ZONING ORDINANCE

AYNOR, SOUTH CAROLINA

PREPARED FOR THE AYNOR

PLANNING COMMISSION

As amended through April, 2026

TOWN OF AYNOR
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ARTICLE I. AUTHORITY AND PURPOSE

Section 1.01 Authority

In pursuance of authority conferred by Title 6 Chapter 29, Code of Laws of South Carolina also known as the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended and for the purposes of guiding development in accordance with existing and future needs and for the purpose of promoting the health, safety, morals, or general welfare of the Town: lessening congestion in the streets, securing safety from fire: providing adequate light and air: preventing the overcrowding of land: avoiding under concentration of population: facilitating the adequate provision of transportation, water, sewage, schools, parks, and other public improvements, protecting scenic areas, and protecting areas subject to periodic flooding against development, in accordance with a comprehensive plan, the Town Council of the town of Aynor, South Carolina, does ordain and enact into law the following articles and sections of this zoning ordinance and an official zoning map.

Section 1.02 Short Title

This Ordinance shall be known and may be cited as the "Zoning Ordinance of Aynor, South Carolina."

Section 1.03 Purpose

An Ordinance of the Town of Aynor, South Carolina, regulating the location and use of building structures and land, the size of buildings and other structures, the size of yards and the density and distribution of population; creating districts for said purposes and establishing the boundaries thereof; defining certain terms used herein; providing for the methods of administration and amendment; providing for a Board of Adjustment; and providing for impositions of penalties for the violation of these provisions of this ordinance.

ARTICLE II. DEFINITIONS

For the purpose of this Ordinance, certain words and terms are hereby defined. Words used in the present tense include the future. The singular includes the plural and the plural shall include the singular. The word "shall" or "occupied" as applied to any land or building shall be construed to include the word "intended," "arranged," or "designed" to be used or occupied.

ALLEY: Any public or private way set aside for public use, twenty feet (20') or less in width.

BED AND BREAKFAST: A portion of an owner-occupied dwelling unit or detached accessory structure offering transient lodging, with or without breakfast, usually five or less rooms to paying guests on an overnight basis, usually staying less than seven days.

BOARDING OR ROOMING HOUSE: A building containing a single dwelling unit and not more than five (5) guest rooms where lodging is provided with or without meals for compensation.

BUILDING: Any structure having a roof supported by columns or walls and intended for the

shelter, housing or enclosure of persons, animals, or chattel.

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot or parcel on which said building is located.

BUILDING, ACCESSORY: A building or use customarily incidental and subordinate to the principal building or use and located on the same lot with such building or use.

BUILDABLE AREA: That portion of any lot which may be used or built upon in accordance with the regulations governing the given zoning district with which the particular lot or parcel is located once the various front, side and rear yard requirements for said district has been met.

BUILDING HEIGHT: The vertical distance measured from the finished grade at the building line to the highest point of the roof.

BUFFER STRIP: A plant material acceptable to the Building Inspector which has such growth characteristics as will provide an obscuring screen not less than six feet (6') in height.

CLINIC: Medical services for outpatients only.

CONCRETE BATCH PLANT: An industrial facility used for the production of concrete and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process, and the storage and maintenance of required equipment. Concrete produced for use and delivery elsewhere.

DAY CARE HOME: A home that has been licensed and operated by any person who received therein for pay not more than seven (7) children who are not related to such person and whose parents or guardians are not residents of the same house for less than twenty-four (24) hours supervision and care, without transfer of custody.

DWELLING: A building designed or used as the permanent living quarters for one or more families.

DWELLING, SINGLE FAMILY: A building occupied or intended to be occupied exclusively by one family.

DWELLING, TWO FAMILY (DUPLEX): A detached building designed for or occupied exclusively by two (2) families, independent of each other.

DWELLING UNIT: Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living purposes.

FAMILY: One or more persons living together as a single housekeeping unit.

FILLING STATION OR SERVICE STATION: A building or lot where gasoline, oil, and grease are supplied and dispensed to motor vehicle trade, or where battery, tires and other similar services are rendered.

FLOOR AREA: The square feet of floor space within the surrounding exterior or vent shaft and courts. It does not include when said basement or cellar space is used for storage or incidental uses.

FLOOD: An overflow on lands not ordinarily covered by water that results in significant adverse effects in the Community.

FOOD PROCESSING (SMALL-SCALE): Manufacturing establishments producing or processing foods for human consumption and certain related products. Includes: (1) bakery products, sugar and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution; (2) dairy products processing; (3) fats and oil products (not including rendering plants); (4) fruit and vegetable canning, preserving, and related processing; (5) grain mill products and by-products; (6) meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals); and (7) miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants. May include accessory on-site sales for off-site consumption. Such manufacturing is done on a small scale (ie. limited batch runs, limited on site storage, limited truck traffic, and limited building size).

GARAGE, PRIVATE: A detached accessory building or portion of a main building, housing the automobiles of the occupants of the premises.

GARAGE, REPAIR: A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor-driven vehicles. The term "repairing" shall not include an automotive body shop, nor the rebuilding, dismantling or storage of wrecked or junked vehicles.

HOME OCCUPATION: Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof, and no person, not a resident of the premises, is employed specifically in connection with the activity, except that not more than one (1) assistant may be employed by the following home occupations: lawyer, physician, dentist, and chiropractor. Provided further that no mechanical equipment is installed or used except such as normally used for domestic or professional purposes, and that not over twenty-five percent (25%) of the total floor area of any structure is used for home occupations.

JUNK OR SALVAGE YARDS: The use of premises for open storage of old and dilapidated automobiles, trucks, tractors and other such vehicles and parts thereof, wagons and other kinds of vehicles and parts thereof, scrap building material, scrap contractor's equipment, tanks, cases, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery, rags, paper, excelsior, hair, mattresses, beds or bedding, or any other kind of scrap or waste material.

LOT: A parcel or portion of land which fronts on and has access to a public street: separated by other parcels or portions by description, as on a subdivision, parcel, or record of survey map, or by metes and bounds; for purposes of sale, lease or separate use.

LOT, CORNER: A lot situated at the corner of two (2) or more streets on two (2) or more adjacent sides that have an angle of intersection of not more than one hundred thirty-five (135) degrees. A corner lot has only one (1) front lot line.

LOT, INTERIOR: Any lot other than a corner lot.

LOT, THROUGH: A lot having frontage on two (2) or more parallel or approximately parallel streets. A through lot has only one (1) front lot line.

LOT LINE: The boundary dividing a given lot from a street, alley, or adjacent lots.

LOT LINE, FRONT: In the case of an interior lot, a line separating the lot from the street. In the case of a corner or through lot, the front lot line shall be determined by the orientation of the primary pedestrian access of the principal building.

LOT LINE, REAR: That lot line opposite the front lot line of said lot; not intersecting with the front lot line.

LOT LINE, SIDE: Any lot line that is not a front lot line or a rear lot line.

LOT OF RECORD: A lot, the boundaries of which are filed as a legal record before the adoption of the zoning ordinance.

MANUFACTURING (SMALL-SCALE): The manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building. Such a use includes artisan craft production (clay, wood, fiber, metal, and or glass). Such manufacturing is done on a small scale (ie. limited batch runs, limited on site storage, limited truck traffic, and limited building size).

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactures home" does not include a "recreational vehicle, travel trailer or park model."

MANUFACTURED HOME PARK OR SUBDIVISION: Manufactured home park or subdivision – a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

BREWERY / DISTILLERY / WINERY: A facility for the production and packaging of beverages of alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 2,000 barrels per year.

MINI-STORAGE: A building or group of buildings consisting of at least four (4) individual, self-contained units leased to individuals, organizations or businesses for self-service storage of personal property. These units are not designed to be occupied for individual business needs.

Outside storage is an accessory use, unless otherwise restricted by this ordinance. Also referred to as "Self-Service Storage Facilities".

MOTEL: A building or buildings in which lodging, with or without meals, is provided and offered to the public for compensation, which is open to transient permanent guests.

NON-CONFORMING USE: Any structure of land lawfully occupied by a use that does not conform with the regulations of the district in which it is located.

NURSING HOME: One licensed by the State of South Carolina.

OFF-STREET PARKING SPACE: An off-street parking space, including aisles, entrances and exits, shall contain a minimum of three hundred fifty (350) square feet for each automobile to be accommodated and/or one vehicular parking space not less than nine feet (9') by nineteen feet (19') plus or minus six inches (6") marked on all weather surfacing material.

PARK MODEL: Park model homes are recreational homes primarily designed as temporary living quarters for recreation, camping, or seasonal use. These homes are built on a single chassis and mounted on wheels. Each park model home is certified by the RPTIA member manufacturer as complying with ANSI A119.5.

OUTDOOR STORAGE: The storage, collection or display for more than three (3) consecutive days, or any part of a day for three (3) consecutive days of any products, materials, equipment, appliances, vehicles not in service, or personal property of any kind on an unencloased, uncovered area. Includes the storage of boats, RVs, and commercial vehicles.

SALVAGE OPERATIONS: Any lot or parcel, or part thereof, including automobile graveyards, where a salvage vehicle, or parts thereof, are located for the purposes of resale as parts or parts as salvage only. Also referred to as "Junkyard".

SIGN: An identification, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land and which directors attention to a product, place, activity, person, institution or business.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it; or if there be no floor above it, then the space between such floor and the ceiling next above it. If the finished floor level directly above a basement or cellar is more than six feet (6') above grade, such basement or cellar shall be considered a story.

STREET: Any public or private way set-aside for public travel, thirty feet (30') or more in width. The word "street" shall include the words "roads," "highways," and "thoroughfare."

STRUCTURE: Anything constructed, erected or established above the ground, including, but without limiting the generality of the following: buildings, signs, trailers, fences, screen enclosures, patio walls, backstops, and backstops for similar activities.

TOW-YARD: See Wrecker Service.

TRAVEL TRAILER: A vehicular, portable structure built on a chassis designed to be used a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight feet (8').

WRECKER SERVICE: An establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.

YARD: An open space on the same lot with a principal building, open, unoccupied and unobstructed by buildings from the ground to the sky except as otherwise provided in this Ordinance.

YARD, FRONT: The yard extending across the entire width of the lot between the front lot line and the nearest part of the principal building, including covered porches.

YARD, SIDE: A yard extending along the side lot line from the front yard to the rear yard, and lying between the side lot line and the nearest part of the principal building, including covered porches.

YARD, REAR: The yard extending across the entire width of the lot between the rear lot line and the nearest part of the principal building, including covered porches.

ARTICLE III. ESTABLISHMENT OF DISTRICTS AND BOUNDARIES

Section 3.01 List of Zoning Districts

The Town of Aynor hereby is divided into zones or districts, as shown on the Official Zoning Map which, together with all explanatory matter, thereon, is hereby adopted by reference and declared to be a part of this Ordinance. To achieve the objectives set forth in this Ordinance the following districts are established:

R-1 District	Low Density
R-2 District	Medium Density
R-2 District	High Density
B-1 District	Central Business District
B-2 District	Highway Business District
LI District	Light Industrial District
PDD	Planned Development District

Section 3.02 R-1 (Low Density) Residential District

It is the intent of this district to establish low-density residential areas along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district, to promote and encourage an environment for family life and to prohibit all business activities.

Section 3.03 R-2 (Medium Density) Residential District

It is the intent of this district to provide for single family and multi-family dwellings; to encourage development and continued use of land for residential purposes; to prohibit land use for business and/or industrial activities and other land uses, which would interfere with the residential character of the district.

Section 3.04 R-3 (High-Density) Residential District

It is the intent of this district to provide an area for single and multi-family dwellings, to encourage development and continued use of land for residential purposes; to prohibit land use for business and/or industrial activities and other land uses, which would interfere with the residential character of the district.

Section 3.05 B-1 (Central) Business District

It is the intent of this district to establish an area for concentrated general business development that the general public requires. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial and wholesale development, which do not lend themselves to pedestrian traffic.

Section 3.06 B-2 (Highway) Business District

It is the intent of this district to establish business areas that encourage groupings of compatible business activities, reduce traffic congestion to a minimum and enhance the aesthetic atmosphere of the Town of Aynor.

Section 3.07 LI - Light Industry District

This industrial district is established to provide areas in which the principal use of land is for light manufacturing. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined to prevent frictions between uses within the district and also to protect nearby residential districts.

Section 3.08 PDD - Planned Development District

Planned development districts are intended to allow flexibility in development and encourage the use of innovative site planning techniques resulting in developments with improved design, character, and quality which preserve natural and scenic open spaces. Furthermore, a PDD allows for the establishment of dimensional and use requirements unique to the property to accommodate flexibility in the arrangement of uses within the project for the general purpose of promoting and protecting the public health, safety, and general welfare.

Section 3.09 Official Zoning Map

The Official Zoning Map shall be identified by the signature of the Mayor, attested by the Town Clerk, and bearing the seal of the Town of Aynor under the following words:

Official Zoning Map, Aynor, South Carolina,_____, 20_____

If, in accordance with the provisions of this Ordinance changes are made in district boundaries or other matter portrayed on the Official Zoning Map; such changes shall be made on the Official Zoning Map promptly after the amendment has been approved by the Town Council and attested by the Town Clerk. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Town Hall shall be the final authority as to the current zoning status of land, buildings and other structures in the Town.

