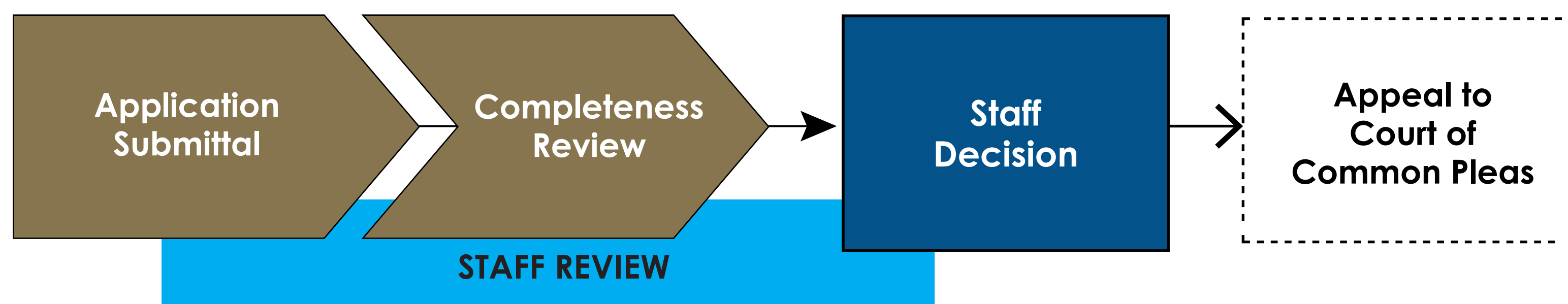
STAFF APPROVAL

(ADMINISTRATIVE DECISION)

Planning Department staff play a critical role in the development review process. Planning staff act as the *initial point of contact and application* for all land use and development activities and even share approval authority for defined processes that ensure compliance with local regulations. Planning staff are also responsible for *making recommendations* to the City Council and appointed boards and commissions regarding application of the zoning ordinance.

APPROVAL PROCESS CLARIFICATION

The three most common processes for planning applications are shown here. These processes will be included in Article 3 of the Unified Development Ordinance and outline steps for permitting the development or use of land/real parcels in congruence with local regulations.

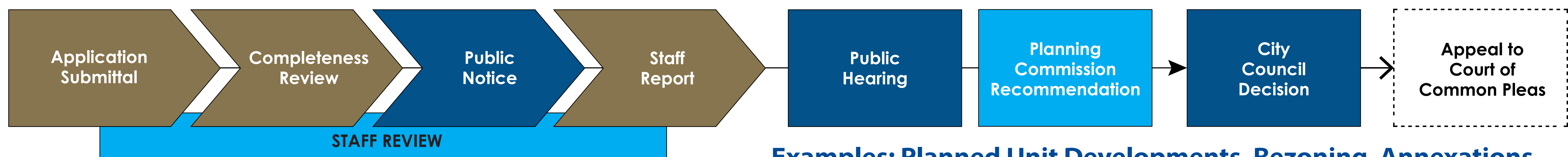


Examples: Sign Permits, Site Plans, Landscape Plans

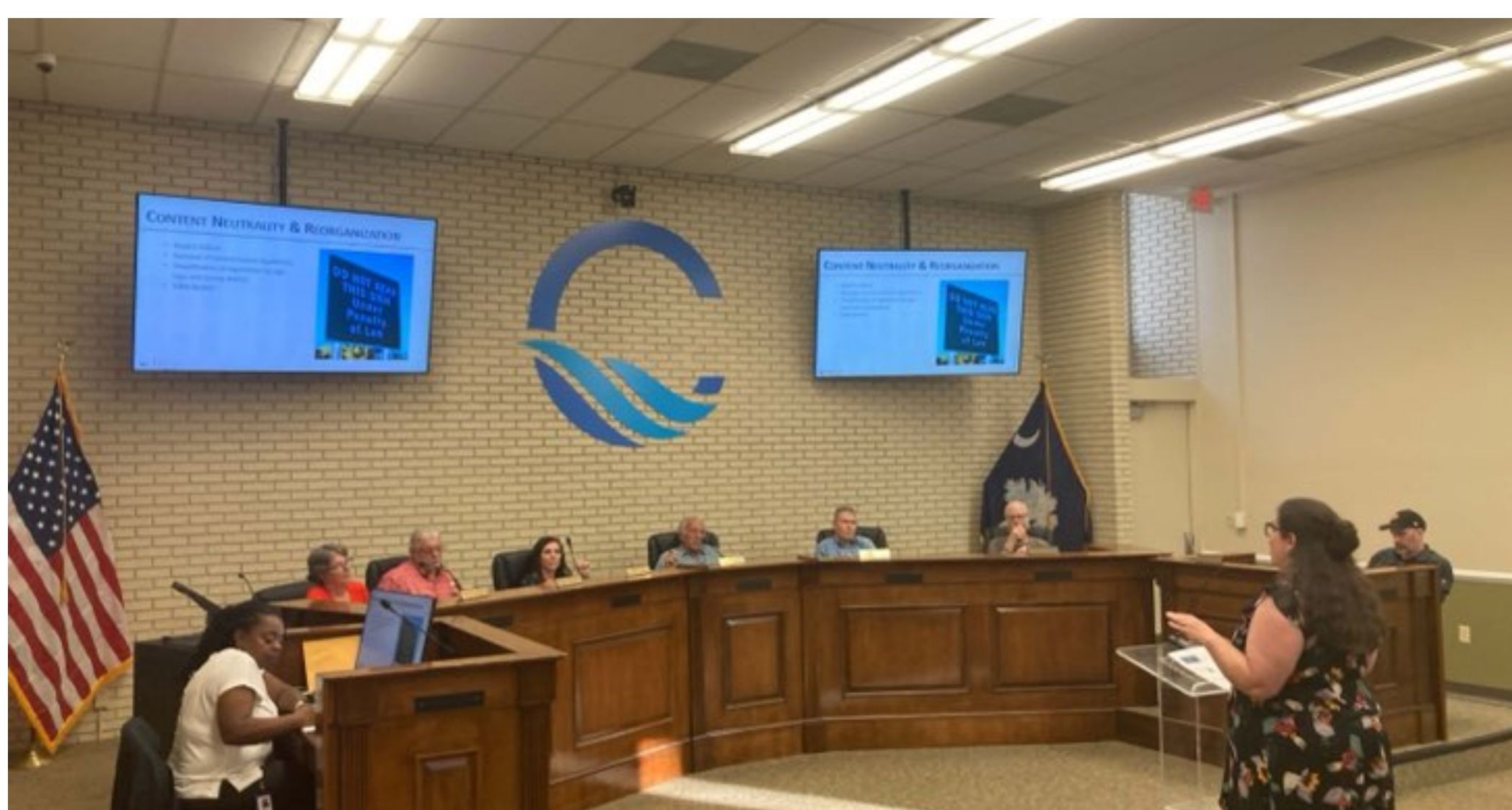
CITY COUNCIL APPROVAL (LEGISLATIVE DECISION)

The City Council *adopts/amends* comprehensive plans, zoning ordinances, and land-use regulations from recommendations from the Planning Commission. They *appoint members of the Planning Commission and the Board of Zoning Appeals* and are seen as the final authority on major planning decisions.

The planning commission is responsible for *developing/recommending comprehensive plans, zoning ordinances, and land use policies to the City Council*. They also *hold public hearings* to make recommendations to the City Council regarding development proposals, zoning changes, and other planning matters to ensure growth and change align with City plans.

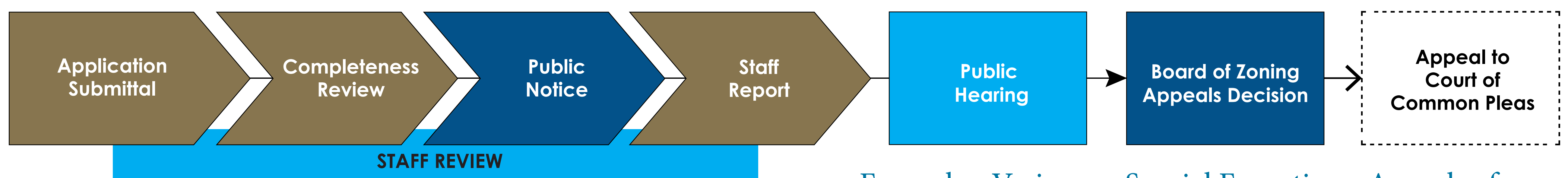


Examples: Planned Unit Developments, Rezoning, Annexations



BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BOZA) is a quasi-judicial board appointed by City Council. The BOZA handles a variety of activity from the zoning ordinance where strict application would pose unnecessary hardship. The BOZA also is *responsible for considering special exceptions*, which are uses defined by zone district and may be allowed following a public hearing if certain conditions are deemed satisfied.



