

ARTICLE EIGHT

DESIGN AND IMPROVEMENT STANDARDS

SECTION A: PURPOSE

8.a.1. The purpose of good subdivision and site design is to create a functional and attractive development, to minimize adverse impacts, and to ensure a project will be an asset to the City of Sumter and to Sumter County. To promote this purpose, the subdivision and/or site plan shall conform to the following standards which are designed to result in a well-planned City or County without adding unnecessarily to the development costs.

SECTION B: SITE DESIGN STANDARDS

8.b.1. Site Analysis: An analysis shall be made of characteristics of the development site, such as site location, geology and soils, topography, existing vegetation, structures, road networks, visual features, and past and present use of the site.

8.b.2. Subdivision and Site Design:

- a. Design shall take into consideration all existing local and regional plans for the surrounding City and County of Sumter;
- b. Development of the site shall be based on the site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features;
- c. The following specific areas shall be preserved as undeveloped and unplatted open space, to the extent consistent with the reasonable utilization of land, and in accordance with the *SC Code of Laws, i.e., 6-29-340 (b) (2) (c)*;
 1. Wetlands as defined in *Article 10*; *Note: Wetlands greater than 2 acres may have a maximum of 35% development provided that the developer:*
 - a. Protect existing cypress trees;
 - b. Obtain a Stormwater Management and Erosion Control Permit;
 - c. The wetland is not controlled by federal or state agencies;
 - d. Only detention or retention ponds required for stormwater management may be placed in the 65% undeveloped portion of the wetlands.

2. Steep slopes in excess of 20% unless appropriate engineering measures, as defined by a professional engineer, concerning slope stability, erosion and residential safety are taken;
3. Lands in the flood way, except as permitted by *Article 5.b.7.* of this Ordinance;
4. Streams, creeks, and other naturally existing water courses;
5. Buffer areas created as a result of a landscape plan.

8.b.3. Residential Development Design:

- a. In standard single-family developments the Sumter City-County Planning Commission may vary lot areas and dimensions, yards, and setbacks for the purpose of encouraging and promoting flexibility, economy, and environmental soundness in layout and design, provided that the average lots' areas and dimensions, yards, and setbacks within the subdivision conforms to the minimum requirements of the zoning district;
- b. Residential lots shall front on residential access or sub-collector streets, not on collector or arterial streets;
- c. Every lot shall have sufficient access to it for emergency vehicles as well as for those needing access to the property in its intended use;
- d. The placement of units in residential developments shall take into consideration topography, building height (not to exceed three stories), and drainage;

8.b.4. Commercial and Industrial Design: Effective commercial and industrial site design is achieved when 3 major elements – access location/design, site circulation/parking, and building footprint/location – are integrated. Site circulation directly affects safety, traffic operation, and the integrity of public streets.

- a. **Building Form:** Articulate building forms and elevations to create varied rooflines, building shapes, and patterns of shade and shadow;
- b. **Landscaping:** Utilize landscaping to provide project amenities and screen parking and equipment areas, in accordance with *Article 9* of this Ordinance;
- c. **Utilities and Lighting:** Utility poles, overhead lighting, electric boxes, and signage shall not interfere with the visibility of the access or available sight distances. The design of site lighting shall maximize the visibility and location of access points and the site as a whole.
- d. **Accessory Structures and Dumpsters:** Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site, in accordance with *Article 4* of this Ordinance.

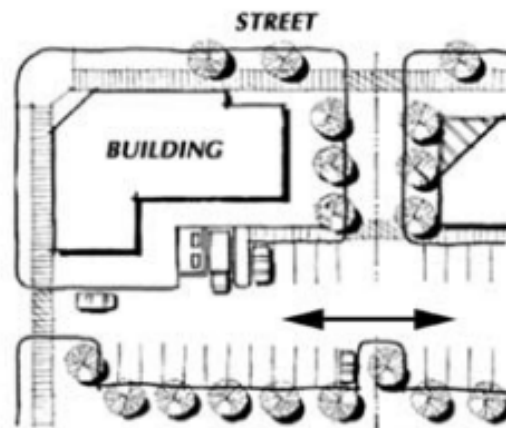
- e. **Safe and Efficient Circulation Design:** A site’s internal circulation system and all required improvements to the transportation network (including access drives, parking areas, and delivery/service areas) shall be designed for safe and efficient access for users from the general public of all ages and abilities regardless of mode of transportation, freight vehicles, and emergency vehicles. Site design must have a logical pattern; and must respect natural features and topography.
 - i. **Access Point Spacing:** Vehicle access to all public streets from off-street commercial and industrial parking lots, service areas, and driveways shall be combined, limited, located, designed, and controlled to channel traffic to and from such areas safely and in a manner that minimizes friction and promotes flow of traffic, and minimizes hazards to vehicle users or pedestrians. Merging lanes, turning lanes, and/or divided medians shall be required where existing or anticipated conditions indicate need.

Table 8-1: Commercial/Industrial Access Point Spacing Requirements (According to Adjacent Street Functional Classification, measured from edge of access to edge of access)	
Local Access Street	Minimum of 50 feet apart*
Collector Street	Minimum of 150 feet apart*
Arterial Street	Minimum of 300 feet apart* (may be restricted to right-in, right-out (RIRO))

** Notwithstanding the spacing requirements noted above, if an applicant can prove inability to obtain cross-access agreement with adjoining property owner(s) to share an existing or proposed access point, 1 access point may be permitted for an individual lot of record.*

- ii. **Inter-parcel circulation:** Where practical and where reasonable walking distances can be provided, inter-parcel circulation with shared access shall be implemented. This will reduce the number of curb cuts on public streets and will increase the safety and capacity of the street system.

Figure 8-1 – Shared Parking and Access to Multiple Commercial Sites



- iii. **Pedestrian Network:** Commercial or industrial site pedestrian systems (i.e. sidewalks, bike lanes, and other paths) shall be designed to enable safe, efficient, and comfortable use and access for individuals of all ages and abilities.
- iv. **Design Vehicles:** All accesses shall be designed to accommodate the turning characteristics of the largest vehicle that will most commonly utilize the proposed access. Most small commercial driveways only need to accommodate passenger cars; other commercial or industrial developments may require at least 1 access that can accommodate the efficient entry or exit of larger commercial vehicles.
- v. **Emergency Vehicle Access:** All accesses shall be designed to readily accommodate emergency vehicles that would ordinarily respond at the particular establishment (refer to Uniform Fire Code).

8.b.5. Circulation System Design:

- a. The road system shall be designed to permit the safe, efficient, and orderly movement of traffic; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.
- b. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhoods while addressing the needs of the circulation pattern of Sumter County.
- c. The pedestrian system shall be located as required for safety. In standard single-family developments, sidewalks shall be placed parallel to the street, with exceptions permitted to preserve natural features or to provide visual interest. In Planned Developments (PD), walks may be placed away from the road systems, but they may be also required parallel to the street for safety reasons;
- d. Bike paths shall be required only if specifically indicated to complete or to implement the SUATS Long Range Transportation Plan (LRTP). Where so required, funds for implementation shall be provided according to public policy.

8.b.6. Landscape Design: All landscaping shall be designed in accordance with *Article 9*.

SECTION C: OPEN SPACE AND RECREATION

8.c.1. Purpose: Planned Development Districts shall be required to provide open space. Two categories of open space are identified in this Ordinance i.e., developed open space or undeveloped open space. Developed open space shall be designed to provide active/or passive recreation facilities. Undeveloped open space shall be designed to preserve important site amenities and environmentally sensitive area (See *Article 8.b.2.c.* for a description of areas to be preserved as undeveloped open space).

8.c.2. Minimum Requirements:

- a. **Amount of Open space Required:** 25% of the tract proposed for a Planned Development (PD) shall be set aside for developed and/or undeveloped open space, adjusted, as appropriate, for the conditions such as population density, existing municipal or county facilities located nearby, socio-economic characteristics of the prospective population, and other appropriate site and development-specific factors.
- b. **Size of Open Space Parcels:** The area of each parcel of open space designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.
- c. **Location of Open Space Parcels:** Open space parcels in residential PDs shall be convenient to the dwelling units they are intended to serve. However, because of noise generation, they shall be sited with sensitivity to surrounding development.

8.c.3. Improvement of Open Space Parcels:

- a. **Developed Open space:** The Planning Commission may require the installation of recreation facilities, taking into consideration:
 1. The physical character of the available open space land;
 2. The estimated age and the recreational needs of persons likely to reside in the development;
 3. Proximity, nature, and capacity of existing public recreation facilities.
- b. **Undeveloped Open Space:** As a general principle, undeveloped open space should be left in its natural state. A developer may make certain improvements such as the cutting of trails for walking or jogging, or the provision of picnic areas, etc. The Planning Commission may require a developer to make other improvements, such as removing dead or diseased trees, thinning trees, or other vegetation to encourage more desirable growth, and grading and seeding.

8.c.4. Exceptions to the Standards: The Sumter City-County Planning Commission may permit minor deviations from the open space standards when it can be determined that:

- a. The objectives underlying these standards can be met without strict adherence to them.
- b. Because of peculiarities in the tract of land, it would be unreasonable to require strict adherence to the standards.

8.c.5. Deed Restrictions: Any lands dedicated for open space purposes shall contain appropriate covenants and deed restrictions approved by the City or the County Attorney ensuring that:

- a. The open space area will not be further subdivided in the future;

- b. The use of the open space will continue in perpetuity for the purpose specified;
- c. Appropriate provisions will be made for the maintenance of the open space.

8.c.6. Open Space Ownership: The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or subdivider, subject to the approval of the Sumter City-County Planning Commission. The type of ownership may include, but is not necessarily limited to, the following:

- a. The City of Sumter or Sumter County, subject to the acceptance by the Mayor and City Council, or the County Council;
- b. Homeowners, condominium, or cooperative associations or organizations;
- c. Shared, undivided interest by all property owners in the development;
- d. Individually owned.