Section 3.10 Interpretations of District Boundaries

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

A. Boundaries indicated as approximately following the center of streets, highways railroads, utility easements, or alleys shall be construed to follow such centerline.
B. Boundaries indicated as approximately following platted lot lines and town lines shall be construed as following such lines.
C. Boundaries indicated as parallel to or extensions of features indicated in the above subsections shall be so construed. Distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

ARTICLE IV. APPLICATION OF DISTRICT REGULATIONS

The regulations set by this Ordinance within each district shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land except as herein provided:

Section 4.01 Use
No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered unless for use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located.

Section 4.02 Street Frontage
No dwelling shall be erected on a lot which does not abut on at least one street for at least fifty feet (50'), except that lots fronting on cul-de-sacs may have a minimum road frontage of thirty feet (30') if the lot is at least fifty feet (50') in width at the building line.

Section 4.03 One Principal Building on a Lot
Only one principal building and its customary accessory buildings may hereafter be erected on any lot.

Section 4.04 Reduction of Lot Size
No lot shall be reduced in area so that yards, lot area per family, lot, width, building area, or other provisions of this Ordinance shall not be maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

Section 4.05 Yard and Other Spaces
No part of a yard or other open space required about any building for the purpose of complying with provisions of this Ordinance shall be included as a part of a yard or other open space required under this Ordinance for another building.

Section 4.06 Customary Accessory Buildings in Residential District
Accessory buildings are permitted provided they are located in rear yards and not closer than five feet (5') to any property line. Accessory buildings shall also comply with the setback requirements set forth for the district within which they are located.

Section 4.07 Building Area
The required front, side, and rear yards for individual lots, as set forth for the particular district within which a given lot is located, shall be measured inward toward the center of said lot from all points along the respective front, side, and rear property lines of the lot. Once the yard areas of a given lot have been established the remaining area of the lot which is not included in any required front, side, or rear lot shall be known as the "Buildable Area."

Section 4.08 Height and Density
No building or structure shall hereafter be erected or altered so as to exceed the height limits to accommodate or house a greater number of families to have narrower or smaller front or side yards than are required or specified in the regulations herein for the district in which it is located.

ARTICLE V. GENERAL PROVISIONS

Section 5.01 Continuance of Non-Conforming Uses

Any lawful use of any building or land existing at the time of the enactment of this Ordinance or whenever a district is changed by an amendment thereafter may be continued although such use does not conform with the provisions of this Ordinance with the following limitations:

A. No building or land containing a nonconforming use shall hereafter be extended unless such extensions shall conform with the provisions of this Ordinance for the district in which it is located; provided, however, that a nonconforming use may be extended throughout those parts of buildings which were manifestly arranged or designed for such use prior to the time of enactment of this Ordinance.
B. Any nonconforming building which has been damaged by fire or other causes, may be reconstructed and used as before unless the Building Inspector determines that the building is damaged to the extent of more than sixty percent (60%) of its appraised value for tax purposes in which case any repair or reconstruction shall be in conformity with the provisions of this Ordinance.
C. When a nonconforming use of any building or land has ceased for a period of one (1) year, it shall not be re-established or changed to any use not in conformity with the provisions of this Ordinance.

Section 5.02 Obstruction of Vision at Street Intersections Prohibited

On a corner lot in all districts except the B-1 (Central Business District, no fence, wall, shrubbery, or other obstruction to vision between the height of three feet (3') and ten feet (10') above the street grade shall be permitted within fifty-feet (50') of the intersection of the right-of- way of streets.

Section 5.03 Inclusion of Floodplain Provisions

For the purpose of this Ordinance, land considered subject of flooding shall be that land lying below the elevation of the one percent (1%) probable flood in the Town of Aynor delineated by the National Flood Insurance Administration, Washington, D.C., 1999.

ARTICLE VI. LANDSCAPING

Section 6.01 Purpose and Definition of Buffer Yards

The buffer yard is a unit of yard together with the planting required thereon. Both the amount of land and the type and amount of planting specified for each buffer yard required by this ordinance are designed to lessen negative impacts between adjacent land uses or between a land use and a public road. The planting units required of buffer yards have been calculated to insure that they do, in fact, function to "buffer." Buffer Yards shall be required to separate difference land uses from each other to eliminate or minimize potential impacts such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.

Section 6.02 Location of Buffer Yards

Buffer yards shall be located on the outer perimeter of lot or parcel, extending to the lot or parcel boundary line. Buffer yards shall not be located on any portion of an existing public or private street or right-of-way. No buffer yard will be required for that part of the lot, which fronts on a railroad siding.

Section 6.03 Determination of Buffer Yard Requirements

To determine the buffer yard required between two (2) adjacent parcels or between a parcel and a street (see Table 510-1), the following procedure shall be followed:

A. Identify the proposed land use.
B. Identify the land use adjacent to the proposed use.
C. Determine the buffer yard required on each boundary (or segment thereof) of the subject parcel by referring to Table 6-1 Buffer Yard Requirements, which specifies the buffer yard required between streets and adjacent land uses.

Section 6.04 Buffer Yard, Change of Use

When a building or use of land is changed to a more intense use, the buffer yard shall be increased if necessary to meet the requirements for buffer yards between the new use and existing adjacent uses.

Section 6.05 Buffer Yard Specifications

The requirements are stated in terms of the width of the buffer yard and the number of plants required per one hundred feet (100') of buffer yard. The type and quality of plant materials required by each buffer yard and each buffer yard option are specified in Table 6-2 Buffer Planting Requirements and Table 6-3 Minimum Planting Size. Whenever a wall, fence or berm is preferred with a buffer yard, the owner must contact the Town Planner with specifications on such structure.

A. The exact placement of required plants and structure shall be the decision of the developer except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival.
B. All buffer yard areas shall be seeded with lawn grass or suitable ground cover.

Section 6.06 Buffer Yard Substitutions

The following plant material substitutions shall satisfy the requirements of this Ordinance.

A. In all buffer yards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitations.
B. Any existing plant material which otherwise satisfied the requirements of this section may be counted toward satisfying all such requirements.
C. Structures, where required, may be substituted with approval of the Planning Commission.
D. Where existing utility lines interfere with part of the buffer, the canopy tree requirement may be substituted by the use of all understory trees (4 trees per 1000 square feet).

Section 6.07 Use of Buffer Yards

A buffer yard may be used for passive recreation; however, no plant material may be removed.

Section 6.08 Buffer Yard as Part of Required Yards

Where front, side, and rear yard setbacks are required by this Ordinance, buffer yards may be established within such required yards.

Section 6.09 Plant Material Specifications

See Appendix A for a list of plants may be used to satisfy the requirements of this Ordinance. The plants are intended to be a guide and others may be allowed upon the determination of the Town Planner, or his designated representative, that the substitution will produce the desired screening.

Section 6.10 Requirements for Maintaining Buffers

A. Responsibility. The responsibility for maintenance of a required buffer shall remain with the owner of the property. Maintenance is required in order to ensure the proper functioning of a buffer as a landscaped area which reduces or eliminates nuisance and/or conflict. The owner shall be responsible for installing live, healthy plants. Replacement plants shall be provided for any required plants which die or are removed.
B. Maintenance. Maintenance shall consist of mowing, removal of litter, dead plant materials, and necessary pruning. Natural watercourses within a buffer shall be maintained as free-flowing and free of debris. Stream channels shall be maintained so as not to alter floodplain areas.
C. Irrigation. Water shall be supplied to each individual planting area. This may be accomplished through irrigation and or location of a hose bib within 100ft of all landscaped areas.
D. Failure to Maintain - Failure to maintain shall be considered violation of the zoning ordinance. Penalties shall be as described in Section 14.05 Penalties.

TABLE 6-1 BUFFER YARD REQUIREMENTS

EXISTING LAND USE / ZONING DISTRICT	PROPOSED LAND USE			
	Single Family	Multi-Family	Commercial or Institutional	Industrial
Single Family	*	B	B	D
Multi-Family	*	A	B	D
Commercial/ Institutional	*	A	*	*
Industrial	*	A	*	*
Vacant[1]	*	A/B	*/A	*/C
Street[2]	*	A/B	*/A	*/C

[1] Use the first letter if property is zoned B-1, B-2, or LI: use the second letter if property is zoned, R-2, or R-3.

[2] Use the first letter if property across the street is zoned B-1, B-2, or LI: use the second letter if property across the street is zoned R-1, R-2, or R-3.

* No buffer yard required.

TABLE 6-2 BUFFER PLANTING REQUIREMENTS

BUFFER TYPE	A	B	C	D
Buffer width (feet)	7.5	10	20	50
# Canopy Trees*	1	2	4	4
# Understory Trees*	2	3	6	6
# Evergreens / Conifers Trees*	3	5	12	18
# Shrubs*	6	9	24	36

*Planting materials per 100 linear feet.

TABLE 6-3 MINIMUM PLANTING SIZE

Unless otherwise specifically indicated elsewhere in this Ordinance, all plant materials shall meet the following minimum size standards.

Plant Material Type	Planting in required buffers Abutting Vacant Lands	All Other Plantings
Canopy Trees		
Single Stem	1 -1/2 inch caliper	2-1/2 inch caliper
Multi-stem Clump	6 feet (height)	10 feet (height)
Understory Trees	4 feet (height)	1-1/2 inch caliper
Evergreen Tree	3 feet (height)	5 feet (height)
Shrubs		
Deciduous	15 feet (height)	24 inches (height)
Evergreen	12 inches (height)	18 inches (height)

REFER TO APPENDIX A: PLANT SELECTION GUIDE for a list of recommended plants

ARTICLE VII. PARKING

Section 7.01 Off-Street Automobile Parking

Off-street automobile parking space shall be provided on every lot on which any of the following uses are hereafter established except in the B-1 (Central) Business District. The number of automobile parking spaces provided, shall be at least as great as the number specified below for various uses. Each space shall have at least three hundred fifty (350) square feet in area and shall have vehicular access to a public street. Turning space shall be provided so that no vehicle will be required to back into the street.

TABLE 7-1 OFF-STREET PARKING REQUIREMENTS

Use	Amount
Automobile repair garages	One (1) per employee on largest shift plus one (1) per two hundred fifty (250) square feet of floor space used for repair work.
Churches	One (1) space for each four (4) seats
Clubs and lodges	One (1) space for each three hundred (300) square feet of floor space over one thousand (1,000) square feet.
Dwellings	One space (1) for each dwelling unit
Funeral parlors	One (1) space for each four (4) seats in the chapel
Gasoline service stations and similar establishments	Two (2) spaces for each bay or similar facility plus one (1) space for each employee on largest shift.
Hospitals and nursing homes	One (1) space for each two (2) staff or visiting doctors plus one (1) space for each two (2) employees and one (1) space for each four (4 beds, on largest shift.
Hotel	One (1) space for each four (4) employees plus one (1) space for each two (2) guest rooms.
Industry	One (1) space for each two (2) employees on largest shift.
Manufactured Home	Two (2) spaces for each manufactured home space
Motels and tourists courts	One space (1) for each three (3) employees plus one (1) space for each accommodation
Offices and Medical except hospitals	One (1) space for each three hundred (300) square feet
Places of public assembly	One (1) space for each four (4) seats in the principal assembly room or area.
Recreation and amusement areas without seating capacity	One (1) space for each five (5) customers, computed on maximum service capacity
Restaurants	One (1) space for each four (4) employees, plus one (1) space for each one hundred (100) square feet of floor space devoted to patron use.
Retail business and similar uses	One (1) space for each two hundred (200) square feet.
Schools	One (1) space for each faculty member, plus one (1) space for each four (4) pupils except in elementary and junior high schools.
Wholesale business	One (1) space for each three (3) employees based on maximum seasonal employment

Section 7.02 Offsite Parking

If off-street parking space required above cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on other off-street property provided such space lies within four hundred feet (400') of the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

Section 7.03 Extension of parking space into a residential district

Required parking space may extend up to one hundred twenty feet (120') into a residential zoning district, provided that:

A. Parking space adjoins a commercial or industrial district;
B. Has its only exit to or from upon the same street as the property in the commercial or industrial district for which it provides the required parking space; and
C. Is separated from abutting properties in the residential district by a plant or fence buffer strip as determined by the Town Planner.

Section 7.04 Off-Street Loading and Unloading Space

On every lot on which a business, trade, or industry use is hereafter established, space with access to a public street or alley shall be provided as indicated below for the loading and unloading of vehicles off the public street or alley.

TABLE 7-2 OFF-STREET LOADING SPACES

Use	Amount
Retail business	One (1) space of at least 12 X 25 feet for each three thousand (3,000) square feet of floor area or part thereof
Wholesale and industrial	One (1) space of at least 12 X 50 feet for each ten thousand (10,000) square feet of floor area or part thereof.
Terminals	Sufficient space to accommodate the maximum number of vehicles that will be stored and loading and unloading at the terminal at any one time.

A. Loading and unloading spaces may occupy internal drives and drive aisles if the site layout allows for alternative internal circulation.

ARTICLE VIII. SIGN ORDINANCE

Section 8.01 Application

The regulations herein shall apply and govern in all zoning districts. No sign, intended for view from any public right-of-way, shall be erected or maintained unless it is in compliance with the regulations of this Article, except a non-conforming sign which shall comply with the provisions set forth in Section 606.