Examples: Variances, Special Exceptions, Appeals of Administrative Decisions

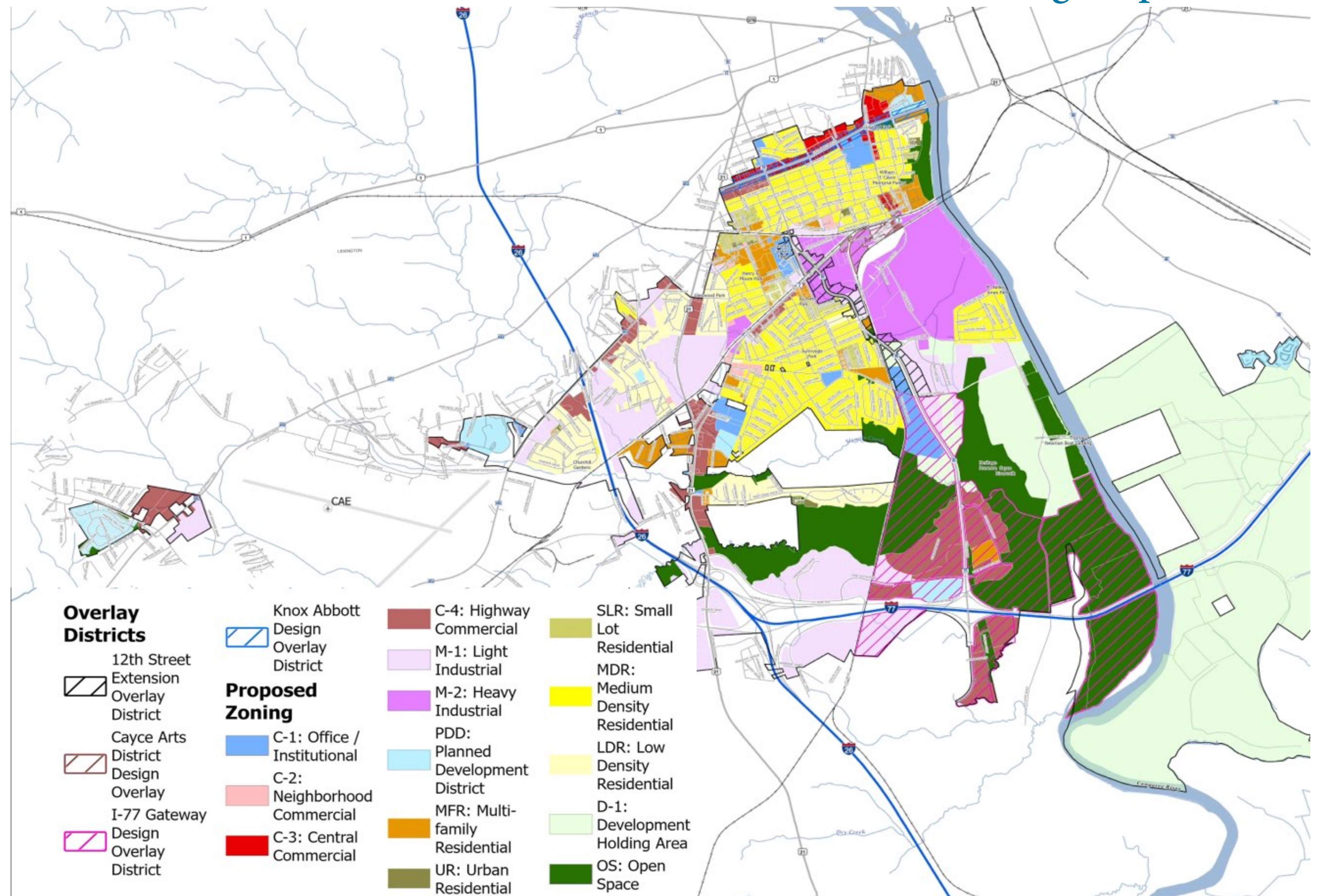
Existing Zoning Framework

Current Zoning

Cayce's current zoning framework is divided into residential, commercial, and industrial districts, as well as 4 design overlay districts for certain areas of the City. This update will include some changes to the zoning districts to better reflect how they are currently applied throughout the City.



Zoning Map



Proposed Residential District Updates

- ◆ Combined RS-1 and RS-2 (*Low Density*).
- ◆ Combined RG-1 and RG-2 (*Multi-family*).
- ◆ Renamed RS-3 to Medium Density Residential with some areas being rezoned to Small Lot Residential to help minimize nonconformities.
- ◆ Some RG District properties converted to Small Lot or Urban Residential, matching their current use.



Existing Schedule of Permitted Uses (Residential)

District Description	N	A	I	C	S	LDR	MDR	SLR	UR	MFR	Use Condition (Section)
SITE BUILT DWELLINGS											
Single-family detached	81411	P	P	P	P	P	P	P	P	P	2.0 spaces per unit
Duplex	81411	N	N	N	P	P	P	P	P	P	2.0 spaces per unit
Townhouse (Sec. 7.1)	81411	N	N	N	C	C	C	C	C	C	2.0 spaces per unit
Patio Home (Sec. 7.2)	81411	S	S	S	C	C	C	C	C	C	2.0 spaces per unit
Triplex	81411	N	N	N	N	N	P	P	P	P	2.0 spaces per unit
Quadplex	81411	N	N	N	N	N	P	P	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	N	N	P	P	P	P	1.5 spaces per unit
Bed and Breakfast Inns (Sec. 7.3)	721191	S	S	S	S	S	C	C	C	C	1.0 space per bedroom
Boarding & boarding houses	72131	N	N	N	N	N	P	P	P	P	1.0 space per bedroom

Permitted Uses

Uses that have the letter "P" in the column are those permitted by-right in the applicable zoning district.

P

Conditional Uses

Uses that have the letter "C" in the column are those not automatically permitted but may be approved under certain conditions.

C

Non-Permitted Uses

Uses that have the letter "N" or "-" in the column are those not-permitted by-right in the applicable zoning district.

N, -

Special Exception

Uses that have the letter "S" in the column are granted by the BOZA and allow a property to be used in a non-typical manner under current zoning regulations.

S

Proposed Schedule of Permitted Uses (Residential)

District Description	N	A	I	C	S	LDR	MDR	SLR	UR	MFR	Use Condition (Section)
RESIDENTIAL USES											
Dwelling, Single-family detached	81411	P	P	P	P	P	P	P	P	P	
Dwelling, Duplex	81411	-	S	C	C	C	C	C	C	C	6.2.1
Dwelling, Townhouse	81411	-	-	C	C	C	C	C	C	C	6.2.2
Dwelling, Patio Home	81411	-	S	C	C	C	C	C	C	C	6.2.3
Dwelling, Triplex and Quadplex	81411	-	-	S	C	C	C	C	C	C	6.2.4
Dwelling, Multiplex (5-12 units)*	81411	-	-	-	S	C	C	C	C	C	6.2.5
Dwelling, Multi-family (>12 units)	81411	-	-	-	-	C	C	C	C	C	6.2.6
Dwelling, Cottage Court*	81411	-	-	S	C	C	C	C	C	C	6.2.7
Dwelling, Upper Story*	81411	-	-	-	-	P	C	C	C	C	6.2.9
Family Group Home	623990	-	S	S	S	S	S	S	S	S	6.2.10
Bed and Breakfast Inns	721191	S	S	S	S	S	S	S	S	C	6.2.11