8.c.7. Homeowners Association: If the open space is owned and maintained by a homeowners or condominium association, the developer shall file with the City or the County Attorney a copy of the covenants and restrictions that will govern the association at the time of the site plan approval or the preliminary plat application stage. The provisions shall include, but may not be limited to, the following:

- a. Membership must be mandatory for each dwelling unit owner and any successive buyer;
- b. The open space restrictions must be permanent, not just for a period of years;
- c. The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;
- d. Homeowners must pay their pro rata share of the cost if allowed in the master deed establishing the homeowner's association; and,
- e. The association must be able to adjust the assessment to meet changing needs.

8.c.8. Maintenance of Open Space Areas: The person or entity identified in *Article 8.c.6.* as having the right of ownership or control over the open space shall be responsible for its continued upkeep and proper maintenance.

SECTION D: STREETS

8.d.1. General:

- a. The arrangement of streets shall conform to the most recently adopted SUATS Long Range Transportation Plan and the most recently adopted Sumter City-County Comprehensive Plan. Construction of streets shall be completed according to the *City of Sumter Guidelines for Utility, Roadway, and Drainage Construction* when streets are to come under City ownership and maintenance.
- b. Prior to acceptance of a street segment by the City of Sumter, the developer shall provide as-built drawings confirming that the constructed street meets the development standards outlined in this Ordinance.
- c. Streets should be designed and arranged to create a network or grid system. The street grid shall provide for alternate routes of travel within residential neighborhoods.
- d. All streets shall be public streets and constructed according to the provision of *Article 8.d.*, except as provided below:
 1. Private streets shall be allowed pursuant to *Article 3.p.6.* for approved Planned Developments (PD); Streets for gated communities shall be private streets as a part of a PD. Those streets should be constructed to meet the guidelines in this Ordinance and have all maintenance covered by deed covenants.
- e. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movement and minimization of hazards to vehicular or pedestrian traffic. Merging and turning lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need.
- f. Trip generation rates used shall be from the latest published edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*.

8.d.2. Street Hierarchy:

- a. Streets shall be classified in a street hierarchy system with design tailored to function.
- b. The street hierarchy system shall be defined by road function and average daily traffic (ADT), calculated by the most current edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*.
- c. Each residential street shall be classified and designed for its entire length to meet the standards for one of the street types defined in *Exhibit 8-6*.
- d. The applicant shall demonstrate to the Sumter City-County Planning Commission's satisfaction that the distribution of traffic to the proposed street system will not exceed the ADT thresholds indicated in *Exhibit 8-7* for any proposed street type.

8.d.3. Roadway Width:

- a. Roadway width for each street classification shall be determined by form and intensity of development.
- b. Intensity of development shall be based on lot frontage as follows:

Exhibit 8-1 – Intensity of Development

	Low	Medium	High
Lot Frontage (ft.)	> 100 ft.	61 – 99 ft	< 60 ft.

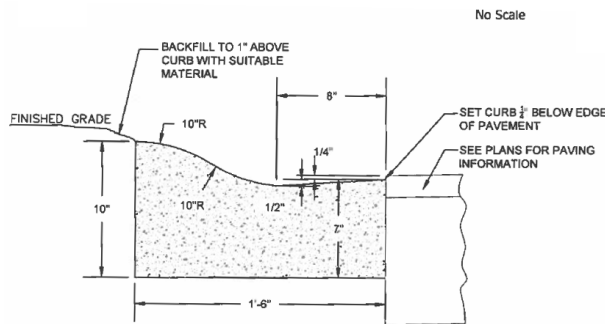
**Lot frontage for lots on a cul-de-sac is measured at the minimum building setback line*

- c. Roadway width shall also consider limitations imposed by sight distances, terrain, and maintenance needs.
- d. Roadway widths for each street classification are shown in Exhibit 8-7.

8.d.4. Curbs and Gutters:

- a. Curbing shall be required for the purpose of drainage, safety, and delineation and protection of the pavement edge, in accordance with the requirements shown in *Exhibit 8-2*.

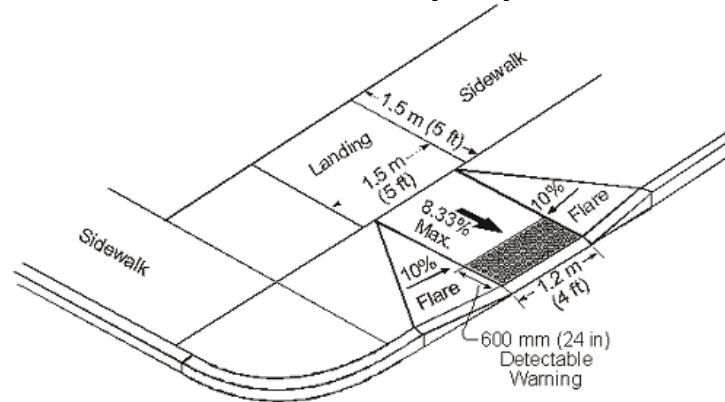
Exhibit 8-2 – Standard Curb and Gutter Configuration



Concrete curb and gutter shall be installed per SCDOT standard specifications for highway construction, latest edition, Section 720 and per SCDOT standard drawing No. 720-1

- b. The curbing requirement may be waived for Low-Impact Developments (LID) when it can be shown that stormwater design or topography make use of alternate stormwater management systems preferable, and it is in the best interests of the City of Sumter to preserve the character of the surrounding area by approving an alternate design.
- c. Curbing shall be designed to provide a ramp for bicycles and/or wheelchairs as required to meet ADA requirements, as follows;

Exhibit 8-3 – ADA Ramp Requirements



8.d.5. Sidewalks:

- a. Sidewalks and/or graded areas shall be required depending on road classification and intensity of development in accordance with the requirements set forth in *Exhibit 8-7*.
- b. Sidewalks shall measure at least 5 ft. in width; wider widths may be necessary near traffic generators.
- c. The outside edge of sidewalks shall be placed at the right-of-way boundary, parallel to the street unless otherwise approved by the Sumter City-County Planning Commission. In approved Planned Developments, sidewalk placement may vary.
- d. All pedestrian areas must be compliant with ADA (Americans with Disabilities Act) standards in accordance with *ANSI 117.1*, City of Sumter Design Standards for Sidewalks, and SCDOT standards as applicable.

8.d.6. Utility Areas:

- a. Public utilities shall generally be located within the right-of-way on both sides of and parallel to the street.
- b. Utility areas shall be planted with suitable groundcover (e.g. sod, grass seed).
- c. Private utilities (e.g. electrical, telephone, internet) shall be located underground and in easements outside the public right-of-way.

8.d.7. Right-of-Way:

- a. The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the travel lanes, curb and gutter, shoulders, sidewalks, graded areas, and public utilities. Minimum right-of-way requirements are shown in *Exhibit 8-7*.
- b. The right-of-way width of a new street that is a continuation of an existing street shall be continued at least equal to that of the existing street.

- c. The right-of-way shall reflect future development as indicated by the preliminary and/or final plat.

8.d.8. Street Grade and Intersections:

- a. The minimum grade on any proposed street shall not be less than 0.5% (0.004 feet per foot) and the maximum street grade shall not be more than 4% (0.04 feet per foot). Street shall be designed and constructed to fully drain after a storm event. Regardless of the design of the street’s longitudinal and cross slopes, the City will not accept streets for municipal ownership that retain water on the asphalt surface or in the concrete gutter. The City will not accept roads where the asphalt surface has been modified by hand placing asphalt or heating and rolling the surface to aid in roadway drainage.
- b. Minimum centerline offsets at adjacent intersections shall be as follows:
 - 1. Local street to local street spacing shall be 125 feet;
 - 2. Local street to collector street spacing shall be 150 feet;
 - 3. Collector street to collector street spacing shall be 200 feet.

8.d.9. Horizontal Curves:

- a. The sight distance for a horizontal curve shall be determined by the following considerations:

Exhibit 8-4 – Sight Distance for Horizontal Curves

	Design Speed	Minimum Curve Radii	Minimum Sight Distance
Local Access Road	30 mph	300 ft.	200 ft.
Collector Road	35 mph	350 ft.	240 ft.
Arterial Road	40 mph	400 ft.	275 ft.

8.d.10. Vertical Curves:

- a. The minimum length of any vertical curve connecting 2 different street grades shall be equivalent in feet to the following factor times the algebraic difference in the rates of grade on the 2 slopes involved:

Exhibit 8-5 – Vertical Curves

	Crest	Sag
Local Access Road	10	15
Collector Road	20	25
Arterial Road	30	35

8.d.11. Lighting:

- a. Specifications: Streetlights shall be provided in accordance with a plan designed by the appropriate electric utility company within new residential developments and approved by the Planning Commission. The lighting plan shall be submitted for approval at the preliminary plat stage.
- b. Spacing: The spacing of light shall be provided in the lighting plan submitted by the developer in cooperation with the electric utility company.
- c. Height of Lights: The maximum height of light poles shall not exceed the maximum building height for the applicable zoning district, or 25 ft., whichever is less.
- d. Ornamental Light: If ornamental lights are used, the developer shall be responsible to pay the difference between the standard light and the ornamental light proposed by the developer.

8.d.12. Signage and Names:

- a. Design and Placement: The design and placement of street signs shall follow the guidance specified in the current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)*. Responsibility for installation shall rest with the developer.
- b. Sign Plan: A complete sign plan must be submitted at the time of subdivision or site plan application. At least 1 street name sign shall be placed at each 'T' intersection, and at least 2 street name signs shall be placed at all four-way intersections. Signs must be installed such that they are illuminated by street lights at night.
- c. Names: Street names are subject to approval by the Sumter County Auditor and the Sumter City-County Planning Commission.
- d. Subdivision names shall be subject to the approval of the Planning Commission and the Auditor's Office. (When a subdivision has been recorded on a plat, no other name may be used for advertising or sales purposes unless an approved amended plat is recorded bearing the revised name.)