Section 8.02 Definitions

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

A-FRAME SIGN: See "Sandwich Board."
ABANDONED SIGN: An accessory sign or structure that is applicable to a use that has been discontinued for a period of one hundred eighty days or more.
ANIMATED SIGN: Any sign that uses or incorporates flashing, blinking or strobe lighting; reflective materials or devices sound; moving parts or components that provide the sign motion or give the illusion of motion or movement.
ARCHITECTURAL FEATURE: Means any construction attending to, but not an integral part of the sign, such as, by way of example not limitation, landscape, building, or structural forms that enhance the site in general; it also includes, graphic stripes and other architectural painting techniques applied to a structure that serves a functional purpose, or when the stripes or other painting techniques are applied to a building provided such treatment does not include lettering, logos or pictures.
AWNING: A structure that extends from a building directly over a window, door, entry or walkway whose frame is covered with fabric or material. Awnings typically shield portions of a building, the openings to a building and walkways from rays of the sun, precipitation or views.
AWNING SIGN A sign that is painted, screened, dyed or otherwise applied to the surface of the material or fabric that covers an awning's frame and does not project from the surface of the material or fabric.
BACKGROUND STRUCTURE: Means the parts of a sign, exclusive of the copy area, such as beams, buttresses, poles, cables, and stringers, which support the sign face.
BILLBOARD: A sign identifying advertising and/or directing the public to a business, merchandise, service, entertainment or product which is located at a place other than the property on which such sign is located. These signs are also known as off-premise, outdoor advertising signs.
BOX SIGN: A sign of three (3) or more sides in a box form. Also known as a cabinet sign.
BUILDING FRONTAGE: Means the horizontal length of a wall of a building where such wall faces a street. The measurement of such length is along a line parallel to the street. Where a building is arranged to include establishments with exterior public entrances but no wall space facing a street, the horizontal dimension of one wall of each such establishment, which faces a mall, or other private way may be considered to be building frontage.
BUILDING SIGNS: Means any sign attached to any part of a building, including but not limited to, awning, wall or projecting signage.
CANOPY: (Also includes a marquee) – A structure that covers an outdoor space and is supported by a building or partially by a building and by pipes, columns or any other structure separate from

the building. A canopy may also be freestanding, self-supporting and separate from a building.
CANOPY FACE: The vertical, exterior portion of a canopy that does not include the supports.
CHANGEABLE COPY SIGN: (Manual) Means a portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure, framing, or background allowing the letters, characters or graphics to be modified from time to time manually, such as a bulletin board.
CHARITABLE AND CIVIC EVENT SIGNS: Temporary signs not exceeding nine square feet in area placed on private real property with the consent of the owner or possessor of the private real property not more than 30 days prior to the event and removed within three days after the event. Signs placed in public rights-of-way (including unimproved street rights-of-way) shall be subject to removal and destruction by the town without notice.
CONSTRUCTION SIGN: Sign identifying an architect, engineer, contractor, subcontractor, financial institution, material supplier, etc., participating in construction on the property where the sign is located.
DIRECTIONAL SIGN: An on premise sign giving directions, instructions, or facility information. The signs may contain the name or logo of an establishment, but no advertising copy. Examples include "parking", "exit", or "enter" signs.
DISCONTINUED SIGNS: Means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product or activity and/or for which no legal owner can be found within a specified period of time.
DIRECTORY SIGN: A sign listing the names of more than one business, activity or professional office conducted within a building, group of buildings or commercial center.
EXEMPT SIGN: Any sign, which is specifically listed as exempt from this Ordinance and shall not require a permit.
FAÇADE: Any single side of a building or unit within a building. A façade does not include any portion of a roof. In circumstances where a side of a building is not a vertical plane, the height is measured vertically and not along the plane of the building face. In circumstances where a portion of a façade is not parallel to a front, rear or side of a building, the width of the façade is measured along a straight horizontal line and not along the foot of the building. Signs regulated by building face may be located on a maximum of four faces of a building.
FAÇADE, PRIMARY: Any façade that fronts along a public street. In multi-unit buildings, the primary façade is the façade that includes the main public entrance to a unit. In cases where one unit is above another, the Town Planner may determine which façade is the primary façade of the upper portion.
FREE STANDING SIGNS: Means a sign supported from the ground and not attached to any building.
GROUND SIGN: Means a sign supported by uprights or braces which are placed on, near or at ground level, and which is not attached to any building. The definitions of ground sign and pole sign are mutually exclusive.
MARQUEE: See "Canopy."
MULTI-TENANT PARCEL: Means a parcel of property, or parcels of contiguous property, existing as a unified or coordinated project, with a multi-tenant structure.
MULTI-TENANT STRUCTURE: Means a building used, designed or constructed for occupation by more than one (1) tenant.
MULTI-TENANT SIGN: Means a sign, which pertains to the uses of a parcel of property, or parcels of contiguous property, where two (2) or more separate establishments exist on the parcel of property.

OFF PREMISE SIGN: A sign that does not pertain to the use of the premises on which it is located. (See "Billboard.")

OFF-PREMISE DIRECTIONAL SIGN: Any off-premise sign indicating the location of or directions to a business, office or other activity. The sign shall provide the name of the business or activity, and directions or symbols indicating directions. If a sign exceeds the maximum permitted area: it shall be construed and regulated as an off-premise advertising sign.

PARAPET: means the extension of a false front or wall above a roofline.

PERMANENTLY ATTACHED WINDOW SIGN: Means a window sign that is displayed longer than thirty days.

POLE SIGN: (Or pylon sign) - Means a sign supported by at least one (1) upright pole, pylon, or post, which is secured to the ground, and the bottom of the sign- face exceeds two (2) feet above the finished grade level. The definitions of pole sign and ground sign are mutually exclusive.

POLITICAL SIGN: A temporary sign used in connection with a local, state, national election or referendum.

PORTABLE SIGN: A sign mounted on a frame or chassis, designed to be easily relocated, and not meant to be permanently affixed to buildings, poles, or the ground.

PROJECTING SIGN: Means a sign mounted on a building wall or fascia in such a manner that one or more copy areas are not parallel to the building wall.

ROOF LINE: The highest continuous line on a roof, excluding any mansards, cupolas, pylons, chimneys or minor projection. On a sloping roof, the roofline is a principal ridgeline, or the highest line common to one or more principal slopes of a roof. On a flat roof, the roofline is the highest continuous line of the roof or parapet, whichever is higher.

ROOF SIGN: Any sign erected or attached to the roof of a building or any sign, which is attached to or supported by a building, and extends vertically above the roofline. SANDWICH BOARD: A temporary A-frame sign, not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure or one or more panels which form both the structure and sign face, and which is intended to be placed in a sidewalk or pedestrian way.

SIGN: Any object, device, display, structure, or part thereof, situated outdoors, which is used solely to advertise, identify, display, direct, or visually attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including but not limited to words, letters, figures, designs, symbols, fixtures, streamers, balloons, pennants, air driven devices, colors, illuminated or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, city, or any fraternal, religious or civic organizations; works of art which in no way identify a product; or scoreboards located on athletic fields.

STICK-IN SIGN: Means a sign, which is capable of being manually inserted into the ground by a single individual, and which is capable of being viewed from the public right-of-way.

SUSPENDED SIGN: A non-illuminated sign that is all designed to be suspended under a canopy.

T-FRAME SIGN: Means a portable sign utilizing an inverted "T" style of framing to support the sign.

TEMPORARY SIGN: A sign or advertising display constructed of cloth, canvas, fabric, plastic, paper, plywood or other light material that is used only temporarily and is not permanently mounted.

TIME AND TEMPERATURE SIGN: Signs which display only time and temperature in alternate light cycles.

WALL SIGN: Any sign attached to a building façade. Such sign may be painted on a wall of a building, attached flush with a building wall or may be attached to project from a wall of a building. Wall signs include window signs.

Section 8.03 General Provisions

The following regulations shall apply to all permitted signs in the Town of Aynor.

A. A sign permit is required for the erection, alteration, or reconstruction of any sign unless otherwise noted herein, and shall be issued by the Town in accordance with Section 1002 of this Ordinance.
B. Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.
C. Signs shall be removed if:
    1. A business is no longer functioning., or
    2. The sign is advertising a past event. The sign or sign face shall be removed if more than sixty (60) days has elapsed from the time of the business closing or of the past event.

Section 8.04 Prohibited Signs

The following signs are prohibited in the Town of Aynor:

A. Signs Initiating Warning Signals: No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, nor shall any sign use the words "stop," "danger," or any other word, phrase, or symbol, or character in a manner that might mislead or confuse a vehicle driver.
B. Flashing, moving, animated coursing, blinker, racer-type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, and other similar types of attention-getting devices.
C. Signs Within Street or Highway Rights-of-Way: Except as herein provided, no sign whatsoever, whether temporary or permanent except traffic signs, signals and information signs erected by a public agency, is permitted within any street or highway right-of-way.
D. Certain Attached and Painted Signs: Signs painted on or attached to trees, fence posts, and telephone or other utility poles signs painted on, or attached to, rocks or other natural features or painted on the roofs of buildings are prohibited.
E. Roof Signs: For the purposes of this Ordinance a sign mounted onto or attached to a mansard roof shall be considered a wall sign, provided the sign is located beneath the deckline of the roof.

Section 8.05 Signs for which a permit is not required

A. Traffic, directional, warning, or information signs authorized by any public agency.
B. Official notices issued by any court, public agency, or officer.
C. Real Estate:
    1. Onsite Real Estate Sign: One (1) non-illuminated "For Sale," "For Rent," or "For Lease" sign, not exceeding six (6) square feet in area in residential districts and twenty (20) square feet in commercial districts and located not less than ten (10) feet back from the street right-of-way line, unless attached to the front wall of building.
    2. Temporary Real Estate Directional Signs: Signs indicating the location and direction of a premise available for sale, or in the process of development, but not erected upon such premises, may be erected and maintained, provided;
        a) The size of any sign is not in excess of six (6) square feet in area, and not in excess of four feet (4') in length.

b) Written permission for the temporary rights to the appropriate land is obtained from any or all owners of such land, whether public or private, prior to the erection of such a sign.
c) Not more than one (1) such sign is erected along, each five hundred feet (500') of street frontage.

D. Home Occupation: One (1) permitted home occupation sign, provided it is non- illuminated. The sign is to be no larger than four (4) square feet, and shall be mounted against a wall of the principal building.

E. On site directional sign: Entrance, exit and instructional signs, so long as they do not exceed four (4) square feet in area, are no higher than three feet (3') above the pavement or ground level, and contain no advertisement.

F. Identification signs indicating the name and street number of owner or occupant of a parcel, so long as such signs do not exceed two (2) square feet of copy area.

G. Bulletin boards, which are defined as permanent signs which primarily display the name of a non-commercial place of public assembly and announce the upcoming events of that organization. In order to not require a permit, such a sign shall not exceed thirty-six (36) square feet of copy area or five feet (5') in height. Signs of this type shall be restricted to one (1) per parcel.

H. Construction sign: Signs identifying projects under construction which denote the name of the project, the architect, engineer, contractor, owner, and the financial, selling and development agencies of the project, so long as such do not exceed twelve (12) square feet of copy area in residential districts, or twenty-five (25) square feet of copy area in non-residential zones, are not illuminated, and are removed within seven (7) days of completion of the project.

I. Signs attached or integrated into a gasoline pump, automatic bank teller machine, or drive-thru component of a fast food restaurant, which give operational instructions to users, the price of the product, and the brand name of the product or descriptive information about the product.

J. Grand Opening/New Management/Going Out of Business Sign. One on-site temporary sign announcing the opening of a newly licensed business, that does not exceed 16 square feet in copy area and that is not displayed for longer than 30 days after the issuance of a Certificate of Compliance by the Town Planner or designee.

K. Political Signs. Election campaign signs are permitted in the Town of Aynor, subject to the following conditions:

1. An election campaign sign shall be permitted upon the qualification of a candidate or the approval of an issue to be placed on the ballot, through a period to not exceed seven (7) days after the election.
2. Election campaign signs shall not be placed on public property, the public right-of-way, utility post, or trees.
3. Campaign signs placed on any privately owned parcel in the Town and such signs shall not count against the total number of signs permitted for that parcel.
4. Campaign signs shall not exceed 12 square feet in size.

Section 8.06 Regulations applying to specified types of signs

A. Wall Signs
   1. Signs on the Front Surface of a Building. The total area of signs on the exterior front surface of a building shall not exceed twenty percent (20%) of the front surface of the building, so long as the total area of all signs does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.
   2. Signs on the Side and Rear Surface of a Building. The total area of signs on a sign or rear surface of a building shall not exceed twenty-five percent (25%) of the exterior side or rear surface of the building respectively, so long as the total area of all signs on the parcel does not exceed the total amount of the sign area permitted within the zoning district in which the sign or signs are to be located.
   3. Combination of Signs. The combined sign area on the front, side, and rear surface of a building must not exceed the total sign area permitted within the zoning district where the sign or signs are to be located.