Updates to Permitted Uses

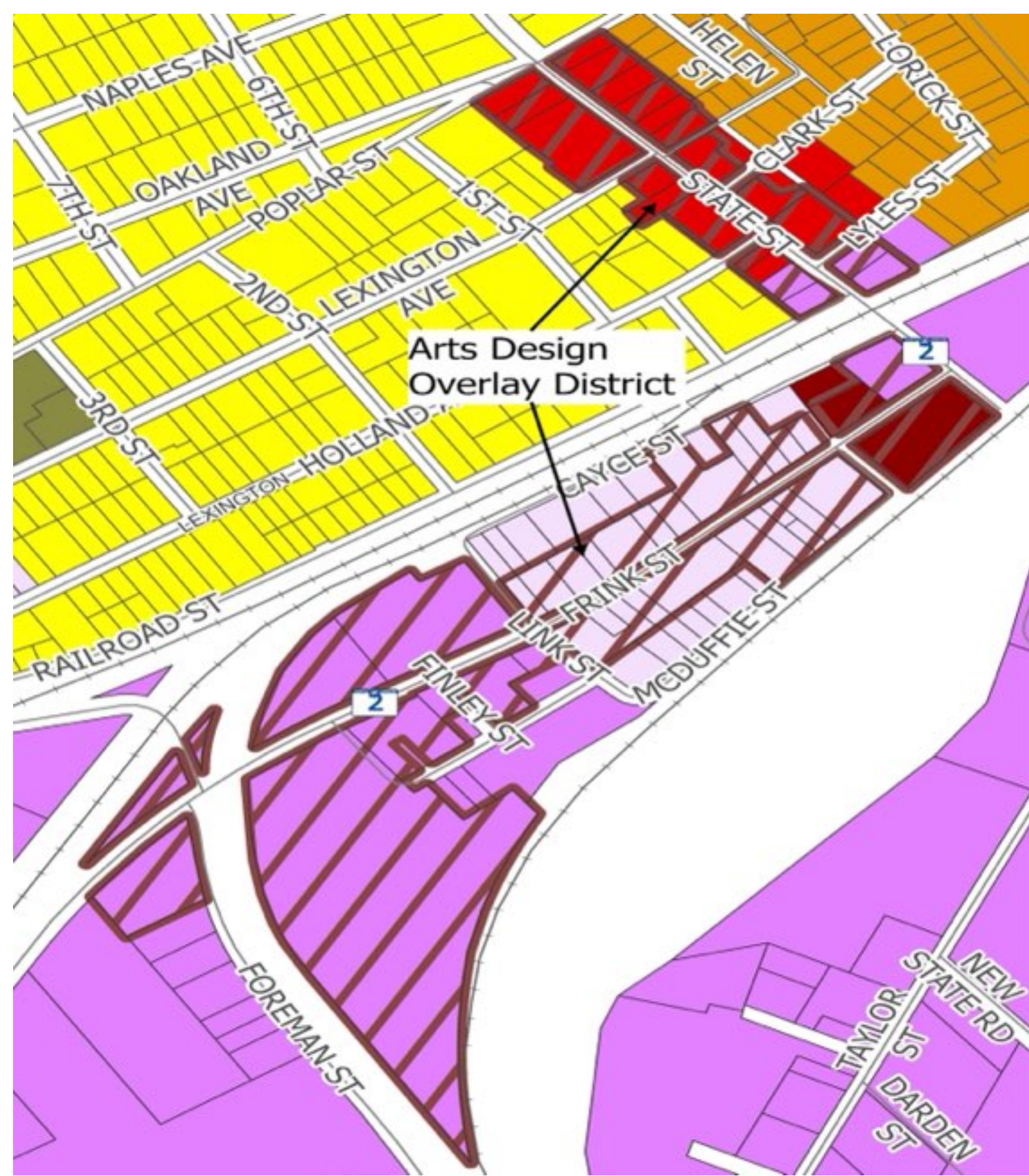
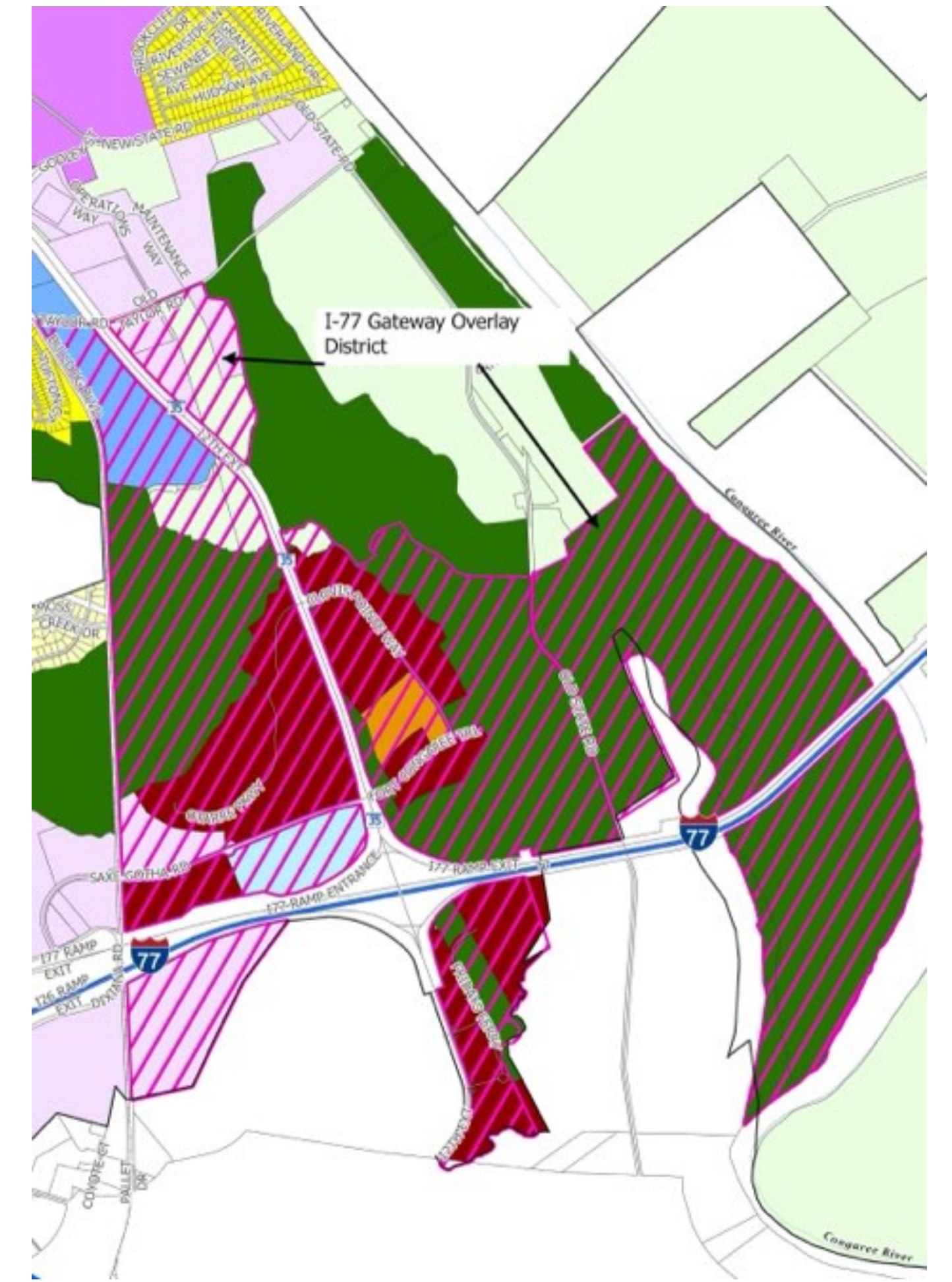
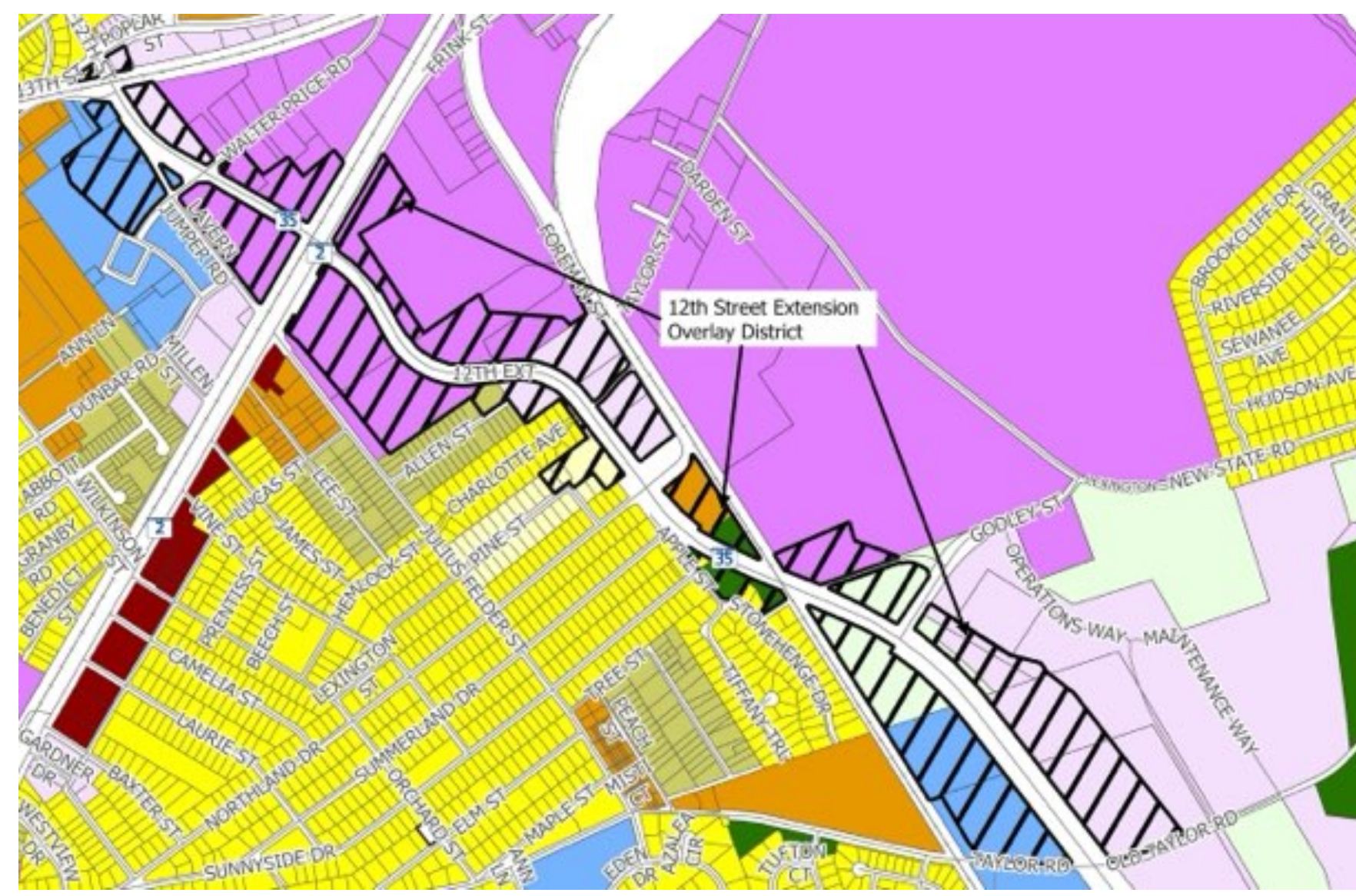
- ◆ Allow some different types of housing with conditions
- ◆ New uses:
 - » Small apartment buildings 5-12 Units
 - » Cottage Court
 - » Live-work