8.d.13. Pavement Markings:

- a. The design and placement of pavement markings shall follow the guidance specified in the current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)*.
- b. Pavement markings must be identified on the submitted roadway plans.
- c. Marked pedestrian crosswalks shall be required in any location where a sidewalk segment connects to another sidewalk segment at an intersection or mid-block crossing.

8.d.14. Lots:

- a. All lots shall be accessible by a public street, a private street only as provided for in a Planned Development (PD), or a rural community drive as defined in *Article 8.e.1.c.2*. Exception: Multi-space or building commercial sites may make the driveway and parking area a common, jointly maintained area and have individual properties access that area.
- b. The lot size, width, depth, shape, grade, and orientation shall be in proper relationship to the fronting street; to the existing and proposed topographical conditions; and for the type of development and use contemplated.
- c. All lots shall have no less than a 60 ft. street frontage unless a lesser standard is allowed elsewhere in this Ordinance. These standards may vary in a cul-de-sac upon approval of the Planning Commission.
- d. Side lot lines shall be approximately at right angles to the straight street lines and radial to the curved street lines.
- e. Lots created as a result of an Exempt Subdivision as defined in *Article 10* of this Ordinance shall fully comply with *S.C. Code 6-29-1110*.
- f. Lots – Excessive lot depth in relation to lot width shall be avoided, and as a general rule, the depth of residential lots shall not be less than 1 nor more than 2.5 times their width; provided however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.

EXHIBIT 8-6 - RESIDENTIAL STREET HIERARCHY: DEFINITIONS

STREET TYPE	FUNCTION	GUIDELINE MAXIMUM AADT
1. Local Access Street	Lowest order of residential street. Provides frontage for access to lots, carries traffic having destinations or origins on the street itself. Designed to carry the least amount of traffic at the lowest speed. All or the maximum number of housing units shall front on this class of street.	250
2. Minor Collector	Middle order residential street provides frontage for access to lots, and carries traffic of adjoining residential access streets. This street type is not intended to interconnect adjoining neighborhoods and should not carry large volumes of traffic.	1,000
3. Major Collector	Highest order of residential street conducts and distributes traffic between lower order residential streets and arterial streets. Function is to promote free traffic flow and direct access to homes from this street should be discouraged.	3,000
4. Arterial	A highest order, inter-regional road in the street hierarchy. Conveys traffic between centers; should be excluded from residential areas.	3,001 +
5. Special Purpose Streets		
a. Alley	A service road that provides secondary means of access to lots. No parking shall be permitted; should be designed to discourage through traffic	N/A
b. Cul-de-Sac	A street with a single means of ingress and egress and having a turn around. Design of turnaround may vary	250 (residential access) 500 (minor collector)
c. Divided Street	A street may be divided in order to provides alternative emergency access and to protect environmental features or to avoid grade changes	500 (local access total) 1,000 (minor collector total) 3,000 (major collector total)
d. Stub Streets	A portion of a street which has been approved in its entirety. Permitted as a part of a phased development. May be required if part of an overall adopted master plan.	500 (local access total) 1,000 (minor collector total) 3,000 (major collector total)

EXHIBIT 8-7 - STREET WIDTH AND RIGHT-OF-WAY REQUIREMENTS

STREET CLASSIFICATION	FRONTAGE OF LOTS ON STREET	TRAVEL LANES	CURB AND GUTTER	ON-STREET PARALLEL PARKING	TOTAL WIDTH (OUTSIDE OF CURB TO OUTSIDE OF CURB)	GRADED AREA / SIDEWALK	TOTAL RIGHT OF WAY WIDTH ^b
LOCAL ACCESS (250 AADT)							
Low Intensity	> 99 ft.	2 @ 10 ft.	2 @ 1.5 ft.	-	23 ft.	Graded Area (each side)	50 ft.
Medium Intensity	61-99 ft.						
On-street parking		2 @ 10 ft.	2 @ 1.5 ft.	1 @ 8 ft.	31 ft.	Sidewalk (1 side)	60 ft.
Off-street parking		2 @ 11 ft.	2 @ 1.5 ft.	-	25 ft.	Sidewalk (1 side)	50 ft.
High Intensity	< 60 ft.						
On-street parking		2 @ 10 ft.	2 @ 1.5 ft.	1 @ 8 ft.	31 ft.	Sidewalk (both sides)	60 ft.
Off-street parking		2 @ 12 ft.	2 @ 1.5 ft.	-	27 ft.	Sidewalk (both sides)	50 ft.
MINOR COLLECTOR (1000 AADT)							
Low Intensity	> 99 ft.	2 @ 10 ft.	2 @ 1.5 ft.	-	23 ft.	Graded Area (both sides)	50 ft.
Medium Intensity	61-99 ft.						
On-street parking		2 @ 10 ft.	2 @ 1.5 ft.	1 @ 8 ft.	31 ft.	Sidewalk (1 side)	60 ft.
Off-street parking		2 @ 11 ft.	2 @ 1.5 ft.	-	25 ft.	Sidewalk (1 side)	50 ft.
High Intensity	< 60 ft.						
One-side parking		2 @ 10 ft.	2 @ 1.5 ft.	1 @ 8 ft.	31 ft.	Sidewalk (both sides)	60 ft.
Two-side parking		2 @ 10 ft.	2 @ 1.5 ft.	2 @ 8 ft.	39 ft.	Sidewalk (both sides)	66 ft.
Off-street parking		2 @ 12 ft.	2 @ 1.5 ft.	-	25 ft.	Sidewalk (both sides)	60 ft.
MAJOR COLLECTOR (UP TO 3,000 AADT)							
Low Intensity	> 99 ft.	2 @ 11 ft.	2 @ 1.5 ft.	-	25 ft.	Sidewalk (1 side)	60 ft.
Medium Intensity	61-99 ft.	2 @ 11 ft.	2 @ 1.5 ft.	-	25 ft.	Sidewalk (both sides)	66 ft.
High Intensity	< 60 ft.	2 @ 12 ft.	2 @ 1.5 ft.	-	27 ft.	Sidewalk (both sides)	66 ft.
ARTERIAL (3,000+ AADT)							
All Intensities	-	2 @ 12 ft.	2 @ 1.5 ft.	-	27 ft.	Sidewalk (both sides)	66 ft.
SPECIAL PURPOSE STREETS							
Alley	-	-	15 ft.	-	15 ft.	-	21 ft.
Cul-de-sac (end)	Cul-de-sac ends (turnarounds) shall have a minimum pavement radius of 40 ft. and a minimum right-of-way radius of 50 ft.						
Divided Street	Pavement and right-of-way widths of divided streets and requirements shall conform to the standards of street classification as dictated by anticipated average daily travel and will be applied to the aggregate dimensions of the two street segments.						
Stub Street	Pavement and right-of-way widths of stems and right-of-way requirements shall conform to the standards of the street classification as dictated by anticipated average daily travel.						

- a. Public utilities (owned and operated by the City of Sumter) shall be installed underground within the public right-of-way. Private utilities shall be installed underground in utility easements outside the street right-of-way.

SECTION E: WATER SUPPLY

8.e.1. General:

- a. All residential subdivisions in the unincorporated portions of Sumter County shall be reviewed for coordination purposes by the Sumter County Public Utilities Commission and said utilities shall be properly connected with a DHEC approved and functioning public community water supply;
- b. Depending on the number of housing units, residential subdivisions shall be connected to an existing public water supply system if adequate public service is available within the following distances;

<u>Size of Development</u>	<u>Distance</u>
1 unit	200 feet
2 units	400 feet
3 units	600 feet
4 units	800 feet
5-15 units	1,000 feet

- For developments with more than 15 units and located within 1 mile of an existing public water system, adequate justification shall be provided as to why they shall not provide a connection to the existing public water supply system. For developments with more than 15 units and located more than one mile from an existing system, the water supply system strategy shall be determined on a case-by-case basis taking into consideration density of the development, costs, and ground water availability and quality.
- c. If a public water supply system is to be provided to the area within a 6-year period as indicated in the Community Facilities Element of the Comprehensive Plan, or other official policy of the City of Sumter or Sumter County, the governmental entity having jurisdiction may require a payment in lieu of the improvements and they must meet requirements of the Guidelines for Utility, Roadway, and Drainage Construction.
 - d. All proposals for new public community water supplies or extensions to existing public water supplies, shall be approved by DHEC and the Sumter Public Works Department.

8.e.2. Capacity:

- a. The water supply system shall be adequate to handle the necessary flow based on complete development;
- b. The demand rates for all uses shall be considered in computing the total system demand. Where fire protection is provided, the system shall be capable of providing the required fire demand plus the required domestic demand;

- c. Where individual water supply systems are proposed, the subdivider shall submit civil engineering evidence that an adequate supply of potable water may be obtained therefrom for each lot so served;
- d. An as-built civil engineering survey provided by a registered South Carolina Professional Engineer for all water supply systems for which the subdivider is responsible shall be submitted for approval with the final plat (Note: *SC Title 40, Chapter 22, Section 49-204c, as amended*);
- e. Wherever a public or community water system is provided, fire hydrants shall be installed by the subdivider in accordance with *Article 8.g.1*.

SECTION F: SANITARY SEWERS

8.f.1. General:

- a. All subdivisions and lots shall be provided with sanitary sewerage facilities conforming to the requirements, rules, and policies of SCDHEC and the *City of Sumter Guidelines for Utility, Roadway, and Drainage Construction*;
- b. Depending on the number of housing units, residential subdivisions shall be connected to an existing public sanitary sewer system if public services is available within the following distances:

<u>Size of Development</u>	<u>Distance</u>
1 unit	200 feet
2 units	400 feet
3 units	600 feet
4 units	800 feet
5 – 15 units	1,000 feet

For development with more than 15 units and located within one mile of an existing public sanitary sewer system, adequate justification shall be provided as to why they should not provide a connection to the existing public sewer system. For developments with more than fifteen units and located more than one mile from an existing system, the sanitary sewer system strategy shall be determined on a case-by-case basis, taking into consideration the density of development and cost.