B. Projecting Signs. Wall signs attached flat against a wall may extend not more than twenty-four inches (24") from the wall. Signs projecting from a wall may extend outward from the wall of a building, not more than six and one half feet (6-1/2'), and may be located not closer than eighteen inches (18") to a vertical plane at the street curb line. A projecting sign shall not extend above the roofline a distance greater than the height of the roof above the ground level. In no case shall signs project beyond property lines, except that signs may project over public sidewalks in Central Business (B-1) Districts provided that the minimum height above grade or sidewalk level of such signs shall be no less than ten feet (10').

C. Subdivision Entrance Signs. In order to indicate the name of a residential subdivision development, such signs are permitted at each entrance to a subdivision. Such signs shall be set back not less than ten feet (10') from the right-of-way of any street or from any boundary line of the subdivision. Such signs may be put in place for as long as the sign is maintained, including after all lots are sold. Each such signs shall have a copy area of not in excess of one hundred twenty (120) square feet and shall have a maximum height of six feet (6'). If two (2) signs are located at a subdivision entrance, the maximum combined copy area shall be one hundred twenty (120) square feet. If a subdivision sign is to be illuminated; only indirect lighting shall be permitted, and only one (1) color of illumination shall be permitted.

D. Window Signs- Total area of all window signs shall not exceed twenty (20) percent of the total glass area of the window in which they are placed. Window signs shall not count against total allowable copy area if they are not permanently attached.

E. Portable Signs. All portable signs shall be set back no less than ten feet (10') (unless in the B-1 district) from the right-of-way line. All portable signs are subject to all regulations as all other free standing or detached signs.

F. Billboards. Billboards are permitted in the Town of Aynor, subject to the following conditions:
   1. Billboards are allowed only within B-2 districts.
   2. No billboard shall be erected or attached to, suspended from or supported on a building or structure, nor shall any existing signs be enlarged, removed, relocated, or substantially repaired (over fifty percent (50%) of its existing value) unless a building permit has been issued by the building inspector and is in compliance with all of the requirements governing billboards. All billboards must be of metal construction.
   3. All billboards must be in compliance with appropriate detail provisions of the Town of

Aynor's building code, including being constructed so as to withstand minimum wind pressures of thirty pounds (30 lbs.) per square foot (PSF).

4. The maximum display surface area of an advertising sign shall by three hundred seventy-eight (378) square feet.
5. Billboards may have up to two (2) signs facing in opposite directions. There shall be no side-by-side or double-decker billboards.
6. No billboards shall be erected within the front yard setback.
7. There shall be no more than sixteen (16) billboards allowed within the Town limits at any given time. The location of such billboards shall not be no less than 100ft apart and shall not be on the opposite side of the street for a distance of 100 feet measured form the spot directly opposite from an existing billboard. These five (5) additional billboards will begin 100ft from Santino's Pizza billboard going west to the Myrtle "Beach Welcome Center.
8. There shall be no billboards mounted on the roof of any structure.
9. Billboards shall not exceed maximum thirty-five feet (35') in height. Billboards shall be elevated a minimum of twelve feet (12') from the ground.
10. Under no circumstances shall the zoning board of adjustment grant any variance to the sign provisions of this chapter.

Section 8.07 Sign Illumination

Illumination devices shall be so placed and so shielded that rays there from or from the sign itself will not be directly cast into any adjacent property or public right-of-way.

Section 8.08 Height Restrictions

No signs, except as otherwise provided, shall exceed the height limit of the district in which they are located.

Section 8.09 Signs Permitted in Residential Districts

The following types of signs are permitted in all Residential Districts where said uses are allowed:

A. Signs for which permits are not required;
B. For multiple family dwellings, group dwellings, and for buildings other than dwellings, a single non-illuminated business identification sign or bulletin board not exceeding fifteen (15) square feet in area. Such sign or bulletin board shall be set back not less than ten feet (10') from any street right-of-way line. In addition, such uses shall be permitted entrance, exit and directional signs, so long as such signs contain no more than four (4) square feet of copy area each, are no higher than three feet (3') above the ground or pavement, contain no advertisement, and are contained on the same parcel as the activity to which they pertain.
C. Subdivision signs and temporary private directional signs, under the provisions of Section 806.C

Section 8.10 Signs permitted in B-2 and LI Districts as follows

A. All signs permitted in residential districts are permitted in B-2 and LI Districts.
B. On any occupied zoning lot in a Highway Commercial or Limited Industrial Districts, one (1) free standing or detached sign is permitted for each three hundred feet (300') of road frontage, except for parcels with less than three hundred feet (300') of road frontage one (1) such sign is permitted. The permitted copy area of a free standing or detached sign is one hundred fifty feet (150) square feet per sign permitted. The maximum height permitted is thirty feet (30') from

pavement. Such free standing or detached sign shall be set back not less than ten feet (10') from any street right-of-way. For the purpose of this ordinance, portable signs are considered free standing and detached signs;

C. Attached wall signs are permitted in compliance with Section 806.A of this Ordinance.
D. Signs in any commercial or industrial district may be illuminated.
E. Billboards as specified in Section 806.F

Section 8.11 Signs permitted in B-1 Districts as follows

A. Total Sign Area Allowed

Within the B-1 district each property is allowed a total aggregate sign area not to exceed one (1) square foot for each linear foot of building frontage. Buildings located on corner lots (fronting upon two public rights-of-way, excluding alleys and walkways) and multi-story buildings with upper floor nonresidential occupants or tenants are allowed a maximum sign surface not to exceed one and one-half (1.5) square feet for every linear foot of building frontage. Suspended and projecting signs shall be calculated separately from other wall signs.

B. Signs Not Included in Total Area Allowance

All permanent signs permitted and regulated through the Ordinance shall count as part of the property's total allowed signage except: building markers, flags and flagpoles, identification, incidental, wall mounted directory of no larger than two (2) square feet, suspended signs of no larger than two (2) square feet in total area and principal ground signs of sixteen (16) square feet per side or thirty-two (32) square feet or less in total area. In addition, signs specifically associated with sidewalk cafes, sandwich boards and street furniture shall not be calculated as part of the establishment's total sign area.

C. Principal Ground Sign

Principal ground signs shall be allowed, provided that:

1. Any ground signs measuring sixteen (16) square feet per side or thirty-two (32) square feet total, or less, shall not be calculated as part of the property's overall allowed signage. Any square footage in excess of the above numbers shall be counted towards the property's total allowed sign area.
2. Ground signs shall exceed forty-two (42) inches in height.
3. The maximum size of ground signs shall not exceed thirty-two (32) square feet per side or sixty-four (64) square feet total;
4. Setbacks shall be adequate to protect the clear sight triangle, in accordance with the Town's Land Development Regulations;
5. Such signs may display not more than eight (8) pieces of information, plus the address of the property; and if permitted, up to four (4) additional pieces of information relating to property leasing or property sale. Pieces of information related to property leasing or sale shall not exceed six (6) inches in height, shall not include logos or illustrations of any kind and shall be uniform type style:
6. Both sides of a two-sided ground sign shall be identical in design and content.
7. For a single-occupant property, there shall be only one (1) principal ground sign per principal entrance to the project, provided that no two (2) ground signs shall be within three hundred (300) feet of each other;
8. For a multi-occupant project, there shall be only one (1) ground sign plus one (1) additional ground sign for street frontage on a second street, provided that the frontage on that street

is at least one hundred and fifty (150) feet in length and that an actual entrance to the project is permitted on such street;

D. Projecting Sign

Projecting signs attached to a building in a perpendicular fashion shall be counted as part of the overall allowed signage.

1. The number of such signs shall not exceed one (1) per tenant
2. The sign area of the signboard shall not exceed six (6) square feet per side and twelve (12) square feet in total.
3. The height of the top edge of the signboard or bracket shall not exceed the height of the wall from which the sign projects.
4. No element of the sign shall hang lower than ten (10) feet above the ground or pedestrian walkway;
5. Since projecting signs may extend over the public right-of-way, they shall be mounted and attached to buildings in a secure manner. The sign, brackets and mounting devices shall be maintained in good repair for both safety and appearance. Such signs shall be mounted so that the method of installation is concealed to the extent practical.
6. The signboard or the bracket shall not project more than thirty-six (36) inches from the wall.
7. Projecting signs may be illuminated indirectly; internal illumination is prohibited. All indirect lighting or spot lighting shall require complete shielding of all light sources so as to illuminate only the face of the sign and prevent glare from off-site.
8. All lettering and graphics shall be permanent; changeable copy is prohibited.
9. Non-glossy, non-glare wood and painted or silk-screened metal or plastic are the preferred materials for projecting signs. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.

E. Suspended Signs

Suspended signs shall be allowed under canopies provided that:

1. Such signs shall not exceed one (1) per building entrance.
2. They may not exceed two (2) square feet in total area in order to be exempt from the overall total signage amount. Suspended signs within the may be larger than two (2) square feet in total area and all area over two (2) square feet shall be considered as part of the property's overall allowed sign area.
3. Such signs may not be illuminated separately; and
4. Such signs shall contain only the address, suite number, logo or name of the occupant or business served by the entrance.

F. Wall Signs

Wall signs shall be allowed on commercial properties provided that:

1. Signs may be allowed on any part of the building except the roof.
2. The total area of all wall signs on a particular wall or a section of wall shall not exceed one square foot of wall sign for each linear foot of length of that wall, which length shall be measured by applying the same principles as are used to measure building frontage;
3. Such signs shall be located only on principal buildings and shall not be limited as to number;

4. No wall sign shall project above the highest point of the building wall on the same side of the building as the sign; this shall include marquee signs and any other signs not affixed directly to such wall.
5. On a single occupancy building, all signage or message elements, except for poster boxes, marquee signs, logos and wall signs on theaters on any single wall, shall be considered parts of the same sign and shall be measured by a rectangle surrounding all of them;
6. On a multi-occupancy building, each occupant with an outside entrance serving the general public may have a separate wall sign. Corner tenants with a door or window on their side walls and tenants with a separate outside entrance serving the general public where such entrance is in a different exterior wall from any other entrance for which such tenant shall be allowed one additional wall sign;
7. On a multi-occupancy building serving primarily office uses, there may be signs on two separate walls of the building;
8. Conditions above shall not apply to changeable copy signs for a theater.
9. In addition to other permitted signs, but subject to total sign area limits applicable to all wall signs, a theater may install one or more back-lighted or internally illuminated "poster boxes", provided that:
    a) Such boxes shall not exceed 36 by 54 inches each in area;
    b) The top of such boxes shall not be more than ten feet above ground; and
    c) Such boxes shall be permanently mounted to a wall.

G. Wall Mounted Directory Sign

Wall mounted building directory signs identifying the occupants of a building, including upper story business uses shall be permitted for buildings with multiple tenants, provided that the following standards are met:

1. The located next to the principal entrance.
2. The sign shall not project outward from the wall more than six (6) inches.
3. The sign shall not extend above the parapet, eave or building façade.
4. Wall mounted directory signs within the Town Center may be larger than three (3) square feet in total area and all area over three (3) square feet shall be considered as part of the property's overall allowed sign area.
5. The height lettering, number, or graphics shall not exceed four (4) inches;
6. The sign shall not be illuminated separately.

H. Awning Sign

1. On a single-occupant property, one awning sign may be allowed only in lieu of all other signage otherwise permitted on the wall to which the awning is attached.
2. On a multi-occupant property, one awning sign may be allowed over each occupant entrance, in lieu of other wall signs, and if shown on the Uniform Sign Plan;
3. The maximum area of an awning sign shall not exceed ten percent (10%) of the total awning face or side area;
4. Awning signs may be illuminated only with direct surface lighting and not with any form of backlighting.

I. Directory Sign

Directory signs shall be allowed where a particular site includes more than one tenant, provided that:

1. Logo/name directory signs in shopping centers may be located near entrances to parking areas, but not less than fifty (50) feet from any public right-of-way, and at principal intersections within the site, where such intersections are not less than fifty (50) feet from any public right-of-way;
2. Such signs shall not exceed sixteen (16) square feet in area and forty-two (42) inches in height.
3. Such signs may contain logos or business names with arrows or other directional information but shall not contain any commercial message. Such signs shall not be separately illuminated.

J. Additional Signs for Restaurants and Cafes

In addition to other signage, restaurants and cafes shall be permitted the following, limited to one of each sign per business. These additional signs shall not be calculated as part of the site's overall allowed sign area.

K. Menu Box

A wall-mounted display featuring the actual menu as used at the dining table. The menu box shall be located at or near the main entrance, at a height of approximately five (5) feet, and shall not exceed two (2) square feet in size. Menu signs may be lighted provided that any light directed toward the sign is shielded so as to illuminate only the face of the sign.

L. Menu Board

Menu boards shall be allowed only as an accessory use to a restaurant permitted to have a drive-thru window under the UDO, provided that:

1. Such signs shall not exceed 32 square feet in area and six feet in height.
2. Such signs shall not be legible from a public right-of-way or adjacent property;
3. There shall be no more than one such sign per property.
4. The color of such sign shall be neutral or earth tone or have architectural ties to the main building.

M. Window Sign

Signs shall be allowed on the show window glass of nonresidential properties provided that they cover no more than twenty-five (25) percent of the gross glass area on any one side of the building and they are not separately illuminated.