Sample Conditions for Certain Housing Types

- ◆ One primary entrance facing the street
- ◆ Finished floor is 24 inches above grade
- ◆ Front porches and stoops required
- ◆ Roof design and materials should match adjacent structures
- ◆ Special Exception required in certain districts



Commercial District Updates

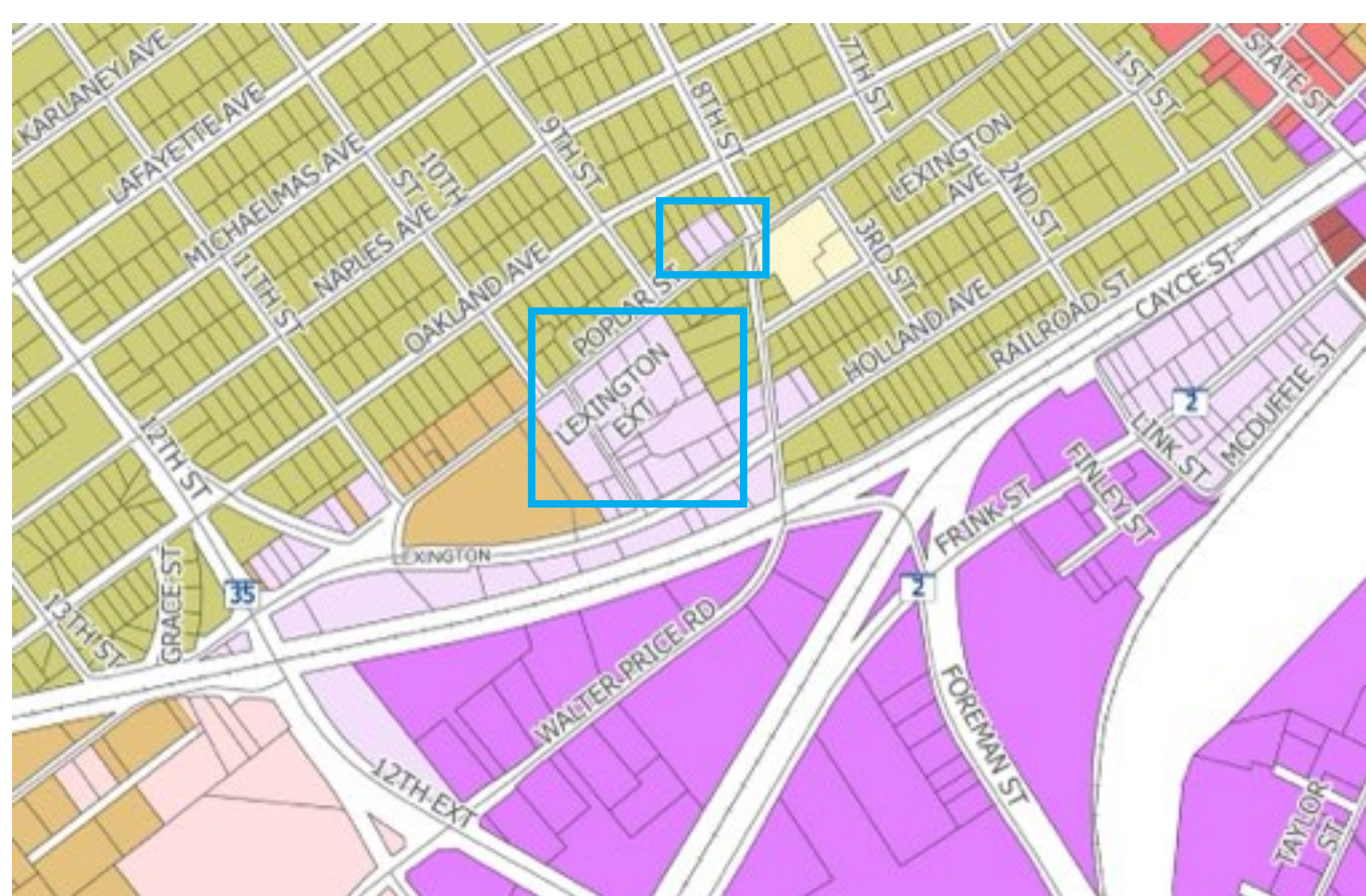


Knox Abbott, 12th Street, and Arts Design Overlay Districts

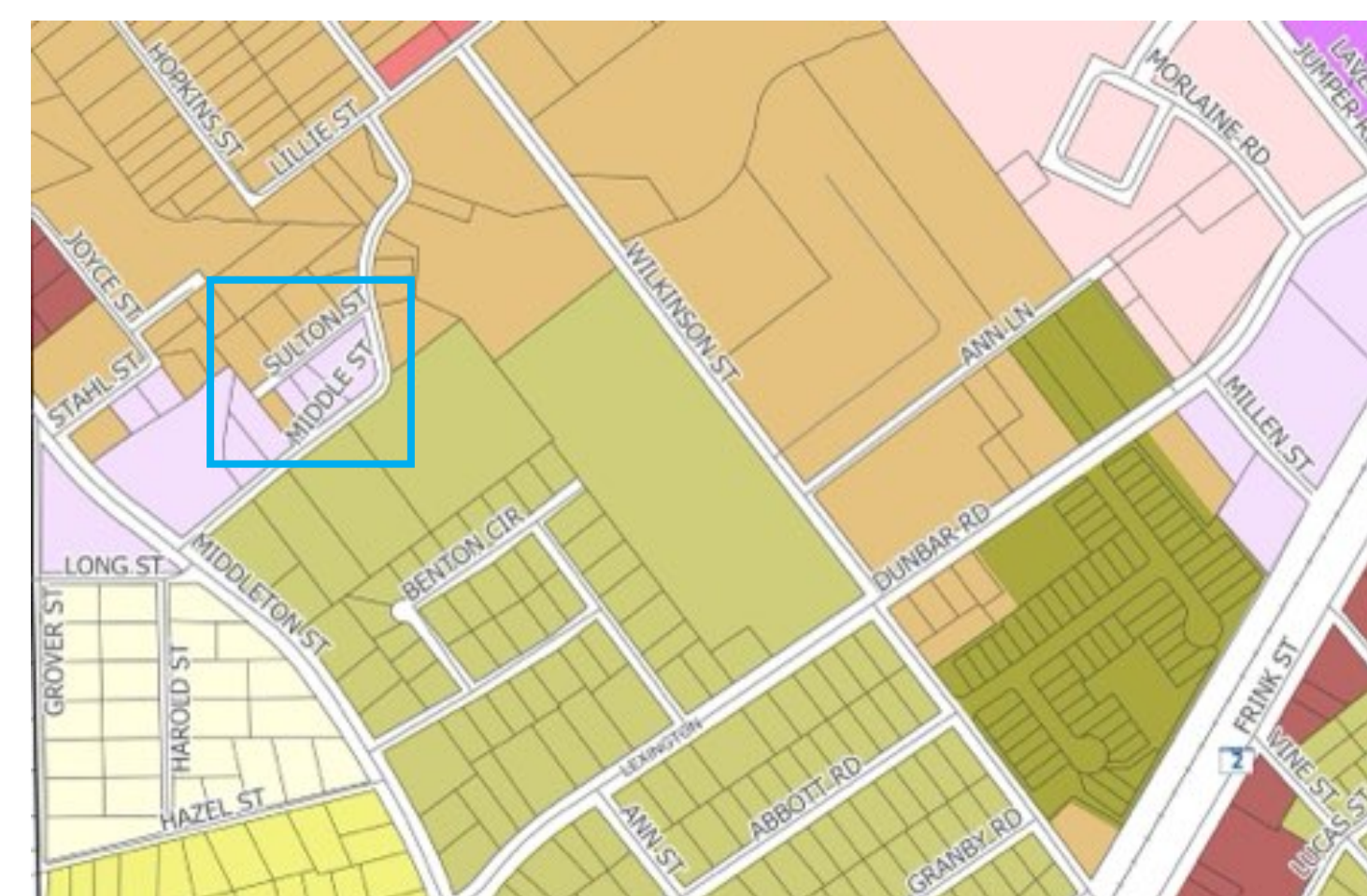
- ◆ No boundary changes
- ◆ Updated the standards and uses