- c. If a public system is not in place or cannot be extended, individual subsurface disposal systems, where appropriate, given site density, soil, slope, and other conditions and subject to applicable SC DHEC regulations may be allowed;
- d. The sanitary sewer system shall be adequate to handle the necessary flow based on complete development;

- e. Improvement plans and specifications for all disposal systems for which the subdivider is responsible shall be submitted as an as-built survey for approval with the final plat. The same requirements as specified in *Article 8.e.2.f.* shall be required with the sanitary sewer system.

SECTION G: FIRE HYDRANTS

8.g.1. General:

- a. Fire Hydrants shall be placed in accordance with the current adopted version of the International Fire Code or as directed by the Sumter Fire Chief (whichever is more restrictive). As of May 2, 2006, fire hydrants shall be installed where sufficient water fire flow is available and the distance between installed fire hydrants shall not exceed 1,000 ft. as measured by hose laying standards (fire truck travel routes).

SECTION H: SIGN REGULATIONS

8.h.1. Purpose: The purpose of sign regulations is to encourage the effective use of signs as a means of communication in the City of Sumter. Sign regulations also serve to maintain and enhance the aesthetics of the community, minimize the possible adverse effects of signs on nearby properties, and enable fair and consistent enforcement of these regulations. A sign may be erected, placed, created, or maintained in the City of Sumter only in conformance with the standards, procedures, and requirements of these regulations.

8.h.2. General Provisions: These regulations are designed to;

- a. Establish a permit system that allows a variety of types of signs in commercial and industrial zones, and a limited variety of signs in residential zones.
- b. Allow signs that are small and incidental to the principal use of the property on which they are located without a requirement for a permit;
- c. Provide for temporary signs in limited circumstances;
- d. Prohibit all signs not expressly permitted in these regulations;
- e. Require a sign plan to be submitted along with each site plan as part of the initial steps in the planning process;
- f. Require all on-premise non-conforming signs on a zoned lot to come into compliance with the Sign Ordinance when abandoned or when the costs of repairs or replacement of any such signs are beyond 50% of their replacement costs, regardless of any other provisions established elsewhere for amortization;

- g. Require a street address on the entrances of a building, or upon a freestanding sign(s) or other type of sign(s), for each commercial or industrial property that is clearly conspicuous from each abutting street frontage.

8.h.3. Determination of the Size and Height of Signs:

- a. The entire area within a continuous perimeter, enclosing the limits of sign text and graphics, including any frame or border, shall be considered the area of a sign. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The area of signs composed of individual letters, numerals, or other devices (with no framing, border, or background other than building exterior material) shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices;
- b. When 2 identical sign faces are placed back-to-back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same structure, and not more than 2 ft. apart, the sign area shall be computed by the measurement of 1 of the faces;
- c. The height of a sign shall be computed as the distance from the ground at the base support of the sign to the top of the highest attached component of the sign;

8.h.4. Permanent Signs Allowed on Private Property:

- a. One freestanding business identification sign advertising the on-site business shall be permitted. (See *Exhibit 8-5* and *Exhibit 8-6* footnotes for conditions allowing more than 1 free standing sign);
- b. Off premise business directional signs under the following conditions only:
 - 1. Maximum size allowed on an off-premise business directional sign is 16 sq. ft.;
 - 2. Maximum distance from business is 500 ft.;
 - 3. Written letter from off-premise property owners(s) authorizing the placement of the sign on his/her property;
 - 4. The Board of Appeals may grant variances for the distance limits of no more than 500 ft. for a total distance not to exceed 1,000 ft. from a business;
 - 5. 5 ft setback from all property lines;
 - 6. May not be placed in residential districts;

7. The off-premise sign will count as part of the number and total signage of on-premise signs allowed for the location being advertised by the off-premise sign.
- c. Signs types allowed on private property in the City of Sumter are set forth in *Exhibit 8-6*. If the letter “**P**” appears for a sign type in a column, then the sign is allowed with sign permit approval in the zoning classification represented by that column. If the letter “**P***” appears for a sign type in a column, then the sign is allowed with no permit approval required in the zoning classification represented by the column. If no letter appears for a sign type in a column, such sign is not allowed under any circumstances. Development standards for these sign types are set forth in *Exhibit 8-5*.
 - d. Permanent signs erected by or on behalf of the City of Sumter, Sumter County, the State of South Carolina, or the Federal Government are allowed only under the following conditions:
 1. Signage shall be for a public purpose;
 2. Signage erected by or on behalf of a public entity does not count against the total number or square footage allowed for a particular parcel of land;
 3. Written letter from the property owner(s) and /or and executed lease authorizing placement of the sign on his/her property;
 4. Signage shall be placed outside any/all site triangles.
 5. Reginal Transit Authority signage mounted on a pole and/or attached to shelters, benches, or other structures/amenities that indicated transit stop locations, hours of operations, routes, contact information, and off-premises marketing panels for the exclusive use of the Authority. 1 off-premises marketing panel is permitted per transit stop location and shall not exceed 14 sq. ft. in area for a stand-alone bench or 88 sq. ft. in area for a transit shelter.

8.h.5. Signs Allowed on Public Property or Within the Public Rights-of-Way:

- a. Permanent signs erected by or on behalf of the City of Sumter, Sumter County, the State of South Carolina, or the Federal Government identifying public property, public information, and directing or regulating pedestrian or vehicular traffic;
- b. Informational signs of a public utility regarding its poles, lines, pipes, or facilities;
- c. Banners advertising events of public interest sponsored by non-profit groups (i.e., groups established under *Internal Revenue Code Section 501(c)(3)* and religious organizations chartered under South Carolina State Law) or governmental sponsored agencies that are placed at street locations or on the entity’s property authorized for display by the City of Sumter. Permits for all such banners shall be approved by the

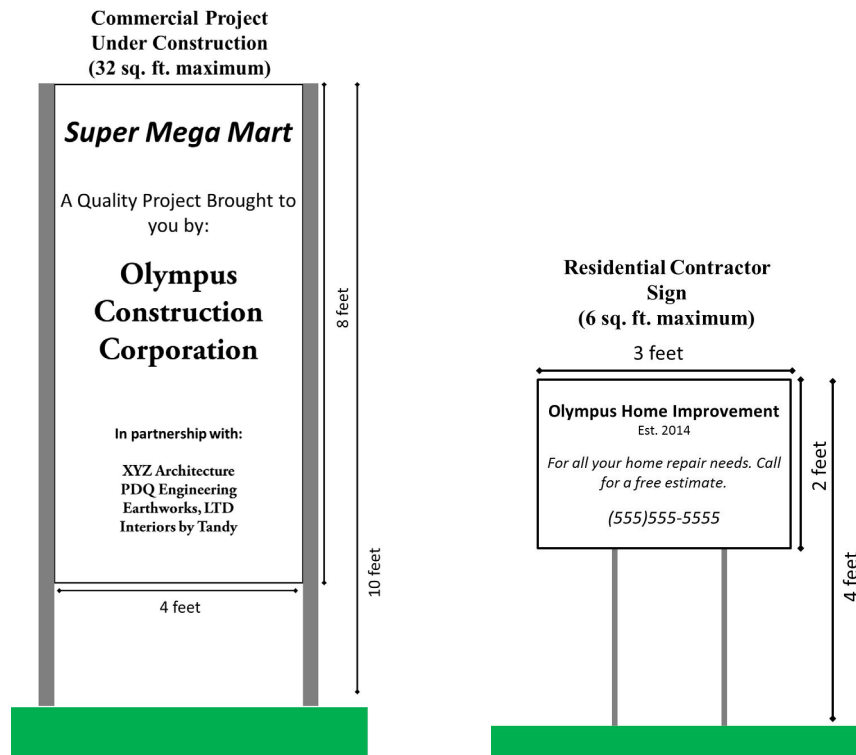
City Manager, with the advice of the Zoning Administrator, on forms supplied for such purpose. No charge shall be incurred by the sponsoring entity provided that the banner(s) do not remain in place for more than 30 days and are removed within 48 hours after the event has ended.

- d. Regional Transit Authority signage mounted on a pole and/or attached to shelters, benches, or other structures/amenities that indicate transit stop locations, hours of operation, routes, contact information, and off-premises marketing panels for the exclusive use of the Authority. 1 off-premises marketing panel is permitted per transit stop location and shall not exceed 14 sq. ft. in area for a stand-alone bench or 88 sq. ft. in area for a transit shelter.

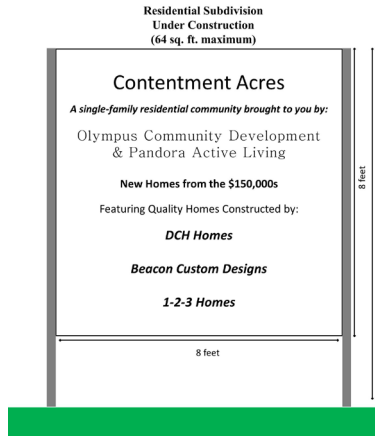
8.h.6. Temporary Signs: Shall be permitted only in accordance with the following guidelines;

1. Temporary Signs Permitted – The temporary sign types permitted in the City of Sumter are outlined in *Article 8.h.6.c.1. – Article 8.h.6.c.5.*
2. General Development Standards – All temporary signs must meet the following general standards:
 1. Minimum ground clearance is 24 inches.
 2. Wood and metal are the only approved materials. Minimum wood dimension is 0.75 inches.
 3. All surfaces must be painted or laminated.
 4. The sign must be fully supported by no more than 2 legs, placed on the outside frame with no stabilizing legs, wires, or posts.
 5. The message must be permanently affixed to the sign (i.e. no interchangeable reader boards).
 6. 1 sign allowed for each street frontage.
 7. Minimum setbacks are 5 ft. from all property lines and outside all sight triangles.
 8. A permit will be required for each sign placed under the provisions of this paragraph, except where otherwise exempted. The permit will be issued by the Zoning Administrator as a temporary use permit or conditional use approval (as applicable) and will be valid only for the parcel where the sign is placed.
 9. The permit number must be displayed/affixed conspicuously on the sign or its frame.
3. Temporary Sign Types:

1. **Sandwich Board Signs** - permitted as a temporary sign on commercial zoned property with a Conditional Use approval issued by the Zoning Administrator. The maximum allowed sign is 6 sq. ft. per sign face (1 sign allowed per street front). However, for those commercial zoned lots where the principal structure is greater than 30,000 square feet, one sandwich board sign no larger than 20 sq. ft. is allowed per street front, provided the sign is no taller than 5 ft.
2. **Project and Contractors Signs:**
 - i. Commercial Projects: 1 non-illuminated sign per street frontage not exceeding 32 sq. ft. with a maximum height of 10 ft. in non-residential areas announcing a new construction project. Sign may display all project contractors, vendors, developers, architects, etc., is permitted on premises for any project under construction, alteration or renovation.