N. Sandwich Board Sign

One sandwich board sign, per street frontage, as follows:

1. The total area of the signboard shall not exceed ten (10) square feet.
2. Any sandwich board sign shall not exceed two (2) linear feet in width, with a maximum height of forty-two (42) inches. Within these specified maximum dimensions, creative shapes that reflect the theme of the business are encouraged (i.e. ice cream shops may display a sign in the shape of an ice cream cone);

3. The sign must be constructed of materials that present a finished appearance. Rough-cut plywood is not acceptable. The sign lettering should be professionally painted or applied; a "yard sales" or "graffiti" look with hand painted or paint stenciled letters is not acceptable, however, chalkboard signs shall be permitted. The written message of the sign should be kept to the minimum necessary to communicate the name of the business or a special message of the business;
4. The sign shall be located within four (4) feet of the main building entrance to the business and its location shall not interfere with pedestrian or vehicular circulation;
5. The sign shall be removed at the end of the business day.
6. Any person erecting a sandwich board sign shall indemnify and hold harmless the Town and its officers, agents, and employees from any claim arising out of the presence of the sign on Town property or rights-of-way.

O. Sidewalk Café/Restaurant Furniture

Sidewalk cafes/restaurants shall be allowed tables, chairs, umbrellas and other permissible objects, including planters, associated with sidewalk cafes/restaurants, subject to all relevant Design Guidelines and/or Streetscape requirements of the Town. Lettering and/or logos on umbrellas shall not exceed six (6) inches in height.

P. Murals

Murals shall be allowed within the Town of Aynor, provided the following conditions are met:

1. The design of the mural must be approved by the Planning Commission;
2. The location of the mural must be approved by the Planning Commission;
3. The design of the mural pertains to the history and culture of the area; and
4. An individual or group shall be named as the party responsible for the maintenance and upkeep of the mural.

Section 8.12 Enforcement, penalties and remedies

A. Any person who erects any sign in violation of the provisions of this article shall be guilty of a misdemeanor. Each day such violation continues shall be considered a separate offense.
B. The town or its designated agent shall have the right to remove without notice to the owners thereof; signs placed within any street or highway right-of-way, and signs attached to trees, fence posts, telephone and utility poles, or other natural features.
C. For signs to be found in violation of this article, the town or designated agent may attach to the face of the sign a highly visible sticker reading “ZONING VIOLATION”. The sticker shall include the date that it was attached to the sign with instructions to call the zoning office immediately.
D. No existing sign which fails to meet the standards of this article shall be enlarged or replaced, except as otherwise provided.

Section 8.13 Nonconforming sign discontinuance

Notwithstanding other provisions of this ordinance, nonconforming portable signs, flags, banners and pennants, after the adoption of this ordinance shall be removed, altered, or otherwise made to conform with this ordinance within six (6) months. Notice shall be given by the town or designated agent to the aforementioned nonconforming sign owners stating wherein they do not conform to said ordinance and stating the date that the nonconforming sign must either comply or cease to exist. The date that the nonconforming sign must either comply or cease to exist shall be measured from the date of adoption of this ordinance and shall be observed regardless of whether notice of nonconformity is given by the town or received by the affected owner.

ARTICLE IX. PERMITTED USES

Section 9.01 Determination of Permitted uses

Uses other than those specifically called out in Table 9-1 which are of the same general character, as those listed may be deemed appropriate by the Board of Zoning Appeals.

TABLE 9-1 PERMITTED USES

P=Permitted, CU=Conditional Use, SE=Special Exception

USE	R-1	R-2	R-3	B-1	B-2	LI	REFERENCE
RESIDENTIAL							
Single Family	P	P	P				
Manufactured Home-individual			CU				Section 9.02(B)
Multifamily		P	P				
Home Occupations	CU	CU	CU				Section 9.02(A)
AGRICULTURAL							
Customary General Farming	P	P	P				
Dairy Distribution station						P	
COMMERCIAL							
Bed and breakfast (B&B's)	SE	SE	SE				Section 9.03(A)
Building supplies					P	P	
Commercial Parking Lots				P	P	P	
Funeral Homes		CU	CU				Section 9.02(D)
Gas/Service stations					P	P	
Offices							
Professional and Medical		CU	CU	P	P	P	Section 9.02(D)
General				P	P	P	
Retail				P	P	P	
Personal, Business and Professional Services				P	P	P	
Restaurants				P	P	P	
Community Services				P	P	P	
Hotels and Motels				P	P	P	
Auto, Boat, Farm Equipment Sales and Service					P	P	
Manufactured home sales					P	P	
RECREATIONAL							
Fraternal Organizations and Clubs (nonprofit)		CU	CU	P	P	P	Section 9.02(D)
Indoor and Outdoor Amusement Facilities					P	P	
INDUSTRIAL							
Brewery, Distillery, Winery						SE	Section 9.03(E)
Bottling works						P	
Cabinet & Furniture making						P	

INDUSTRIAL (CONT'D)							
USE	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**LI**	**REFERENCE**
Carpenters' shop						P	
Clothing manufacture						P	
Commercial Laundry						P	
Concrete Batch Plant						C	Section 9.02(E)
Contractor's yard						P	
Electrical and welding						P	
Feed or fuel yards						P	
Food Processing (Small-Scale)				SE	C	P	Section 9.02(F) Section 9.03(E)
Machine shop						P	
Manufacturing (Small-Scale)					C	C	Section 9.02(C)
Mini-Warehouse / Self-Service Storage					C	C	Section 9.02(G)
Paper box manufacture						P	
Printing, Publication or Engraving						P	
Truck terminal and warehouses.						P	
Wrecker Service (Tow-Yard)					C	C	Section 9.02(H)
OTHER							
Publicly Owned Buildings	SE	SE	SE	SE	P	P	Section 9.03(B)
Public and Private Schools offering General Education	SE	SE	SE	SE	P	P	Section 9.03(C)
Churches	SE	SE	SE	P	P	P	Section 9.03(D)

Section 9.02 Conditional Uses

Conditional Uses are uses that are permitted within a specific district as long as the use can meet all the conditions as specified within the Ordinance.

A. Customary Home Occupation (R-1, R-2, R-3)
   1. No external evidence of the occupation except an announcement sign not more than two (2) square feet in area;
   2. Only one (1) person, not a resident of the dwelling is employed; and
   3. Not more than twenty-five percent (25%) of the total floor area of the dwelling is used

B. Manufactured homes on individual lots (R-3)
   1. Conforms to all requirements set forth for that district;
   2. The manufactured home in question constitutes the principal use of that lot and no other residence or other principal structures are located on the lot;
   3. The manufactured home shall be placed on a permanent foundation and properly anchored and skirted;
   4. The manufactured home meets all structural standards established by the State of South Carolina and is in conformance with regulations promulgated by the American National Standards Institute (ANSI A 119.1) regarding the construction of manufactured homes;

5. Such use shall be deemed to have adequate water, sewer and other service facilities meeting standards established by the State Board of Health, the American National Institute or the Town of Aynor Building and Housing Code, whichever may be applicable; and,
6. Such use shall conform to all standards intended to reduce flood hazards as would be required for on-site construction and other ordinances of the Town;
7. A public or private utility department company or corporation shall not connect utilities, begin service, turn on water, electricity or gas, or in any way furnish service to a manufactured home until the manufactured home owner lessee shall present a valid manufactured home permit, signed by the building Inspector, as meeting the above stated requirements.

C. Manufacturing (Small Scale) (B-2 & LI)
   1. Max. building size: 20,000 sq. ft.
   2. All operations, with the exception of loading and unloading, shall be performed within a structure.
   3. Accessory on-site retail is permitted
      a. Additional parking to be required based on area of floor space dedicated to retail (min. one parking space per 200 sq. ft.)

D. Funeral homes, fraternal organizations and clubs not operated for profit, offices for doctors, lawyers, dentists, architects, real estate and insurance agencies (R-2, R-3)
   1. They shall be located on designated arterial or collector streets;
   2. The buildings shall be placed not less than fifty feet (50') from all property lines.
   3. There is a planted buffer strip erected on side and rear property lines.

E. Concrete Batch Plant (LI)
   1. Min. lot size: 5-acres
   2. Min. five-hundred (500) ft. separation between the batch plant and any residential lot line. Separation to be measured across road right-of-way.
   3. Limited to batch-plant only. Crushing and screening operations (including temporary operations) are prohibited.
      a. Associated office and accessory contractor's equipment yard are permitted.
   4. Additional screening (in addition to Article VI and or Sec. 10.01-Q):
      a. A wall or berm is required along the front property line / road right-of-way
      b. A wall or berm is required along adjacent property lines if the batch plant is within one-hundred (100) feet from said property.
      c. A fence is required along adjacent property lines if the batch plant is within two hundred fifty (250) feet from said property.
      d. A fence, wall or berm shall be a min. of six (6) ft. in height.
      e. A wall shall be constructed of heavy-duty, durable walls, ideally precast concrete panels / blocks or poured in place concrete retaining walls.
      f. A berm shall include side slopes not exceeding a two to one (2:1) ratio and shall include a four (4) planting shelf along the top.
      g. Fences, walls, and berms shall be placed outside of drainage easements and an appropriate distance way from existing or proposed drainage.

5. Equipment, fleet vehicles, and material storage shall meet the building setbacks of the LI district.
    a. Material storage shall be contained within barriers and not left loose.
6. Facilities shall employ measures to limit the tracking of material(s) associated with the facility onto any public roadway.

F. Food Processing (Small-Scale) (B-1 & B-2)
1. Max. building size: 20,000 sq. ft.
2. All operations, with the exception of loading and unloading, shall be performed within a structure.
3. Accessory on-site retail is permitted
    a. Additional parking to be required based on area of floor space dedicated to retail (min. one parking space per 200 sq. ft.).

G. Mini-Warehouse (B-2 & LI)
1. Additional screening shall include an opaque fence or wall at a min. of six (6) ft. in height.
    a. Chain link fencing with privacy fabric is permitted.
2. Minimum drive-aisle width shall be twenty-two (22) ft. wide.
3. Min. off-street parking: four (4) spaces
4. Outdoor storage permitted as an accessory use under the condition that at least 50% of the outdoor storage area is to the rear of the mini-warehouse units.

H. Wrecker Service (Tow Yard) (B-2 & LI)
1. Additional screening shall include an opaque fence or wall at a min. of six (6) ft. in height.
    a. Chain link fencing with privacy fabric is permitted.
2. Salvage operations are not permitted.

Section 9.03 Special Exceptions

Owing to their potential negative impact on the community, the Board of Zoning Appeals may approve the following use(s) as a special exception.

A. Bed and breakfast establishments (B&B's) (R-1, R-2, R-3)
1. That the special exception complies with all applicable development standards.
2. That the special exception will be in substantial harmony with the area.
3. That the special exception will not be injurious to adjoining property.
4. That the special exception will contribute to the economic vitality and promote the general welfare of the community.
5. That the special exception will not discourage or negate the use of the surrounding property for the use(s) permitted by right.
6. In granting the special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

B. Public owned buildings and uses (R-1, R-2, R-3, B-1)
   1. The location of these uses shall first be reviewed by the Board of Zoning Appeals;
   2. The buildings are placed not less than fifty feet (50') from any residential property lines;
   3. There are planted buffer strips along side and rear property lines.

C. Public and private schools offering general education (R-1, R-2, R-3, B-1)
   1. The location of these uses shall first be reviewed by the Board of Zoning Appeals;
   2. The buildings are placed not less than fifty feet (50') from any residential property lines;
   3. There are planted buffer strips along side and rear property lines.

D. Churches (R-1, R-2, R-3)
   1. The location of these uses shall first be reviewed by the Board of Zoning Appeals;
   2. The buildings are placed not less than fifty feet (50') from any residential property lines;
   3. There are planted buffer strips along side and rear property lines.

E. Industrial Uses from Table 9-1 (Food Processing (Small-Scale) (B-1) and Brewery, Distillery, Winery (LI))
   1. That the special exception complies with all applicable development standards.
   2. That the special exception will be in substantial harmony with the area.
   3. That the special exception will not be injurious to adjoining property.
   4. That the special exception will contribute to the economic vitality and promote the general welfare of the community.
   5. That the special exception will not discourage or negate the use of the surrounding property for the use(s) permitted by right.
   6. In granting the special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

ARTICLE X. OVERLAYS

Section 10.01 Highway 501 Overlay Zone

A. Purpose

The Highway 501 Overlay Zone is established to provide standards relative to accessibility, appearance, and safety in the development of commercial, industrial, multi- family residential, townhouses and office projects that utilize Highway 501 as their primary means of access. The overlay is established to provide unified development that promotes a sense of place and provides opportunities to develop projects engineered to be compatible with the carrying capacity of Highway 501.