I-77 Gateway Overlay

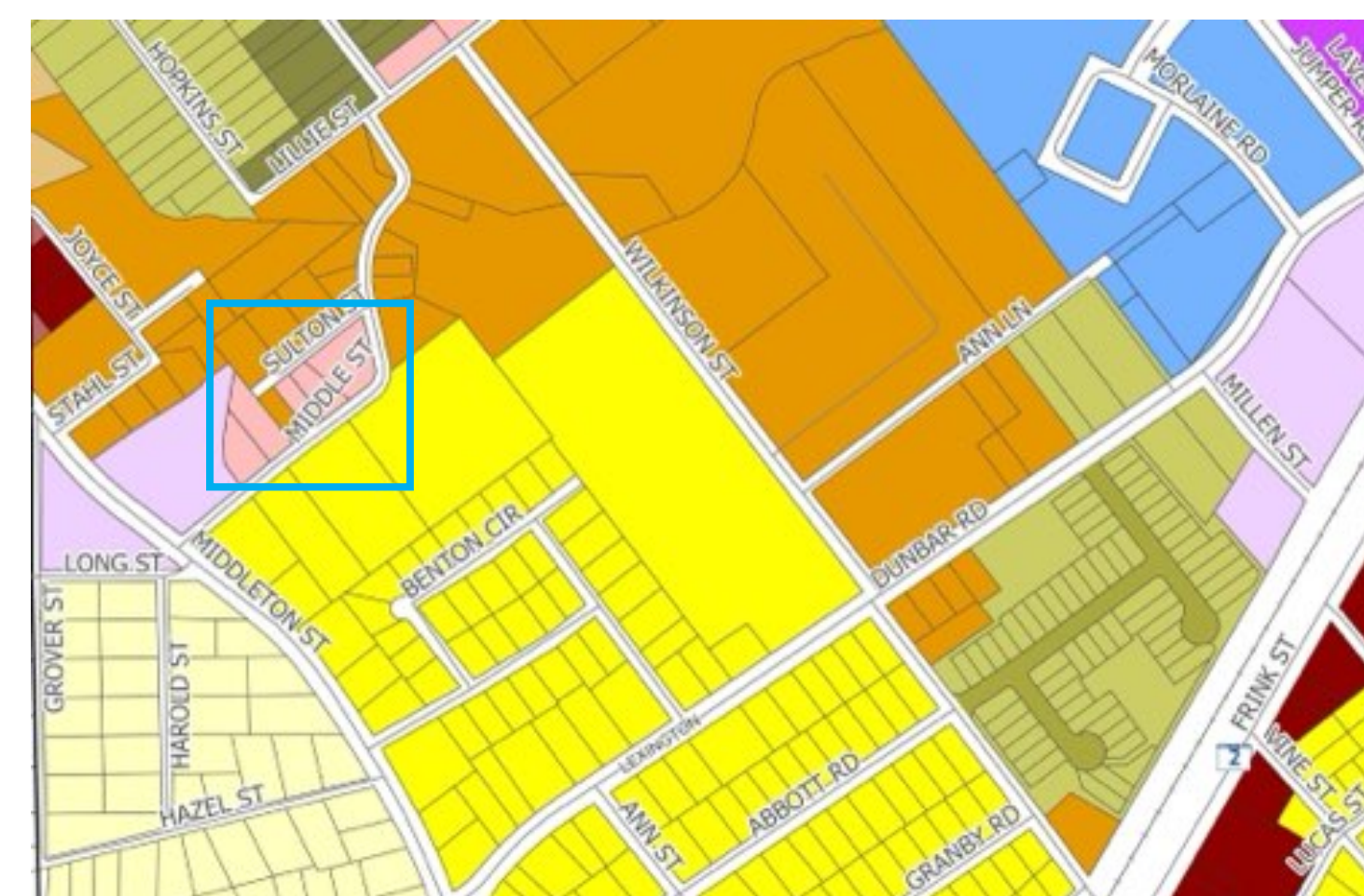
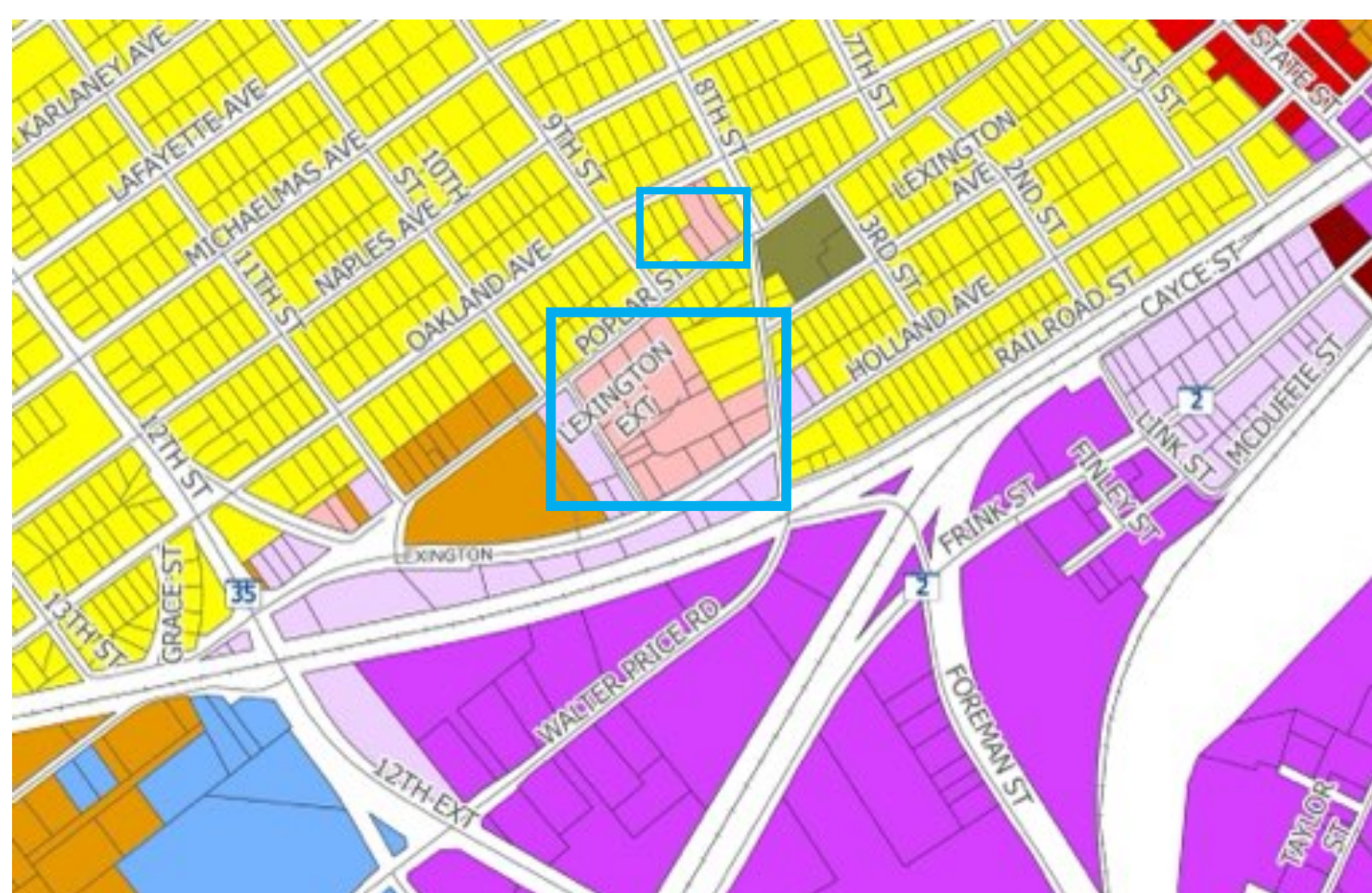
- ◆ Gateway overlay district properties are primarily zoned M-1.
- ◆ Kept the Overlay District but converted properties from M-1 to C-4.
- ◆ Other areas towards the Congaree River in the Overlay District could remain D-1, convert to an Open Space District, or rezoned to a district that fits the existing use.