- ii. **Individual Residential Lots** – For any project under construction, alteration or renovation, individual contractor signs permitted on-premise at a rate of one 6 sq. ft. sign per contractor. Such sign(s) shall be removed no more than 30 days after a certificate of occupancy is issued for the project.
3. **Residential Subdivisions Under Construction** – Subdivisions under construction are allowed additional signage beyond the permanent subdivision signage in accordance with the following guidelines:



1. **Location** – 1 sign at the primary subdivision entrance. This sign shall include all information the developer believes to be pertinent to advertise the subdivision to include:
 - a. Name of Subdivision
 - b. Pricing information
 - c. Active builders
 - d. Lot availability
 2. **Size** – Not to exceed 64 sq. ft.
 3. **Maximum Height** –10 ft.
 4. **Illumination** – signs shall not be illuminated.
 5. **Duration** – Signs must be removed once an approved subdivision reaches 90% build-out, meaning 90% of the marketable lots have received Certificate of Occupancy Approval for dwellings.
4. **Real Estate For Sale/Lease Signs:** Real Estate marketing signs are permitted in accordance with the following guidelines:



1. Location – 1 sign per parcel, per street frontage.
2. Size – in residential districts (R-15, R-9, R-6, and GR), signs shall not exceed 6 sq. ft. In the AC and CP districts, parcels over 5 acres in size are permitted 1 sign per street frontage, not to exceed 16 sq. ft. In commercial and industrial districts (GC, LC, NC, PO, LI-W, HI) signs shall not exceed 16 sq. ft.
3. Maximum Height – All residential and AC/CP real estate signs are limited to a maximum height of 4 ft., commercial and industrial real estate signs are limited to a maximum height of 8 ft.
4. Illumination - Real Estate signs shall not be illuminated.
5. Signs advertising individual available tenant space in multi-tenant buildings shall not be freestanding. For multi-tenant or shopping center locations, a banner not exceeding 10 sq. ft. is permitted.
6. Duration – Real Estate marketing signs may remain for as long as the property is available for sale/lease as long as they are in good condition and pose no threat to public safety, as determined by the Zoning Administrator.
7. Model Home Signs – Signs designed to indicate demonstration homes for marketing purposes in a subdivision are permitted in lieu of real estate signs, and are subject to *Article 8.h.6.c.4.i – 8.h.6.c.4.vi*.

8. All real estate signs shall be wood or metal with permanent professional copy placed on the signs. The sign structure shall be painted 1 color. Stabilizing legs may be used but may not project beyond the plane of the sign face.
5. **Commercial Banners** - in the Central Business District (CBD) are allowed by annual sign permit. Banners for commercial uses in commercial and industrial districts are allowed as conditional uses limited to up to 3 periods per year not to exceed 90 total days. The following conditions must be met for a permit:
 - a. The banner does not interfere with established sight triangles;
 - b. Maximum banner size is 60 sq. ft.;
 - c. Banner is maintained in good repair at all times;
 - d. Banner must be displayed at least 10 feet from all property lines. Banners in the CBD may be placed on a building wall;
 - e. Only 1 banner may be displayed per business at one time;
 - f. Conditional Use approval is required;
 - g. Conditional Use approval expires at the end of the calendar year;
 - h. Conditional Use approval letter will be annotated with dates of the up to 3 periods for a maximum of 90 days and must be available for inspection at the location of the banner;
 - i. Banner will be used for on-premises advertising only.
6. **Political Signs:** Signs in this category are specifically designed to allow non-commercial speech supporting candidates in upcoming elections for office on the local state or federal levels of government, ballot initiatives or referenda appearing on the ballot in an upcoming election, and/or voter registration. The following subsections are designed to implement the stated purpose herein while protecting the community against inordinate sign clutter which detracts from the appearance of the community:
 - i. Political signs shall not be allowed on the public-right-of-way, parks, or other public properties;
 - ii. Political signs placed on a lot zoned agricultural or industrial may not exceed 32 sq. ft.;

- iii. Political signs placed on a lot zoned residential or conservation-preservation may not exceed 6 sq. ft.;
- iv. Political signs may not be placed on any lot prior to 60 days before the designated date of election and must be removed no later than 15 days following the designated date of election.
- v. A sign permit is not required for political signs.

8.h.7. Prohibited Signs:

- a. Any sign displaying intermittent or flashing illumination or lights of changing degrees of intensity. However, reader boards may communicate an electronic message provided that the message not change more than every 2 seconds.
- b. Any sign or advertising device applied to a fence, power or telephone pole, tree, stone, or any natural object;
- c. Signs placed or painted on a motor vehicle, trailer, or other object and parked with the primary purpose of providing a sign not otherwise allowed by this Ordinance;
- d. Inflatable signs and tethered balloons;
- e. Pennants and fluttering devices;
- f. Portable signs other than the sandwich board signs which are permitted as a temporary sign in *Article 8.h.6.a*.

8.h.8. Special Purpose Signs:

- a. Canopy Signs may have permanently attached signs placed upon them, beyond the maximum signage allowed on a zoned lot; provided that, the attached sign(s) do not exceed 20% of the surface area of the canopy to which the sign is attached; or 10% of the ground floor area that the canopy covers (whichever is less), but not to exceed a total of 130 sq. ft. of signage for the entire canopy.
- b. Directional Signs for commercial/industrial sites are permitted and shall not count against the total signage allowed on a zoned lot. The total sign area shall not exceed 2 sq. ft.
- c. Fuel pump signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.
- d. Oil rack signs are permitted and shall not count against the total signage allowed on a zoned lot. Maximum size of each sign is 3 sq. ft.

- e. Automobile Franchise signs: Automobile dealers shall be allowed separate free-standing signs for each brand or franchise of new vehicles sold by the dealership. The franchise signs herein allowed are in addition to all other freestanding signs normally earned on the zoned lot. However, all setbacks, height restrictions, and design standards required by the Ordinance shall be met and the maximum area shall be 200 sq. ft. Franchise signs shall not include reader boards.

8.h.9. Off-Premise Outdoor Advertising Structures (Billboards): Defined as a sign that communicates the availability of goods, services, and ideas not necessarily available on the premises on which the sign is located.

a. **Permitted Locations:**

Off-premise advertising signs (a.k.a. billboards) are permitted uses only in the Light-Industrial Warehouse (LI-W) and Heavy Industrial (HI) districts in the City of Sumter. The City of Sumter may also allow off-premise advertising signs as a conditional use within the Highway Corridor Protection District (HCPD) irrespective of zoning districts including Light-Industrial Warehouse (LI-W) and Heavy Industrial (HI). When a conditional use request for an off-premise advertising sign is made for a site in the HCPD, the Zoning Administrator shall review and approve such requests in the manner specified in *Article 3.t.* and *Article 5.b.* and the Sumter Comprehensive Plan.

b. **Design:**

1. No stacked (double deck) sign faces or side by side sign faces shall be allowed;
2. Structures shall be designed and constructed with single steel pole structural support designed to meet the wind load requirements of the latest adopted building codes;
3. Within 5 years after the adoption of this Ordinance, all existing billboards not constructed with monopole structures shall be replaced with such structures unless permitted to remain as originally constructed by action of the Board of Appeals.

c. **Spacing:**

1. 1,000 ft. on the same side of the street, and 700 ft. on the opposite side of the street measured from the spot directly opposite from an existing off-premise advertising sign.
2. The distance between advertising signs shall be measured along the centerline of the street or highway on which the signs have common frontage, and between perpendiculars to such centerline drawn from the sign to the centerline of each street. Back-to-back signs and V-signs (consistent with

Article 8.h.3.) shall be considered as one sign for the purpose of spacing requirements;

3. Square footage allowed for outdoor advertising faces:
 - a. Maximum square footage shall be set forth within the following zoning districts;
 1. General Commercial (GC) – 300 ft.;
 2. Light Industrial-Warehouse (LI-W) – 300 ft.;
 3. Heavy Industry (HI) – 300 ft.;
 4. Highway Corridor Protection – 300 ft.;

NOTE: An additional 60 sq. ft. of sign face area will be allowed for embellishments in the following districts: GC, LI-W, HI, HCPD.