B. Applicability

1. The Highway 501 Overlay Zone shall extend 300 feet to the north and south of the right-of-way line of Highway 501 throughout the Town of Aynor. Renovated or newly constructed commercial, industrial, multi-family residential, townhouses, or office developments that are located partially or completely within the boundaries indicated above then the whole parcel shall comply with the regulations established below. Construction or renovation not visible from the corridor and single-family detached development are exempt from these regulations.
2. Renovation, for the purpose of the Highway 501 Overlay Zone, is defined as work that modifies or expands a structure or business where the improvements are greater than or equal to 40 percent of the assessed value of the property or the value of the property as determined by an independent appraisal. Water, sewer, or electrical expenditures shall be included in the costs of improvements for any expansion or new construction. General maintenance and repair of any water, sewer, or electrical expenditures incurred in updating an existing structure where no new expansion will occur are exempt from the standards established below.
3. If an existing business is damaged/destroyed due to an act of nature (flood, hurricane, tornado, etc.), or catastrophic event and is reconstructed within 12 months of such damage or destruction, the standards contained herein shall not apply. This exemption shall not relieve the property owner of having to meet all other applicable building regulations that may be in place at the time of reconstruction.

C. Required Reviews

Proposed developments or renovations, meeting the above definition shall be reviewed by the Town before issuance of building permits. Development plans shall provide information relative to the site layout including building elevations, landscaping, signage, lighting and utility location. Submitted plans shall contain enough detail to illustrate that the requirements of this ordinance have been meet.

D. Modification of design standards

The Board of Zoning Appeals may approve modification of the design requirements of the overlay zone. Requests for modification of the design standards shall be considered at the time development plans are submitted for review and shall comply with all submittal requirements established in the zoning ordinance.

E. Development and design requirements

Development of specific uses in the Highway 501 Overlay Zone shall be consistent with the underlying zoning district. In addition to the requirements of the applicable underlying zoning district the following supplemental development regulations shall apply:

F. Buildings

1. Roof mounted mechanical equipment visible from the corridor shall be enclosed or screened to ensure that such features are not visible. Enclosures and screens shall be compatible to the architectural style of the proposed building;
2. No portion of a building shall be treated with smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, unless the visible finish is comprised of a suitable finish material. Materials suitable for treating visible facades may include, but are not limited to, brick, glass, synthetic clapboard siding (vinyl, metal or wood), split- face decorative block, stone, hardiplank siding or cementitious siding, or stucco;
3. Except as provided in this section, the rear and side facades shall be of materials and design characteristics consistent with that of the front; use of inferior or lesser quality materials for side or rear facades shall be prohibited.
4. Blank or uninterrupted building facades visible from the corridor shall be designed in a manner that reduces the building mass by breaking the facade into smaller segments. Design techniques that include repetitive features or similar architectural elements may be utilized to accomplish this.
5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding one hundred (100) linear feet without including at least two (2) of the following: pilasters, columns, canopies/porticos, arcades, colonnades, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions. Such walls shall also incorporate wall plane projections or recesses having a depth of at least two (2) feet in offset and extending at least twenty (20) feet in length.
6. Building walls facing the front yard or street side yard shall have window(s) and door(s). Such facades shall have display windows a minimum of six (6) feet in height along no less than fifty percent (50%) of their horizontal length. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
7. Within planned shopping centers and multi-tenant buildings, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
8. Building design shall include minimum one (1) foot deep cornices, extending along the entire front of buildings and the sides of buildings at least ten feet.
9. Building design shall include a minimum two (2) foot high contrasting base, extending along the entire front of buildings and down the sides of buildings at least ten (10) feet.

G. Structures with Special Design Standards

1. Leasing, rental, or sale facilities. Businesses engaged in the leasing, rental, or sale of merchandise that have frontage along the corridor shall adhere to the landscaping and buffer requirements, and display lots associated with such businesses are exempt from the parking area requirements.

2. Each business shall be permitted one (1) display pad, no larger then two hundred (200) square feet, for merchandise sold at such establishment. An additional display pad shall be permitted for each two hundred (200) feet of corridor frontage. The display pad shall be located behind the required perimeter buffer and may be elevated a maximum of eighteen (18) inches above finished grade unless required for infrastructure purposes. Merchandise shall not be permitted to be temporary or permanently placed or parked within the front buffer.
3. Outdoor freestanding propane stations must be opaquely screened from public view with landscaping or a solid fence of wood, stone or brick material. Fences exceeding six (6) feet in height shall have plantings on any side facing the main corridor or residentially zoned property.
4. Outdoor freestanding propane stations must be opaquely screened from public view with landscaping or a solid fence of wood, stone or brick material. Fences exceeding six (6) feet in height shall have plantings on any side facing the main corridor or residentially zoned property.
5. Salvage yards and vehicle storage areas Businesses engaged in salvage operations, repair of automobiles or storage of possessions in individually enclosed units/garages that have frontage along the Corridor shall adhere to the following:
   a) Storage areas for salvaged materials or vehicles waiting for repair shall be screened from the corridor by a six (6) foot high opaque enclosure or equal to the height of the stored material not to be higher than twenty (20) feet which shall be located to the rear of the primary structure on the site.
   b) An eight (8) foot wide landscaped buffer shall be provided around the base of the enclosure to "soften" its appearance. Landscaping utilized shall be consistent with that required in above.
   c) A six (6) foot solid or opaque fence will be required around any storage of recreational vehicles and mini-storage units. Fencing shall consist of wood, stone, or brick materials. Chain link, plastic or concrete materials are prohibited. Walls or fences exceeding six (6) feet in height shall have plantings on any side facing the main corridor or residentially zoned property.

H. Non-Residential Uses With Structures Exceeding Twenty Five Thousand (25,000) Square Feet of Building Area or an Improved Surface Area Exceeding Fifty Thousand (50,000) Square Feet
1. Such buildings must be separated from lands designated, zoned or used for a residential purpose by at least fifty (50) feet, which distance shall be measured by the shortest distance between the building occupied by the use and nearest property line of the residential use.
2. All shopping centers, complexes of buildings designed as a group, retail uses or uses exceeding twenty-five thousand (25,000) gross square feet shall provide a covered pedestrian arcade at least eight (8) feet in width extending for the length of the main entrance façade.

I. Outparcel/Auxiliary Uses
1. Outparcels shall conform to the master signage, lighting and landscaping plan prepared by the developer of the primary lot.
2. Sidewalks and pedestrian connections shall be installed between outparcels and the primary lot, and between each outparcel, to enhance internal circulation and create a streetscape experience for customers.

J. Parking

1. To reduce the visual mass and enhance the appearance of parking areas from the corridor, a perimeter buffer of ten (10) feet along the corridor and equal to side and rear setbacks of the underlying zoning district unless otherwise noted shall be installed and improved with landscape materials.
2. Parking areas shall be designed so that no one parking module contains more than 100 spaces. Parking within modules shall be grouped so that 9' x 15' parking islands are provided for every ten (10) parking spaces in a continuous row or for a maximum of 20 spaces per bay between parking islands. Parking islands shall be surrounded by curbing to prevent vehicular intrusion and improved with at least one (1) 2-½ inch caliper canopy tree to reduce parking lot heat and glare. The remaining area of the parking island shall be planted with vegetation that complements the structure or a suitable groundcover. Acceptable plant species, maintenance standards, and sizes to meet the above requirements are listed below in the article.
3. Parking areas containing more than 150 spaces, in addition to the meeting the requirements of Subsection 4 above, shall also provide a 10-foot landscaped island between each parking module. Landscaping placed within such islands shall be sufficient to provide visual relief from the mass of the parking area.

K. Lighting

1. A lighting plan will be required with submittal of all commercial development plans within the overlay. Emergency lighting for public safety and hazard warning, holiday decorations, residential lighting, and pubic streetlights are exempted from the provisions of this ordinance.
2. *Orientation and Shielding*. All light fixtures, except streetlights shall be located, aimed or shielded as to minimize stray light trespassing across property boundaries. No illumination in excess of one-foot candle across any residentially zoned lot line. The orientation of all lighting shall be downward.
3. *Height*. Luminaire heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed 100 spaces; in such instances the luminaries shall be no higher than twenty-five (25) feet provided that they are limited to the central areas of the parking lot and lower fixtures not exceeding eighteen (18) feet in height are utilized along the primary vehicular/pedestrian corridors. If a luminaire is within fifty- (50) feet of a residentially zoned parcel, the height of the luminaire shall be no greater than twelve (12) feet.

4. *Type*. Each outdoor luminaire shall be a recessed or a full cutoff luminaire, and the use of decorative luminaries with full cutoff optics is desired. A full cutoff luminaire is an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture is projected below the horizontal plane.
5. *Prohibited Lighting*. The following lighting fixtures are prohibited: searchlights, laser source lights, or any similar high-intensity light, except in emergencies by police and fire personnel.
6. *Canopy Lighting*. Outdoor lighting installed on canopies or drive-thru facilities are permitted an average foot candle reading of twenty (20) foot candles under any area that is illuminated. Lighting shall use diffusers and be shielded. *Building Lighting.* Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from off the property. Building walls may be illuminated. No building illumination shall cause the site to exceed maximum site lighting limitations.

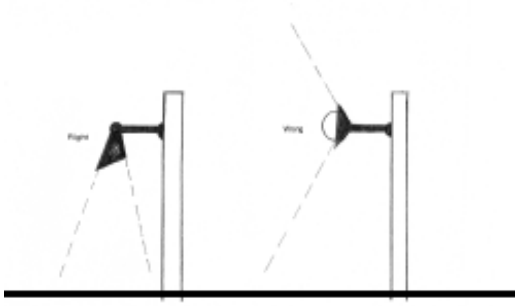

Figure 1: Lighting Standards

L. <u>Shipping/receiving areas, utility locations and dumpsters</u>

1. Proposed structures, requiring shipping docks for the receipt or shipping of merchandise shall locate such docks in the rear of the structure or within a service courtyard shared by different businesses. Shared courtyards may be accessed from the front of the structure provided the entrance to such area is designed to blend into the architectural style of the structure and no docks are visible from the corridor or adjacent parking areas.
2. Loading and unloading of commercial vehicles or of any other vehicles used for commercial purposes is only permitted between the hours of 6:00 a.m. and 11:00 p.m. when property assigned a residential zoning classification or used for residential purposes is within one hundred (100) feet of the loading area. Within such areas, such activities are prohibited at all other times.
3. Utility services shall be located underground when possible. Exceptions to the requirements of underground utilities are:
   a) Major electric transmission lines responsible for transporting power through the area rather than to the area;
   b) Provision of three-phase power; and
   c) Where the Town Planner determines that public safety is at substantial risk if underground utilities are employed. If underground utility location is not possible, above grade utilities shall be located behind structures in a utility "alley" easement approved by the applicable utility authority.
4. Element such as HVAC units, telephone boxes, or electrical transformers shall be placed as close to the building as feasible and screened with landscaping.

5. *Dumpsters*
   a) Dumpsters, which may be seen from adjacent properties or public parking lots, shall be screened from view on all four sides.
   b) Dumpsters shall be placed in the rear yard or the least visible side yard on a corner lot.
   c) Dumpsters shall be screened with three solid walls of brick, stucco or split-face block construction, at least six feet in height. The wall shall include a continuous cap feature and a closing gate. An alternative to this is a solid opaque wooden fence screened with a 24" high-planted shrubs that shall reach a 36" height within one (1) year and a mature height of at least 5ft.

M. Accessory structures/uses

Accessory structures shall be compatible in Style, Color, and Materials with Main Structure(s). The requirements of the underlying zoning district shall govern the distance separation requirements from the principal structure and other accessory structures. Structures shall be limited in size to 25% of the primary structure or 1000sf whichever is less.

N. Outdoors Display and Storage

1. Commercial outdoor display areas, sales areas, tents, play areas, and commercial play devices are prohibited, except where a special event is held and a permit is issued. This Subsection does not apply to Auto/boat sales. Chain link security fence enclosures may only be utilized within industrial areas if there is no reasonable alternative and only when screened by landscape material to create a six (6) foot tall opaque screen. If permitted, chain link fences, including posts and rails, shall be black, brown or green and vinyl coated.
2. Ancillary Outdoor Storage: The following requirements for ancillary outdoor storage in non-residential districts located within the Overlay. All uses with ancillary outdoor storage and materials, merchandise, equipment, parts, junk or vehicles (overnight parking) shall not be permitted unless in conformance with the following regulations:
   a) All proposed areas used for ancillary outdoor storage and the associated method of screening shall be indicated on an approved site plan along with scaled elevation drawings indicating the type of screening and materials proposed to be used.
   b) Outdoor storage shall be accomplished by the construction of a minimum 6' privacy fence. No portion of the screening device shall be used for advertising and display of signage.
   c) Outdoor storage shall observe the same setback requirements as that of the principal building.
   d) Outdoor storage areas cannot be located forward of the principal building and when possible shall be located to the side of the building not facing a public street.
   e) Outdoor storage areas shall comply with the most restrictive screening requirements set forth within the Aynor Zoning Ordinance.
   f) Materials stored outdoors, excluding vehicles, trailers, or mobile machinery or equipment shall be stacked no higher than one foot below the top of required screening device.
   g) The outdoor storage and display of living plant material (i.e. garden center) and its associated materials may have this provision waived by using a combination wrought iron and masonry screen.

h) Any merchandise typically associated with a retail garden center such as mulch, lawn equipment, propane items, barbeque grills, paving stones, landscaping timbers, bird baths, garden chemicals, etc. may be stored within this area provided that these items are not prominently displayed or featured from the public right of-way through the wrought iron portion of the screen. This may be accomplished by placing living plant materials such that these plants serve as a semi-opaque screen for the non-living plant material.
   i) The following activities are excluded from the requirements:
   i) General construction activities
   ii) Operations with primary outside storage.