M-1



C-2



Convert Certain M-1 Properties

- ◆ Many properties zoned M-1 (*light-industrial in light pink*) will be converted to C2, Neighborhood Commercial to better reflect their location in close proximity to residential uses.



Sample of Proposed Commercial Schedule of Uses

	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
Bakery, Retail	311811	P	P	P	P	P	-	-	-	
Brewery	312120	-	-	-	-	P	P	-	-	
Microbrewery	312120	-	-	C	C	C	C	-	-	6.9.2
Junkyard	423140	-	-	-	-	-	S	-	-	6.10.1
Automotive dealers	4411	-	-	-	C	C	-	-	-	6.11.1
Tobacco, Electronic Cigarette, and Other Smoking Supplies*	459991	-	-	-	C	C	C	-	-	6.10.5
Data Processing, Hosting and Related Services	518210	-	-	-	-	S	S	-	-	6.13.1
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

P Permitted Uses

Uses that have the letter "P" in the column are those permitted by-right in the applicable zoning district.

- Non-Permitted Uses

Uses that have the letter "N" or "-" in the column are those not-permitted by-right in the applicable zoning district.

C Conditional Uses

Uses that have the letter "C" in the column are those not automatically permitted but may be approved under certain conditions.

S Special Exception

Uses that have the letter "S" in the column are granted by the BOZA and allow a property to be used in a non-typical manner under current zoning regulations.

Updates

- ◆ Reorganized and simplified uses
 - » Utilities, agriculture
- ◆ Changes to allowable uses
 - » Veterinarian services allowed in C-2 Neighborhood Commercial
 - » Automotive oil change services, tattoo parlors require conditions
 - » New access conditions for restaurant drive-throughs and hotels
- ◆ New uses permitted with conditions / supplemental standards
 - » Apartments and multi-plexes require conditions in C-4
 - » Microbreweries, Vape shops, Data centers, Outdoor recreation
 - » Solar panels
 - » Outdoor storage areas require more buffering

New Uses Added (Example) Artisan Goods Production

Definition

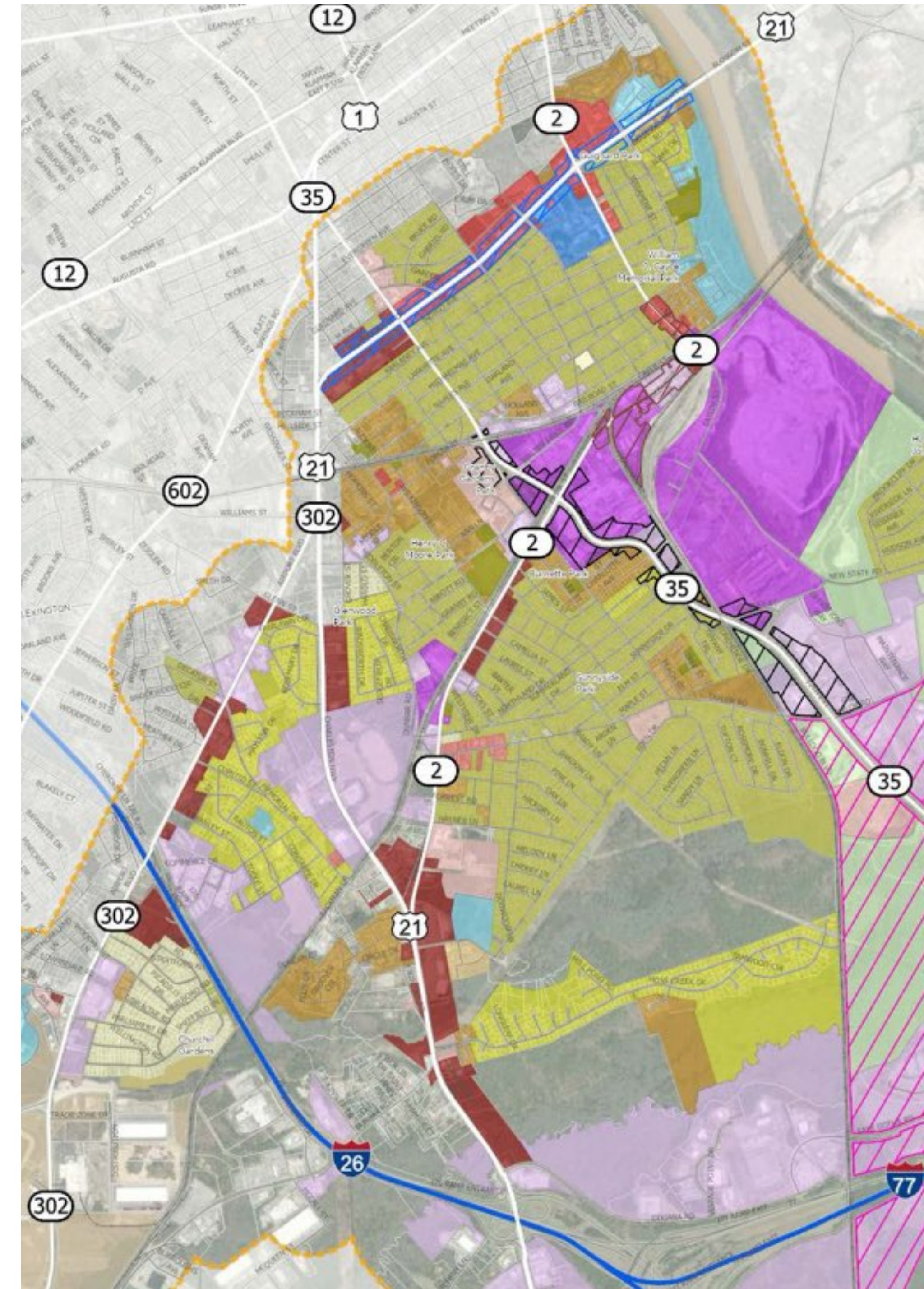
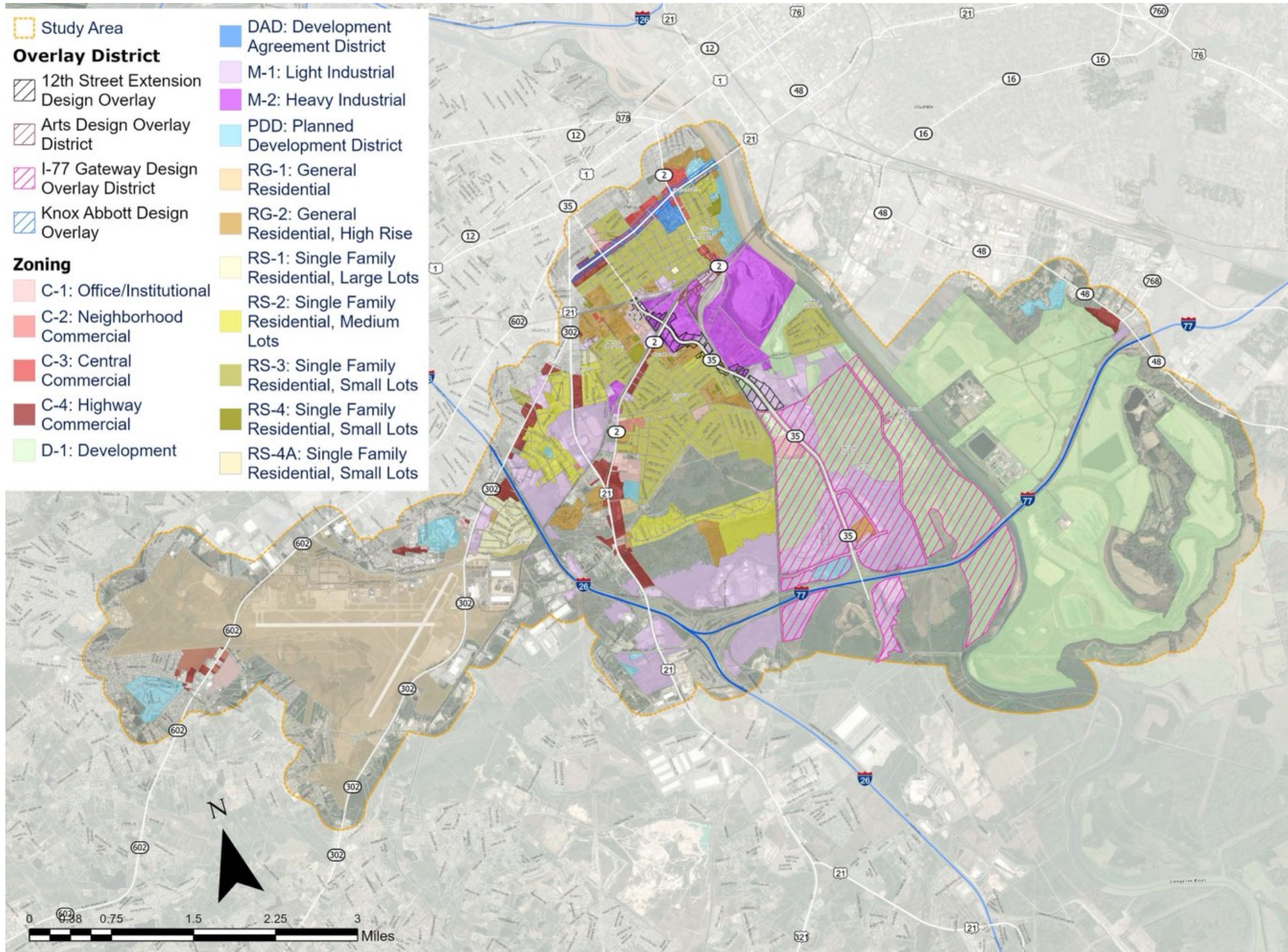
Application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes typically not permitted in non-industrial zoning districts such as welding and sculpting.