4. All new billboards in GC, LI-W, and HI in the City shall not be closer than 1,000 ft. measured in a direct line to any entrance or access to a residential subdivision, historic district, design review district, historic building, or the Central Business District (CBD).
- d. **Setback:** Minimum of 10 ft. from all property lines
 - e. **Height:** Maximum height shall not exceed 35 ft. above the average roadway grade level. Sign embellishments may extend up to 4 ft. above the highest point of any existing sign and up to 2 ft. from the sides of any existing sign.
 - f. **Lighting:** Lighting for outdoor advertising signs shall be indirect, non-flashing.
 - g. **Landscaping:**
 1. Landscaping requirements shall be applied to outdoor advertising signs in the General Commercial (GC), Light Industrial-Warehouse (LI-W), and Heavy Industry (HI) Districts and the Highway Corridor Protection District (HCPD).
 2. A landscaping strip shall be located immediately adjoining the support structure of the billboard and extend the length of the billboard.
 3. A hedge or other durable planting of a least 2 ft. in height, attaining within 4 years after planting a minimum height of 6 ft. within 4 years.
 4. Single-faced billboard with rear viewable from the public right-of-way or other public property shall have 3 equally spaced 8 ft. tall evergreen trees planted in the rear of the billboard and the reverse side of the sign shall be of one neutral color or natural dark tone.

h. Digital and Electronic Changing Message Signs

- a. Digital and Electronic Changing message signs are permitted on Off-Premise Outdoor Advertising Structures subject to the following provisions:
 - a. All messages, images or displays on a digital sign or electronically changing message sign shall remain unchanged for a minimum of 6 seconds.
 - b. The time interval used to change from one complete message, image or display to the next complete message, image or display shall be a maximum of 1 second.
 - c. There shall be no appearance of a visual dissolve or fading, in which any part of 1 message, image or display appears simultaneously with a part of a 2nd message, image or display.
 - d. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement or flow of the message, image or display within the sign.
 - e. The intensity and contrast of light levels shall remain constant throughout the sign face.
 - f. Each digital sign or electronically changeable message sign shall be equipped with automatic day/night dimming software, to reduce the illumination intensity of the sign from one hour after sunset to one hour prior to sunrise.
 - g. The conversion of a preexisting nonconforming off-site outdoor advertising structure sign to a digital sign or electronically changeable message sign, including structural improvements related thereto, is permitted and shall not be considered as a removal, replacement, change, expansion, or restoration of a nonconformity. Any necessary modifications to a preexisting nonconforming off-site to a digital sign or electronically changing message sign, including structural alterations, shall be allowed, as long as all dimensions of the sign display shall stay the same as the current dimension of the sign display.
 - h. Any digital display installation on existing sign structures as of the date of the adoption of this sign ordinance amendment shall be a minimum of 700 ft. from any other digital display facing the same direction.
 - i. The following are the criteria for lighting standards for digital display signs or electronically changing message signs:

1. Lighting Levels will not increase by more than 0.3 foot candles (over ambient levels) as measured using a foot candle meter at a pre-set distance.
2. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each sign size. Measurement distance criteria follow:
 - i. Displays of 300 sq. ft. or less – 150 ft.
 - ii. Displays of 378 sq. ft. or less – 200 ft.
 - iii. Displays of 672 sq. ft. feet or less – 250 ft.
3. Each digital display or electronically changing message sign shall include a light-sensing device that will adjust the brightness as ambient light conditions change.
4. No scrolling text messages.

8.h.10. Flagpoles and Flags:

- a. The term flag in this subsection shall mean a piece of fabric or other flexible material solely containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions, such as the United States. References to flagpole height in this subsection refer to vertical flagpoles and shall be measured from ground level. References to the number of flags and flagpoles and flag dimensions refer to both vertical flagpoles and mast arm flagpoles (for example, staffs extending at an angle from a building).
- b. Except as otherwise provided herein, flags shall be displayed on flagpoles. Such poles in all zoning districts shall not exceed the allowed building height of the zoning district. Flagpoles may not be placed on top of buildings unless they are located in the CBD Zoning District. A permit for a flagpole not exceeding 150% of the district height limitation may be granted by the Board of Zoning Appeals as a special exception. 2 flags per lot may be displayed by hanging or painting on the exterior of a structure in addition to flags permitted on flagpoles. No permits or fees are required for flags.
- c. The maximum dimensions of any flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 20% of the vertical height of the pole. In addition, flags are subject to the following dimensional limitations:

Pole Height/Length (ft.)	Maximum Flag Size (Total Square Feet)
Up to 25 ft	24 sq. ft.
25 to 39 ft	40 sq ft.

40 to 49 ft.	60 sq. ft.
50 to 59 ft	96 sq. ft.
60 ft. and taller	150 sq. ft.

- d. Mast arm flagpoles shall not exceed 10 ft. in length and the hoist side of the flag shall not exceed 40% of the length of the pole. Mast Arm poles are from 10 degrees from vertical to horizontal.
- e. A maximum of 9 flagpole flags may be displayed on one lot. Not more than 3 flags may be displayed per pole not more than 3 flagpoles on one lot. Noncommercial flags permitted by this section are allowed in addition to the maximum sign area permitted by applicable district regulations. No permit or fee is required. A flag displaying a logo, message, statement, or expression relating to commercial interests is subject to all applicable sign regulations and fees.
- f. A maximum of 3 flags shall be allowed per flagpole.
- g. A vertical flagpole must be setback from all property boundaries a distance which is at least equal the height of the pole.
- h. The flags and flagpoles shall be maintained in good repair. Flagpoles with broken halyards shall not be used and flags which are torn or frayed shall not be displayed. The flagpoles shall be made of durable, structurally sound materials.
- i. There shall be no maximum flag size, or number, or other limitations on manner of display, other than public safety restrictions set forth elsewhere for visual clearance and at intersections, on United States and South Carolina holidays, and by businesses during the first 72 hours of the business's initial publicized grand opening.
- j. All are highly encouraged to use the appropriate protocols for the flags being flown (see Appendix C for United States of America flag protocol).

8.h.11. General Sign Development Standards:

- a. The visual clearance at intersections shall be governed by the requirements as set forth in *Article 4.h.1.* of this Ordinance.
- b. The vehicle area clearance of a sign where vehicles travel or are parked, shall have the bottom of a sign at least 14 ft. above the ground. Vehicle areas include driveways, alleys, parking lots, loading, and maneuvering areas.
- c. The pedestrian area clearance of a sign where it extends over a sidewalk, walkway, or other space accessible to pedestrians, shall be not less than 9 ft. above the ground.
- d. Permanent Signs shall be made of metal, rigid plastic, vinyl, or wood treated to be long lasting and other durable materials, approved by the Zoning Administrator. Canvas and non-treated wood shall not be used for permanent signs.

- e. Florescent colors may not be used. All normal colors used in a skillfully designed sign are permitted.
- f. Sign illumination shall be achieved by direct lighting only when such lighting is shielded so as to not directly shine on abutting property, or in the line of vision of the public using the streets or sidewalks, and meet UL Standards.
- g. Unless standards are provided elsewhere in *Article 8.h.*, permanent signs must be established in accordance with the development standards outlined in *Exhibit 8-5*.
- h. Unless standards are provided elsewhere in *Article 8.h.*, sign types must be in accordance with the development standards outlined in *Exhibit 8-6*.

8.h.12. Severability

- a. Each provision in *Article 8.h.*, to include *Exhibit 8-5 & Exhibit 8-6*, is intended to be individually severable, such that, if any portion of *Article 8.h* is determined by a court of competent jurisdiction to be invalid, such determination shall not affect the validity of the remaining portions of *Article 8.h*.

EXHIBIT 8-8

PERMANENT SIGN DEVELOPMENT STANDARDS BY ZONING DISTRICT

Zoning District	Maximum Area of Free-Standing Sign (sq. ft.) ^{1, 2, 3, 7}	Height	Front/Side Setbacks	Percentage of Wall Area Maximum ⁴
All Residential Districts (GR, R-6, R-9, R-15, RMF)	<i>See Note #5 and #6</i>	<i>See Note #5 and #6</i>	<i>See Note #5 and #6</i>	N/A
Professional Office (PO)	1 sq. ft. per linear foot of street frontage, Not To Exceed 50 sq. ft.	15 ft.	10 ft.	10%
Neighborhood Commercial (NC)	1 sq. ft. per linear foot of street frontage Not To Exceed 200 sq. ft.	30 ft.	10 ft.	10%
Limited Commercial (LC)	1 sq. ft. per linear foot of street frontage Not To Exceed 200 sq. ft. <i>(see note #6 for Residential Uses)</i>	30 ft.	10 ft.	10%
General Commercial (GC)	1 sq. ft. per linear foot of street frontage Not To Exceed 200 sq. ft. <i>(see note #6 for Residential Uses)</i>	30 ft.	10 ft.	10%
Central Business District (CBD)	1 sq. ft. per linear foot of street frontage Not To Exceed 50 sq. ft. <i>(see note #6 for Residential Uses)</i>	15 ft.	10 ft.	25%
Light Industrial-Warehouse (LI-W)	1 sq. ft. per linear foot of street frontage Not To Exceed 150 sq. ft. <i>(see note #6 for Residential Uses)</i>	15 ft.	10 ft.	5%
Heavy Industrial (HI)	1 sq. ft. per linear foot of street frontage Not To Exceed 150 sq. ft. <i>(see note #6 for Residential Uses)</i>	15 ft.	10 ft. (front) 20 ft. (side)	5%
Agricultural Conservation (AC)	1 sq. ft. per linear foot of street frontage Not To Exceed 100 sq. ft. <i>(see note #6 for Residential Uses)</i>	10 ft.	10 ft. (front) 20 ft. (side)	10%
Conservation/Preservation (CP)	1 sq. ft. per linear foot of street frontage Not To Exceed 36 sq. ft. <i>(see note #6 for Residential Uses)</i>	10 ft.	10 ft. (front) 20 ft. (side)	10%

Notes:

1. Lots fronting on two or more streets are allowed the permitted free-standing signage for each street frontage, but permitted signage area cannot be accumulated and used on 1 street in excess of that allowed for lots with only 1 street frontage.
2. Where two or more detached commercial zoned buildings occupy the same parcel, each may have 1 free-standing sign, provided the total sign area does not exceed the allowable limits as specified in this Exhibit.