O. Access management

To ensure that development within the overlay does not impact the carrying capacity or future improvement of the corridor, the following access management strategies shall be employed. Consolidation of access points. Reduction of access points to the corridor are encouraged due to the increases in operational efficiency that result. When any of the following strategies are used, participating businesses shall be entitled to the variations listed below.

1. *Number of Driveways per Parcel*
   a) Any parcel or lot having frontage along an arterial and in existence prior to the adoption of the ordinance, shall be permitted one (1) direct access to that arterial, unless an access plan is submitted to, and approved by the Planning Department for more than one (1) access.
   b) At the time of plan submission and approval, if two (2) or more parcels in existence prior to the adoption of this ordinance, are placed under one (1) ownership, control and/or maintenance, such assembly shall be permitted one (1) direct access to the arterial, unless an access plan is submitted to, and approved by, the city for more than one (1) access.
   c) Direct access to arterial roads shall be provided by one (1) or more of the following means for lots or parcels not permitted direct access to the arterial:
      i) Access to the site may be provided by an existing or planned public street; and/or
      ii) Access to the site may be provided via the internal circulation of a shopping center, an office complex, or similar group of buildings having access in accordance with an approved access plan; and no additional direct access shall be provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, office complex or similar group of buildings. Access through side or rear setbacks is encouraged, provided that the access is internal and generally perpendicular to the setback; and/or
      iii) Access to the site may be provided by a service drive and/or shared access, which provides controlled access to the site.
   d) Parcels located at an intersection of the corridor and another improved public roadway shall obtain access from the adjacent public roadway. Direct access to the corridor may be permitted when the parcel has 200 or more feet of corridor frontage, the access is no closer than 200 feet to another access, and the access is approved by SCDOT. The use of Shared Access to serve adjacent parcels abutting the Corridor are required for new

lots where there is less than 200' of frontage on the Corridor or less than 200' to another access.

2. *Shared or joint access*
   Use of shared or joint access between two or more properties is encouraged even for parcels that may meet the spacing and frontage requirement. Where a parcel uses such access the parking requirements for those adjacent uses may be reduced up to 10% for each business. To receive this reduction the property owner(s) shall file a written agreement at the Registry of Deeds. The parties may revoke the agreement only if parking is provided in accordance with this Zoning Ordinance, and the Planning Commission, or its designee approves a revised plan.

3. *Nonconforming Driveways*
   a) Driveways that do not conform to the regulations in this Ordinance, and were constructed before the adoption of this Ordinance, shall be considered legal nonconforming driveways. Existing driveways granted a temporary permit are legal nonconforming driveways until such time as the temporary permit expires.
   b) Loss of legal nonconforming status results when a nonconforming driveway ceases to be used for its intended purpose, as shown on an approved site plan for a period of six (6) months or more. Any reuse of the driveway may only take place after the driveway conforms to all aspects of this Ordinance.
   c) Legal nonconforming driveways may remain in use until such time as the use of the driveway or property is changed or expanded in such a way that impact the use of the driveway. At this time, the driveway must be made to conform to all aspects of this Ordinance.
   d) Nothing in this Ordinance shall prohibit the repair, improvement, or modification of lawful nonconforming driveways.

4. *Parking lot access*
   Parking lots that directly access the corridor or a frontage roadway shall:
   a) Be designed to ensure that entering vehicles maintain a travel speed of 15 mph to assist in reducing interference with through street traffic movements.
   b) Setback required landscaping or optional berming to ensure that a sight triangle, conforming to SCDOT standards, exists.

5. *Driveway Location and Design*
   a) Driveways across from median openings shall be consolidated wherever feasible to coordinate access at the median opening.
   b) When applicable, access to a parcel shall be aligned directly with existing median crossovers.
   c) Accesses that do not align directly shall be located a minimum of 100 feet (edge to edge) from the nearest crossover.
   d) One (1) additional access along a continuous site frontage if there is a demonstrated need based on trip generation and road traffic data.
   e) One (1) pair of one-way driveways may be used per two hundred fifty (250') feet of frontage. Only one pair of one-way drives may be used per street frontage.
   f) Driveways with more than one entry and one exit lane shall incorporate channelization

features to separate the entry and exit sides of the driveway. Double yellow lines may be considered instead of medians, where truck off tracking is a problem.

g) Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts with through traffic or on-site traffic and to avoid congestion at the entrance.

6. *Transit Accommodations*
   Transit accommodations shall be provided for sites containing structures of 80,000 gross square feet or greater, at the discretion of the Planning Commission.

7. *Access Management Waiver Standards*
   a) The applicant may apply for a waiver of the standard driveway designs, under the following conditions:
      i) When driveway volumes are expected to meet or exceed one thousand (1,000) vehicles per day.
      ii) When expected turning ingress or egress movements meet or exceed fifty (50) per hour during a typical peak traffic period as determined by a traffic study or generally accepted Institute of Transportation Engineers Trip Generation Manual.
      iii) When in the judgment of the Aynor Planning Commission the site specific conditions require alternative design treatments to provide for safe and efficient driveway operation.
   b) When an applicant seeks a waiver for an innovative method for access design or operation. The Waiver should be granted only where practical difficulties require and innovative design or dimensional change.

8. *Change in Use*
   a) Properties with access connections that do not meet the requirements of the Overlay District shall be brought into compliance when modifications to the roadway are made or when there is a significant change in use of the property, including land, structures or facilities, resulting in an increase in the trip generation of the property exceeding 25 % percent (either peak hour or daily) and exceeding 100 vehicles per day, as determined by one of the following methods:
      i) An estimation based on the latest edition of "Trip Generation" by the Institute of Transportation Engineers for typical land uses, or
      ii) Traffic counts made at similar traffic generators located in the area, or
      iii) Actual traffic monitoring conducted during the peak hour of the adjacent roadway traffic for the property.
   b) If the principal activity on a parcel with access connections that do not meet the regulations herein is discontinued or out of service for a period of one year or more, then that parcel must comply with all applicable access requirements of this overlay district.

P. Signs

1. Definitions

Definitions The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Anchor Tenant means a retail store(s) in a shopping center that is/are in excess of fifteen thousand (15,000) square feet of gross floor area and possess at least one hundred (100) feet of building frontage.

Architectural feature means any construction attending to, but not an integral part of the sign, such as, by way of example not limitation, landscape, building, or structural forms that enhance the site in general; it also includes, graphic stripes and other architectural painting techniques applied to a structure that serves a functional purpose, or when the stripes or other painting techniques are applied to a building provided such treatment does not include lettering, logos or pictures.

Background structure means the parts of a sign, exclusive of the copy area, such as beams, buttresses, poles, cables, and stringers, which support the sign face.

Building frontage means the horizontal length of a wall of a building where such wall faces a street. The measurement of such length is along a line parallel to the street. Where a building is arranged to include establishments with exterior public entrances but no wall space facing a street, the horizontal dimension of one wall of each such establishment, which faces a mall, or other private way may be considered to be building frontage.

Building Signs means any sign attached to any part of a building, including but not limited to, awning, wall or projecting signage.

Changing sign (manual) means a portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure, framing, or background allowing the letters, characters or graphics to be modified from time to time manually, such as a bulletin board.

Discontinued Signs means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product or activity and/or for which no legal owner can be found within a specified period of time.

Free Standing Signs means a sign supported from the ground and not attached to any building.

Gasoline Station Signs means signs for buildings and premises in which the primary source of revenue is the retail dispensing of motor fuels. The foregoing information must be verified to the city by the applicant prior to the issuance of sign permits.

Gross Floor Area means the sum of the fully enclosed covered floor area and the unenclosed covered floor area of a building at all floor levels.

Ground Sign means a sign supported by uprights or braces which is placed on, near or at ground level, and which is not attached to any building. The definitions of ground sign and pole sign are mutually exclusive.

Multi-tenant parcel means a parcel of property, or parcels of contiguous property, existing as a unified or coordinated project, with a multi-tenant structure.

Multi-tenant structure means a building used, designed or constructed for occupation by more than one (1) tenant.

Multi-tenant sign means a sign, which pertains to the uses of a parcel of property, or parcels of contiguous property, where two (2) or more separate establishments exist on the parcel of property.

Parapet means the extension of a false front or wall above a roofline.

Permanently Attached Window Sign means a window sign that is displayed longer than thirty days.

Pole Sign or pylon sign means a sign supported by at least one (1) upright pole, pylon, or post, which is secured to the ground, and the bottom of the sign- face exceeds two (2) feet above the finished grade level. The definitions of pole sign and ground sign are mutually exclusive.

Projecting Sign means a sign mounted on a building wall or fascia in such a manner that one or more copy areas are not parallel to the building wall.

Stick-in sign means a sign, which is capable of being manually inserted into the ground by a single individual, and which is capable of being viewed from the public right-of- way.

T-Frame Sign means a portable sign utilizing an inverted "T" style of framing to support the sign.

2. Permitted Signs

The following signs are permitted within the commercial corridor.

a) Freestanding Signs: Freestanding signs are permitted within the commercial corridor with the following provisions.
b) Types of Signs- Free standing Signs shall be limited to Multi-Tenant Ground Signs and Single Tenant Ground Signs.
c) Maximum number of signs
    i) Basic Allowance - One (1) double faced or single faced sign shall be allowed per parcel.
    ii) Additional Allowance- Developments with five hundred (500) feet of frontage or more on a major arterial road with more than one ingress/egress serving more than one (1) building shall permit one (1) additional sign, which shall not exceed one hundred (100) square feet in total copy area. The minimum separation for all signs on a parcel shall be at least two hundred (200) linear feet. If a building is located on a corner lot with two (2) street facing sides, one (1) sign may be located on each side served by an entryway.

3. Location

Sign(s) shall be located no closer than 10 feet from right-of-way, side or rear property lines.

4. Height
   a) Sign(s) shall be a maximum of twelve (12) feet high and be measured from the finished grade level to the top of the sign face. Multi tenant Parcels with over 300 feet of frontage shall be allowed to increase the height of the sign up to a height of twenty- five (25) feet
   b) The maximum clearance of the bottom of the sign face of any ground sign shall be two (2) feet from the finished grade level.
   c) The maximum size of the background structure of a sign shall not exceed one hundred ten (110) percent of the total square footage of copy area. For example, fifty- (50) square foot of copy area can have fifty-five (55) square feet of background structure area.

5. Copy area
   a) The maximum allowable copy area of any single stand-alone tenant ground sign shall be determined by Table 10-1.
   b) The maximum allowable copy area for any single tenant with in a multi tenant parcel shall be determined by Table 10-1, with the total maximum allowable copy area for a multi- tenant ground sign not to exceed one hundred (100) square feet.
   c) The minimum allowable copy area for each individual tenant actually permitted on a multi- tenant ground sign shall be twelve (12) square feet and a maximum of 64 square feet.
   d) Both single tenant and multi- tenant signs must contain the street address number (the address will not count towards the copy area) of the business or shopping center and:
   e) Be displayed in a contrasting color on any business identification sign; and
   f) The minimum height of the address must be six (6) inches and the maximum height of the address must be twelve (12) inches.

TABLE 10-1 HIGHWAY 501 MAXIMUM SIGNAGE COPY SIZE REQUIREMENTS

Building Size (Gross Floor Area)	Maximum Copy area
Under 75,000 square feet	32 square feet
75,000- 250,000 square feet	48 square feet
Over 250,000 square feet	64 square feet