Conditions

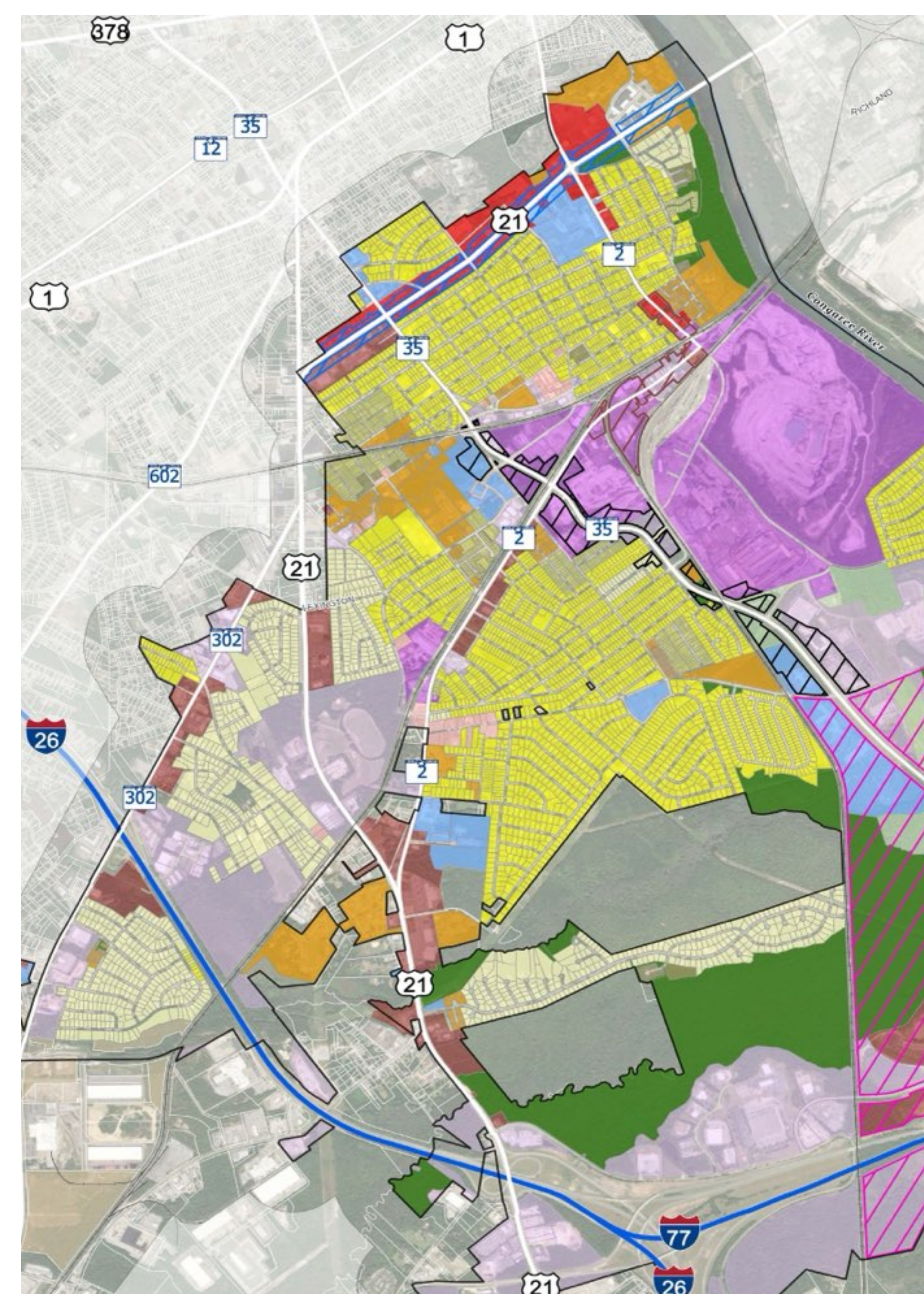
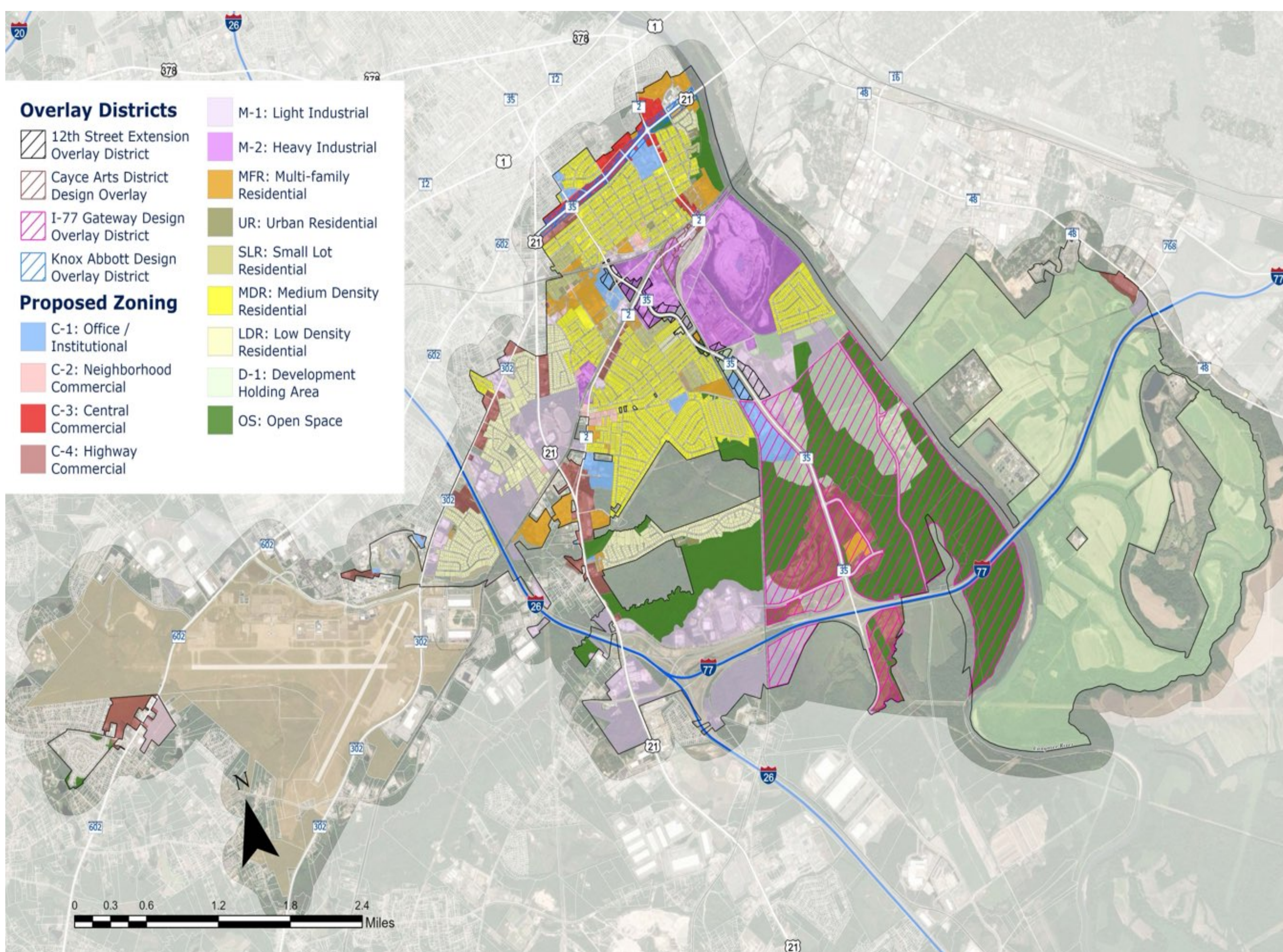
- ◆ In the C-3 district, the maximum gross floor area shall be 6,000 square feet.
- ◆ In the M-1, M-2, D-1, and O-S districts, the maximum gross floor area shall be 10,000 square feet.
- ◆ The establishment must include accessory retail sales, instruction, or another accessory component that provides direct interaction with the public.
- ◆ Outdoor storage must be screened from public roads by a building, fence or landscaping.