3. Shopping Center Rules: Shopping Centers shall be allowed 2 free-standing signs per street front; provided that the gross floor area of the buildings which comprise the center is at least 50,000 sq. ft., and the property has at least 200 ft. of frontage on the secondary street front earning the second sign. Each freestanding shopping center sign shall not exceed 350 sq. ft. Wall-mounted signs shall be limited to 10% of the storefront to which the sign is attached.
4. The wall area maximum shall be figured by the percentage of the area of the wall on which the sign is a part or to which each such sign is most nearly parallel. Permitted wall signage area cannot be accumulated or pro-rated for any single wall that would permit wall signage in excess of the stated wall area % maximum.
5. **Free-Standing Sign (Certain Uses in Residential Zoning Districts)** – 1 free-standing sign is allowed for each non-residential use, subdivision, multi-family apartment, group housing, attached housing, cluster housing, or manufactured home park or entrance thereto, provided the sign does not exceed 40 sq. ft. in area nor 20 ft. in height, and is set back at least 5 ft. from all property lines. If illuminated, only indirect or muted lighting is permitted. - **Wall Sign (Non-Residential Uses in Residential Zoning Districts)** – Wall signs for non-residential uses in residential zoning districts shall not exceed 10% of the wall area of each building face in accordance with Exhibit 8-5 Note#4.
6. **Free-Standing Sign (All Individual Residential Uses)** - 1 free-standing sign with a 6 sq. ft. maximum area is allowed on any residentially used parcel. This provision is separate and in addition to all other sign provisions and no permit is required. - **Wall Sign (All Individual Residential Uses)** - Only address and name of occupant allowed on sign, except for a commercial message drawing attention to an activity legally offered on the premises. The maximum permitted area for residential use wall signs shall not exceed 2 sq. ft.
7. **Free-Standing Sign (Non-Residential Uses)** - 1 additional -free-standing sign with a 20 sq. ft. area maximum is permitted on all non-residentially used parcels. This provision is separate and in addition to all other sign provisions and no permit is required.

EXHIBIT 8-9 PERMITTED SIGN BY TYPE AND ZONING CLASSIFICATION

	Free Standing ⁴	Building Canopy	Building Roof	Building Marquee	Building Wall ³	Banner / Pennant ⁴	Flag	Sandwich
Residential Districts (GR, R-6, R-9, R-15, RMF)	<i>See note #1</i>				<i>See note #2</i>		P* ⁵	
Non-Residential Uses in Residential Districts (GR, R-6, R-9, R-15, & RMF)	P ¹	P			P	P ³		
Professional Office (PO)	P ¹	P		P	P	P ³	P* ⁵	P ³
Neighborhood Commercial (NC)	P ¹	P		P	P	P ³	P* ⁵	P ³
Limited Commercial (LC)	P ¹	P		P	P	P ³	P* ⁵	
General Commercial (GC)	P ¹	P		P	P	P ³	P* ⁵	
Central Business District (CBD)	P ¹	P		P	P	P ³	P* ⁵	
Residential uses in Commercial Districts (PO, NC, LC, GC, CBD)	<i>See note #1</i>				<i>See note #2</i>		P* ⁵	
Light Industrial-Warehouse (LI-W)	P ¹	P			P		P* ⁵	
Heavy Industrial (HI)	P ¹				P		P* ⁵	
Agricultural Conservation (AC)	P ¹				P		P* ⁵	
Conservation Preservation (CP)	P ¹						P* ⁵	

P*=Allowed without a Sign Permit

P=Allowed with a Sign Permit

=Not Allowed

1. **Free-Standing Signs (Additional Provisions)** - 1 free-standing sign with a 6 sq. ft. maximum area is allowed on any residentially used parcels without sign permit approval. 1 additional -free-standing sign with a 20 sq. ft. area maximum is permitted on all non-residentially used parcels. These provisions are separate and in addition to all other sign provisions and no permit is required.
2. **Wall Signs (All Individual Residential Uses)** - Only the address and name of occupant allowed on sign, except for a commercial message drawing attention to an activity legally offered on the premises. The maximum permitted area for residential use wall signs shall not exceed 2 sq. ft. **Wall Signs (Non-Residential Uses in Residential Zoning Districts)** – Wall signs for non-residential uses in residential zoning districts shall not exceed 5% of the wall area of each building face in accordance with *Exhibit 8-5 Note#4*.
3. See *Article 8.h.6.* for temporary sign requirements.
4. Directional signs are allowed without a sign permit if they do not exceed 2 sq. ft. (Commercial message or logo may be included).
5. See *Article 8.h.10.* for Flagpole and Flag Regulations

SECTION I: PARKING REGULATIONS

8.i.1. Purpose: The provisions of this section apply wherever off-street parking is required by this Ordinance as identified in *Article 8.i.3.n.* for residential parking and *Exhibit 8-9* for non-residential parking. The exception to the requirement for off-street parking is only found within the CBD District.

8.i.2. General Provisions: These regulations are designed to:

- a. Establish the required numbers of off-street parking places and the design for parking lots together with ingress and egress standards;
- b. Require parking provisions whenever buildings or uses increase in size or capacity, enlarge in floor area, number of employees, number of dwelling units, seating capacity, or otherwise create a need for additional parking when the need increases by 10% over the number of existing spaces;
- c. Conserve land utilization rates by taking into account compact cars through a 20% allowance given for smaller cars within the total number of required spaces, provided that such compact car spaces be clearly identified on the site plan and on the actual site after construction;

8.i.3. Design Requirements:

- a. **Definition:** For the purpose of these regulations an off-street parking space is an all-weather dust free surface area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an all-weather dust free surface driveway which affords ingress and egress.
- b. **Surfacing, Drainage and Maintenance:** Off-street parking facilities shall be properly graded for drainage to prevent damage to abutting property and/or public streets and alleys. Parking lots shall be surfaced with asphalt, concrete, or other surfaces approved by the Sumter City-County Planning Commission. Off-street parking lots shall include concrete curbs and gutters, maintained in a clean, orderly, and dust-free condition, and not used for the sale, repair or the dismantling or servicing of any vehicles, equipment, materials, or supplies. (Note: For places of Worship that only use their facilities a maximum of 2 days per week, the required parking spots do not have to be paved, and curb and gutter is not required. Any additional use beyond 2 days per week requires full compliance with the above paragraph.)
- c. **Entrances and Exits:** All parking lots shall be designed so that all exiting movements onto a street are in a forward motion. Entrances and exit driveways to streets and alleys in the vicinity of street intersections must be located at least 25 ft., measured along the curb line, from the intersection.

- d. **Parking spaces:** A standard car off-street parking space shall be not less than 9 ft. by 19 ft., and a compact car off-street parking space shall be not less than 8 ft. by 16 ft. in size.
- e. **Width of Aisles:** Providing direct access to individual parking spaces shall be in accordance with the requirements specified below:

**EXHIBIT 8-10
GUIDELINES FOR PARKING LOT AISLES**

<u>Parking Angle (Degree)</u>	<u>Aisle Width (Feet)</u>
30	12
45	13
60	18
90	25

- f. **Location on Other Property:** If the required number of off-street parking spaces cannot be provided as required in *Exhibit 8-9* on the same lot with the principal use, such spaces may be provided on other off-street property under the same ownership, or on other property rented or leased, provided such property lies within 400 ft. walking distance of the main entrance to such principal use. A written agreement specifying the joint use arrangement of parking spaces shall be filed with the application for a building permit.
- g. **Common Off-street Parking Areas:** Two or more principal uses may utilize a common area in order to comply with off-street parking requirements; provided that the total number of spaces is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. Also, the owner of the parking lot shall relinquish his development rights over the property until such time as additional parking is provided elsewhere.
- h. **Curb Cuts:** Ingress and egress openings (i.e., curb cuts) shall not be less than 10 ft. from residential uses or more than 30 ft. in width. Only 1 curb cut shall be permitted on lots less than 150 ft. of frontage. No more than 2 curb cuts per lot shall be permitted except in commercial or industrial districts where 2 shall be permitted on each street upon which the lot fronts.
- i. **Access Points Near Highway Interchanges:** In no case shall any curb cut, point of access or other means of vehicular ingress and/or egress from private property be permitted closer than 200 ft. to the intersecting point of the street right-of-way line and within the right-of-way line of any portion of an interchange, involving grade separation with that road and any limited access highway. Involved in this requirement is the interchange itself for a limited access highway including all ramps, acceleration and deceleration lanes, merge lanes, and other facilities specifically designed to facilitate traffic movement onto and off a limited access highway.

- j. **Parking Spaces for the Physically Handicapped:** When off-street parking is required for any non-residential use, parking for the handicapped shall be included when calculating the overall parking requirements for a building or use, based on the following formula:

**EXHIBIT 8-11
ADA PARKING REQUIREMENTS**

<u>Number of Required Spaces</u>	<u>Number of Spaces reserved for ADA Persons</u>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 and over	2% of total required

All ADA parking and accessibility will be designed in accordance with the adopted International Building Code and *ANSI A117.1*. The surface shall be paved with concrete or asphalt.

- k. **Buffering and Landscaping:** All parking areas except those in the CBD and individual residential zoned lots, shall be required to comply with Article 9.
- l. **Approval of Parking Lot Design and Layout:** Design and plans for off-street parking and loading zones shall be subject to the approval of the Zoning Administrator. The plans for parking lots shall show in detail the engineering and developmental details as to demonstrate the compliance to the standards in this Ordinance;
- m. **Off-Street Loading:** All uses shall provide off-street loading areas sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or private street, or obstruct ingress and egress to the site. Off-street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structures they are intended to serve.
- n. **Off-Street Residential Parking:** Parking requirements for all residential uses except those in the CBD area as follows:

1 Bedroom Unit: 1.5 spaces

2 or more Bedroom Unit: 2 spaces

Exceptions: Urban Multi-Family Apartments shall provide, at minimum, 1 space per rental unit regardless of bedroom count. Within the CBD, developers may request a lesser standard from the Sumter City Council.