Existing Zoning Map



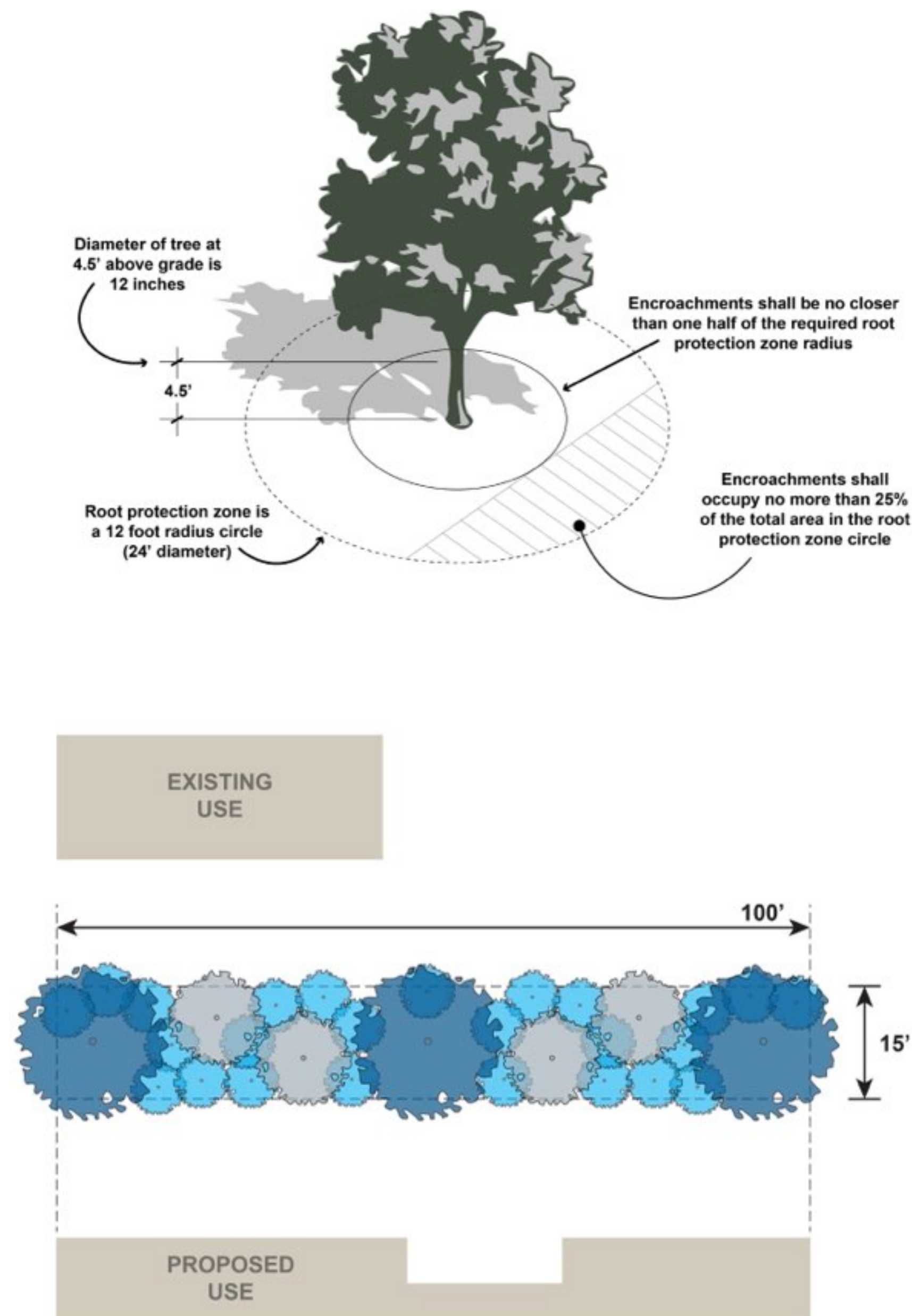
Draft Proposed Zoning Map



Landscaping

Updates

- ◆ Greater tree protection
 - » Significant trees required to be protected reduced from 24" diameter to 20"
 - » Greater protection of root zones during construction for protected trees.
- ◆ More buffer requirements
- ◆ More trees required for parking lots to increase shade



Infill Development

Updates

- ◆ More criteria added
 - » Considerations for non-metal sidings
 - » Specified more brick and required full-brick material to match surrounding houses



Parking Requirements



Updates

- ◆ Reduced minimum parking requirements
- ◆ Added incentives for a further reduction in parking
- ◆ Encouraged more connectivity between commercial businesses

Subdivisions

Updates

- ◆ Require more open space for every subdivision
- ◆ Offer an optional conservation subdivision that encourages more land protection in exchange for flexibility in lot sizes.



Base Zoning Districts

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.



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.



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.



UR: Urban Residential

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



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.

Commercial and Industrial Districts



C-1: Office and Institutional Commercial District

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.



C-2: Neighborhood Commercial District

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.



C-3: Central Commercial District

The intent of this district is to promote the concentration and vitality of commercial and business uses in the traditionally central business areas of Knox Abbott Drive and State Street. This district encourages wall-to-wall or lot line to lot line development, sidewalks, and a pedestrian friendly environment, including direct access from sidewalks to store fronts.



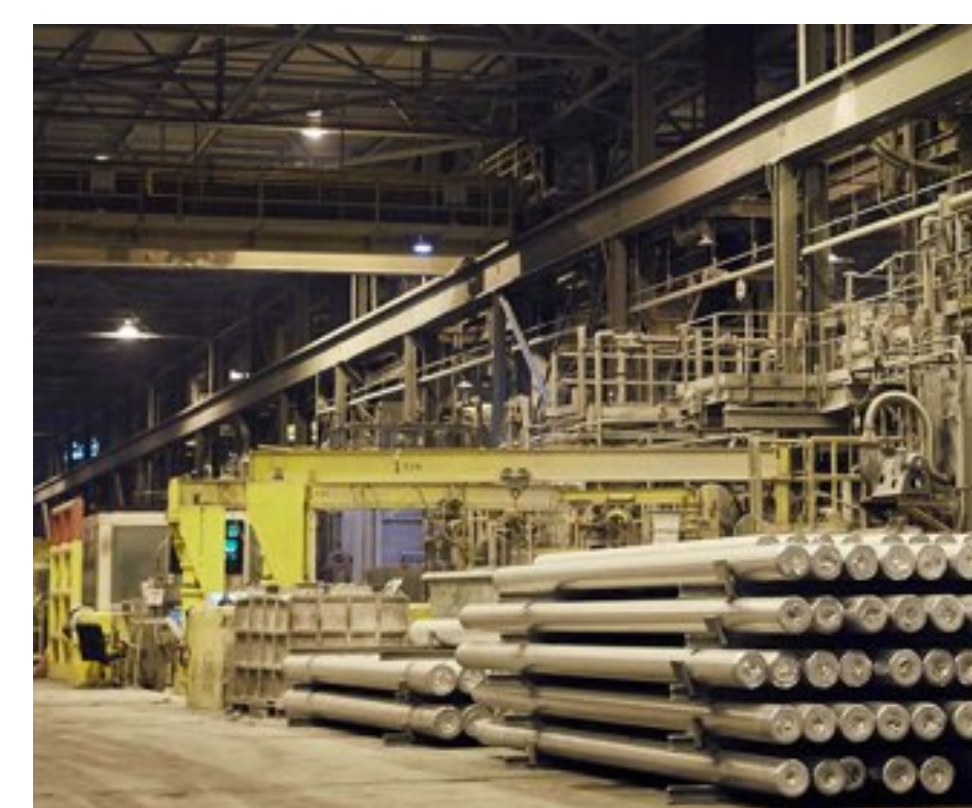
C-4: Highway Commercial District

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.



M-1: light Industrial District

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.



M-2: Heavy Industrial District

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.