- o.*** **Refuse Receptacles to Include Cigarette Disposal Units:** All uses with parking lots shall provide refuse receptacles including cigarette disposal units within the parking area or at entrances to adjacent building at a rate of one receptacle for every 100 parking spaces, or fraction thereof. Such receptacles shall be weighted or attached to the ground as necessary to prevent spillage. It shall be the responsibility of the owner or manager of the parking lot to collect the refuse and trash deposited in such containers and store this material in an approved location for collection.

EXHIBIT 8-12
OFF STREET PARKING REQUIREMENTS
FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
RESIDENTIAL SUPPORT USES	
Parking & Playgrounds	By Individual Review
Community Centers	By Individual Review
Golf Courses	5 Spaces per hole
Swimming & Tennis Clubs	1 Space for each 200 sq. ft. GFA
EDUCATIONAL SERVICES	
Elementary & Secondary	2 per classroom/2 per office
Colleges, University & Professional Schools	5 per classroom/2 per office
Library	1 per for 350 sq. ft. GFA
Nursing & Personal Care Facility	1 per for 350 sq. ft. GFA
SOCIAL SERVICES	
Individual & Family	1 per 350 sq. ft. GFA
Childcare Services	1 per 200 sq. ft. GFA
Residential Care	1 per 500 sq. ft. GFA
Museum & Art Galleries	1.2 per 1,000 sq. ft. GFA
Arboreta & Botanical or Zoological Gardens	1.2 per 1,000 sq. ft. GFA
Civic, Social, Fraternal Associations	1 per 350 sq. ft. GFA
Religious Organization	0.3 per seat main seating area
Water Supply/Utilities	1 per 500 sq. ft. GFA
Public Safety/Fire Protection	1 per 500 sq. ft. GFA
Ash Gardens/Cemeteries	None
AGRICULTURE, FORESTRY, FISHING	
Agricultural Production Crops	None
Agricultural Livestock	None
Dairy Farms	None
Animal/Veterinary Services	1 per 350 sq. ft. GFA
Landscape & Horticultural Services	1 per 500 sq. ft. GFA
AUXILIARY AGRICULTURAL USES	
Central Administrative Office	1 per 250 sq. ft. GFA
Warehouse	See Note
Accessory Building & Use	None
Mining, Oil, & Gas	None
CONSTRUCTION	
Building Construction-Contractor	1 per 350 sq. ft. GFA
Heavy Construction-Contractor	1 per 350 sq. ft. GFA
Specialty Trades-Contractor	1 per 350 sq. ft. GFA
MANUFACTURING	

EXHIBIT 8-12
OFF STREET PARKING REQUIREMENTS
FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
Food, Tobacco, Textile, Apparel	See Note
Lumber, & Wood Products, Furniture & Fixtures	See Note
Paper & Allied Products	See Note
Printing/Publishing & Allied Industries	See Note
Chemicals & Allied Products, Petroleum & Refining, Rubber & Plastic Products, Leather & Leather Products Stone, Clay & Glass Products, Primary Metals, Fabricated Metals, Industrial & Commercial Machinery	See Note
Electronics & Computers, Transportation Equipment	See Note
TRANSPORTATION, COMMUNICATIONS, GAS & SANITARY SERVICES	
Railroad, Suburban Transit, Motor Freight Transit & Warehouse	See Note
Mini-Warehouses	5 spaces or 1 per 100 storage units, whichever is greater
U.S. Postal Service	1 per 250 sq. ft. GFA
Water Transportation	1 per 300 sq. ft. GFA
Marinas	1 space per 3 boat slips
Local Trucking without storage	1 per 300 sq. ft. GFA
Transportation by air, airport terminals	1 per 60 sq. ft. terminal GFA
Communication Services, Transportation, Electric, Gas, Sanitary Services	1 per 500 sq. ft. GFA
Manned Convenience Centers	1 per 500 sq. ft. GFA
WHOLESALE TRADE	
Wholesale Trade-Durable Goods	1 per 5,000 sq. ft. GFA
Wholesale Trade-Nondurable goods	1 per 5,000 sq. ft. GFA
RETAIL TRADE	
Building Materials, Hardware, Mobile Home Dealers, Retail Nurseries	1 per 350 sq. ft. GFA
General Merchandise Stores, Food & Convenience Stores	1 per 250 sq. ft. GFA
Auto Dealers, Gas Stations, Home Furnishings	1 per 350 sq. ft. GFA
Eating Placing, Drinking Places, Bottle Clubs, Night Clubs	1.2 per 100 sq. ft. GFA
Special Event Facilities	1.2 per 100 sq. ft. of rentable building area (excluding area for storage, bathrooms, administrative office space, and kitchen space) or by individual review if outdoor space is the primary events area
RETAIL TRADE MISCELLANEOUS	
Drug Stores, Liquor Stores	1 per 300 sq. ft. GFA
Pawn Shops, Flea Markets	1.5 spaces per stall
Sporting Goods & Bicycles, Books, Stationery, jewelry, hobby, camera, gift, luggage, sewing, catalog	1 per 300 sq. ft. GFA
Fuel Dealers	1 per 500 sq. ft. GFA

EXHIBIT 8-12
OFF STREET PARKING REQUIREMENTS
FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
Florist, Tobacco, Optical, Firewood, Pet Shops, Fireworks, Monuments, Tombstones	1 per 300 sq. ft. GFA
Automatic Merchandising Machine Operators (Vending Machines)	Minimum 2 regular parking spaces and 1 handicap van accessible parking space per vending unit
FINANCE, INSURANCE AND REAL ESTATE	
Banks, Security & Commodity Brokers, Insurance, Real Estate Offices	1 per 350 sq. ft. GFA
Hotels & Motels	1.1 per rental unit
Rooming & Boarding Houses	1 per bedroom
PERSONAL SERVICES	
Laundries, Linen Supply, Dry Cleaners	1 per 300 sq. ft. GFA
Photo Studios	1 per 500 sq. ft. GFA
Beauty & Barber Shops	2.5 per chair or basin
Shoe Repair	1 per 300 sq. ft. GFA
Funeral Parlor and Crematories	5 plus 1.0 for each 2 seats in main assembly room
Massage Parlors & Spas, Adult Bookstores, Adult Video Stores, Adult Motion Picture Theaters, Semi-Nude Model Studios, Sexual Device Shops	1 per 350 sq. ft. GFA
BUSINESS SERVICES	
Junk Yards	5 spaces per establishment
Auto Rental	1 per 350 sq. ft. GFA
Auto Service, Car Washes, Motion Picture Distribution	1 per 350 sq. ft. GFA
Movie Theaters	1 space for each 5 seats
Video Tape Rentals	1 space per 300 sq. ft. GFA
RETAIL TRADE	
Dance Studios	1 per 200 sq. ft. GFA
Bowling Alleys and Billiard Halls	5 spaces per lane and/or 300 sq. ft. GFA
Professional Sports Clubs	1 per 350 sq. ft. GFA
Racetracks	1.5 per 1,000 sq. ft. GFA
MISCELLANEOUS AMUSEMENT	
Physical Fitness Facilities	1 per 300 sq. ft. GFA
Golf Courses	5 per each hole
Coin Operated Amusements Device, Video Poker	1 per 200 sq. ft. GFA
Amusement Parks	1 per 100 sq. ft. GFA
Recreation & Sports Clubs	1 per 200 sq. ft. GFA
Shooting Ranges	By Individual Review

EXHIBIT 8-12
OFF STREET PARKING REQUIREMENTS
FOR NON-RESIDENTIAL LAND USES

NON-RESIDENTIAL LAND USES	REQUIRED OFF STREET PARKING SPACES PER INDICATED AREA
Bingo Parlors	By Individual Review
Parks & Playgrounds	By Individual Review
Video Poker	1 per 50 sq. ft. GFA
HEALTH SERVICES	
Doctors Offices & Clinics	2 per bed or 1 per 150 sq. ft. GFA, whichever is greater
Dentist Offices	1 per 150 sq. ft. GFA
Doctors & Other Health Practitioners	1 per 150 sq. ft. GFA
Nursing Care Facilities	0.7 per bed
Hospitals	0.7 per patient bed
Medical & Dental Laboratories	1 per 500 sq. ft. GFA
Home Health Care Services	1 per 500 sq. ft. GFA
LEGAL SERVICES	
Attorney Offices	1 per 350 sq. ft. GFA
MEMBERSHIP ORGANIZATIONS	
Business Associations	1 per 350 sq. ft. GFA
Professional Membership Organization	1 per 350 sq. ft. GFA
Labor Unions	1 per 350 sq. ft. GFA
Civic, Social & Fraternal Association	1 per 350 sq. ft. GFA
Political Organizations	1 per 350 sq. ft. GFA
Religious Organizations (See Note, <i>Article 8.j.3.b.</i>)	0.3 per seat/main assembly area
PROFESSIONAL SERVICES	
Engineering, Accounting, Research, Management & Related Services	1 per 350 sq. ft. GFA
RETAIL TRADE	
Executive Offices, Legislative Bodies, General Government, Courts, Law Enforcement	1 per 350 sq. ft. GFA
Correctional	1 per jail cell, plus 1 per 250 sq. ft. of administration space
Fire Stations	4 per bay

* **Note:** Parking requirements are determined according to use as follows:

1. For *Manufacturing Use* (or where a high number of employees are used); as a minimum:
 - a. 1 space per every two employees according to the maximum employment number; and,

- b. 1 space for each managerial staff member; and,
 - c. 1 space for each company vehicle that will be operating from the premises; and,
 - d. Must include 1 ADA space per 25 spaces.
2. For *General Commercial Use* (or where a limited number of employees or infrequent office staff are used); as a minimum:
- a. 1 space for each 200 sq. ft. of sales/office space; or,
 - b. 1 space per every two employees; or,
 - c. 1 space for each 500 sq. ft. of GFA,
 - d. Must include 1 ADA space per 25 spaces.
3. For *Personal use* (non-commercial/non-manufacturing use); as a minimum:
- a. 1 space for each owner or planned user: and,
 - b. Must include 1 ADA space per 25 spaces.