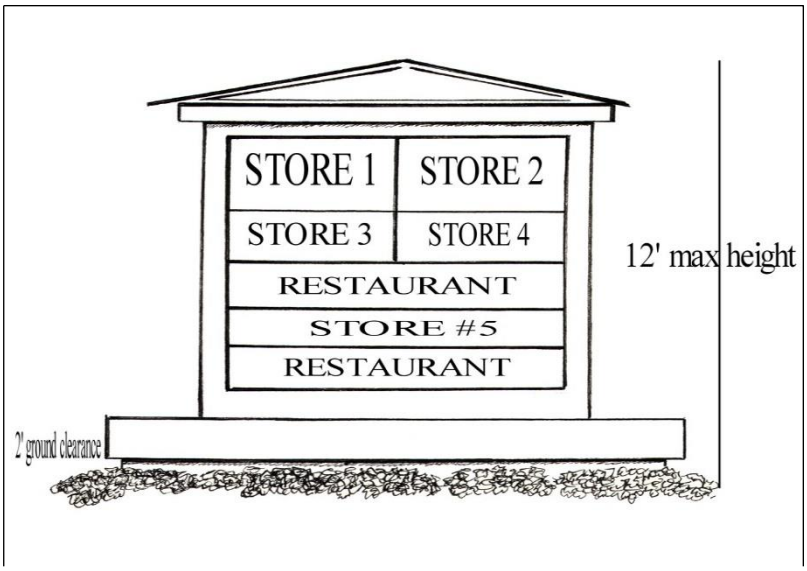

Figure 2: Ground/monument sign with multiple tenants

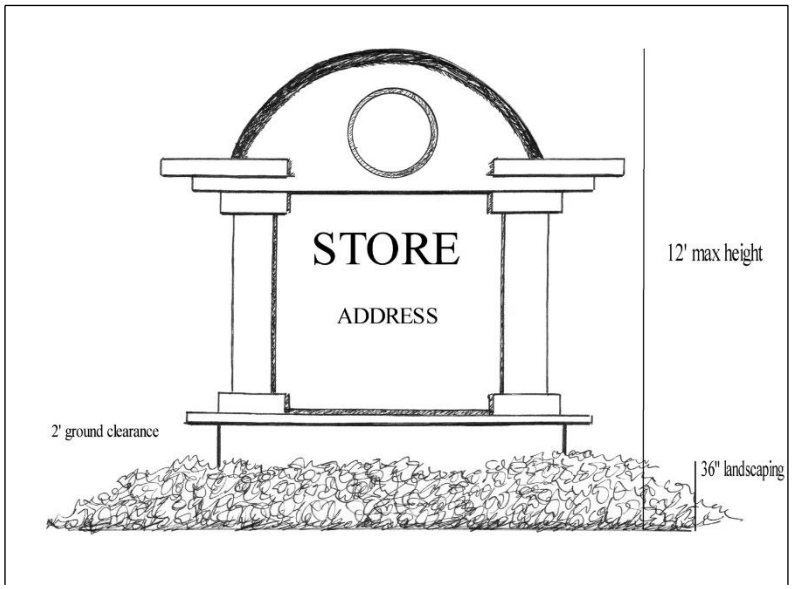

Figure 3: Ground/monument sign with single tenant

6. Ground Signs
   a) Ground signs shall be of a monument design in an enclosed base possessing a minimum width of two- thirds (2/3) the width of the sign.
   b) Support Base - The ground sign base shall be encased or provide external support and if any support, upright, bracing or framework is utilized or proposed to support a ground sign, said support, upright, bracing or framework shall be either:
      i) Encased in an ornamental shell of stone, brick, stucco, ornamental metal or similar and/or compatible materials with the architecture of the building or other site features; or
      ii) Be constructed of an external support structure extending between grade and the base of the copy area that shall not exceed two (2) supports.

c) Base shall not be intended or designed to include messages and shall not include colors, trademarks, or any other decorative design features that are primarily intended to attract attention, rather than be unobtrusive or compatible with the architecture of the building or other site features.

d) A minimum depth of thirty-six (36) inches of landscaping shall be incorporated around the base to include low growing shrubs and ground cover and/or flowering annual to promote color. The landscaping requirements may also be credited to the required landscaping.

7. Facade Signs (building wall, awning, marquee, canopy)

a) *Building Signs* - Building signs are permitted in the commercial corridor with the following provisions:
   i) Signs shall be limited to wall, canopy, awning, marquee, and projecting signs.
   ii) Shall only advertise one (1) person, firm, company, corporation or major enterprise occupying the premises.
   iii) Shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the proposed building.

b) *Single Tenant Development*
   i) Maximum number of signs - One (1) building signs are permitted per tenant frontage.
   ii) Maximum Size –
      i) 1 square feet for every linear foot of building frontage.
      ii) 0.5 additional square feet for every linear foot of building frontage for buildings located beyond one hundred (100) feet from the right-of-way.
      iii) The size of an individual sign shall not exceed one hundred fifty (150) sq. ft.

c) *Multi Tenant Development*
   i) Maximum number of signs - One (1) building sign is permitted per tenant frontage. Only buildings that have direct access to a building frontage may have an external wall sign.
   ii) Maximum Size –2.0 square feet for every linear foot of store frontage.
   iii) The size of an individual sign shall not exceed one hundred fifty (150) square feet.

d) *Placement* -The building signs permitted may be placed on the wall, awnings, or be a projecting sign.

e) Wall signs shall display only one (1) surface and shall not be mounted more than six (6) inches from any wall.

f) The maximum size of sign letters and logos, including any sign backgrounds, shall be twenty-four (24) inches in height for single tenants.

g) The maximum height of letters and logos for anchor tenants in a retail center shall not exceed twenty (20) percent of the building height.

h) The length of the sign may occupy up to fifty (50) percent of the linear feet of the storefront the business occupies.

8. Projecting Signs
   a) Projecting Signs shall be limited to occupants that have a minimum of twenty (20) feet of occupied building frontage provided that:
   b) All projecting signs shall not exceed fourteen (14) feet in height and shall have a minimum clearance of eight (8) feet from the ground to the bottom of the sign. A projecting sign may be a minimum of six (6) feet from the ground when it is located above a landscaped area or other area that does not permit pedestrian traffic beneath said sign;
   c) The projecting sign shall be placed on the building so that said signs are intended to be viewed by the pedestrians on the abutting street or pedestrian way;
   d) The projecting sign shall not extend more than four (4) feet from the wall of the building on which it is erected and shall not extend above the roofline or the parapet of the wall of the building on which it is erected; and
   e) The maximum allowable copy area for projecting signs shall be four (4) square feet.

9. Signage, Temporary and Other
   a) Window Signs- Total area of all window signs shall not exceed twenty (20) percent of the total glass area of the window in which they are placed. Window signs shall not count against total allowable copy area if they are not permanently attached.
   b) Changeable Copy (manual) Signage - Freestanding signs may have up to 25% of the permitted copy area as changeable copy.
   c) Flags, other – Flags include any fabric or other flexible material attached to or designed to be flown from a flagpole or similar device. Standards for flags are as follows:
   d) Only two such flags shall be permitted.
   e) The flags shall not be flown higher than a 35-foot pole, measured from grade.
   f) Only one flag per pole up to six feet by ten (10) feet, or two flags per pole up to four feet by six feet, may be flown.
   g) The flag shall extend no closer than ten feet from the edge of any adjacent public right-of-way.
   h) Grand Opening/New Management/Going Out of Business Sign. One on-site temporary sign announcing the opening of a newly licensed business, that does not exceed 16 square feet in copy area and that is not displayed for longer than 30 days after the issuance of a Certificate of Compliance by the Town Planner or designee.
   i) Residential Subdivision Signs - Twenty-five (25) square feet maximum, maximum 8 feet high, monument style, permitted in buffer if part of entrance feature, landscaped at base. A subdivision sign may be placed on each side of an entrance, with each sign counting separately towards the bulk requirements.
   j) For Sale/For Lease Signs:
      i) Individual Residential Lots - six (6) square feet maximum, three (3) feet high, located outside the buffer.
      ii) Temporary Nonresidential Lease or Sale Signs - Sixteen (16) square feet maximum, six (6) feet high, one (1) per lot for a maximum of one (1) year, located outside the buffer.
      iii) Directional Signs - Four (4) square feet maximum, eight (8) feet high, one (1) per entrance and one (1) per drive-through window, located outside the buffer.

k) Civic, philanthropic, educational or religious events. Temporary signs, no more than twelve (12) square feet, announcing a campaign drive or an; provided that the sponsoring organization shall ensure proper and prompt removal of such sign within 5 days after the drive or event.

l) Contractors sign – One (1) sign per job site, no more than twelve (12) square feet in area, located on the property on which the work is being done. All contractors on a job site shall place their signs on the same contractor sign.

10. Illumination

Internally illuminated signs shall meet the following standards:

a) The sign shall be constructed with either: an opaque background and translucent letters and symbols; or, a translucent darker colored background with a lighter contrasting color for the letters and symbols.

b) The darker background color shall have a luminous transmittance, which does not exceed fifteen (15) percent. The lighter lettering or symbols shall have a luminous transmittance, which does not exceed thirty -five (35) percent.

c) No internal lighting shall include exposed incandescent or fluorescent bulbs.

d) Externally illuminated signs shall meet the following standards:

   i) The lighting of signs must be from the top of the sign and directed downward;

   ii) The lighting of signs that have a height of eight (8) feet or less may be illuminated from the top of the sign or from the ground.

   iii) Indirect light sources must be shielded from the view of persons viewing the sign and be further shielded and directed so that the light shines only on the sign and that illumination beyond the copy area is minimized.

11. Exempted Signs

a) Signs which were legally in existence and lawfully conforming with the Ordinance prior to the effective date of this Ordinance and which, after adoption of this Ordinance, do not conform with this Division are exempted:

b) Termination By Damage or Destruction. Any exempted sign damaged or destroyed, by any means, to the extent of fifty percent (50%) or more of its replacement cost at the time of such damage or destruction, shall not be restored and shall be removed.

c) Termination By Redevelopment. Whenever a parcel or building undergoes New Development or Substantial Modification, the exemption provided for herein shall terminate.

d) Maintenance of Exempted Signs. No exempted sign shall be expanded, moved, modified or altered in any manner that would increase the degree of its nonconformity with this Division. Ordinary maintenance of the exempted sign shall be continued in order to ensure such signs are maintained in a structurally sound condition, with a neat appearance and in a generally good state of repair. Ordinary maintenance may include replacements of supports with different materials or design than the previous supports provided the replaced supports are not enlarged. Nothing in this Division shall prevent the strengthening or restoring to a safe condition of any portion of an exempted sign declared unsafe by a code enforcement officer or building inspector provided that any such improvement does not exceed fifty percent (50%) of the replacement cost of the sign. For purposes of this subsection, the replacement of individual tenant name panels on a multi-tenant center sign shall not constitute an alteration or modification.

12. Maintenance
    a) Maintenance- All signs shall be maintained in good condition and working order, and be free of graffiti, peeling paint, faded colors, and/or broken and damaged materials.
    b) Signs on Closed Business - The owner of any sign or any business which is a discontinued sign for a period of ninety (90) or more consecutive days shall remove the signage, not including the background structure, by painting over the copy area, or replacing the copy area with a blank insert.

13. Prohibited Signs The following signs shall be prohibited in the Commercial Corridor:
    a) No sign, permanent or temporary, shall be erected or placed so that it interferes with a clear sight triangle distance design standards.
    b) Portable signs
    c) A-frame, T-framed signs
    d) Signs on trailer frames with or without mounted wheels
    e) Vehicle signs or signs on or attached to vehicles which have a total copy area in excess of ten square feet, when the vehicle is not "regularly used in the conduct of the business" and (a) is visible from a street right-of-way within one hundred feet of the vehicle, and (b) is parked for more than two consecutive hours within one hundred feet of any street right-of-way. A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising, or for the purpose of advertising.
    f) Flashing, moving, animated coursing, blinker, racer-type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, and other similar types of attention-getting devices except for:
        i) Changeable copy signs when in compliance with the applicable regulations of this chapter
        ii) Time temperature and tide boards
    g) Signage used on bus transit shelters within the right of way.
    h) Roof sign
    i) Changing Sign (automatic)
    j) Traffic sign replica
    k) Pole Signs
    l) Pylon Signs
    m) "Stick-in" signs
    n) Banner Signs. Banner Signs shall be prohibited except as temporary commercial signs used to advertise a grand opening or change of business or except as banners attached to light standards used to promote noncommercial artistic purposes or the activities of nonprofit or governmental agencies.
    o) One (1) commercial banner sign not to exceed 24 square feet shall be issued per business for a period not to exceed thirty (30) days. Banners shall be temporarily affixed to a building wall.
    p) Neon or Gaseous-type Signs. Exposed neon tubing or similar gaseous type signs shall be strictly prohibited.
    q) Off-premise advertising signage. No new or additional off-premise signs will be allowed or permitted in the defined area of this corridor Overlay Zone.

Q. Landscaping and buffer requirements. To promote a continuous and unified theme, improve the appearance of structures, and provide protection to adjacent properties from the negative impacts of more intense development, the following standards shall apply. Additional landscaping, buffering, and tree preservation requirements may be required per the Zoning Ordinance.

1. Existing mature trees, particularly historic and protected trees, within the buffer area shall be retained. Removal of hardwood trees greater than 24" is strictly prohibited in the buffer areas of the overlay. Selective clearing shall be permitted upon submission of a tree protection plan and if approved by the Town Planner.

2. Foundation Landscaping
   a) Shall be equally distributed around the foundation of all structure perimeters visible from any public right-of-way, according to the formula and standards below:

Foundation Landscaping Quantity: PR = L or W/3.0 Where: PR = number of plants required L or W = building length or width, in feet, visible from any public right-of-way

   b) Required plant materials shall be located in a planting area adjacent to the building foundation. If the proposed building is to be accessed by vehicles through service doors and such doors are visible from a public right-of-way, the plant materials required for that length or width shall be exempted from these provisions.
   c) Acceptable plant species, maintenance standards, and sizes to meet the above requirements are listed in Appendix A: Plant Selection List. For each canopy or understory tree that is provided to meet the foundation landscaping requirements the total number of required foundation plants may be reduced by five plants.

3. Perimeter landscaping
   A landscaped buffer shall be provided around all perimeters for parcels that abut the corridor.
   a) The buffer width shall be equal to that of the setback required for the underlying zoning district except that the Type D (Streetscape) width may be reduced to (10) feet. In addition, Type C (Spatial) buffer widths may be reduced to five feet. Landscaping within the buffer shall be provided in accordance with design standards described in Table 10-2: Highway 501 Perimeter Landscaped Buffer and is dependent on the type of use on the developing and adjacent properties.
   b) Permitted uses within the required buffer include driveway access, transit oriented uses including bus stops and shelters, pedestrian and bike paths, lighting fixtures, signs, benches and other streetscape furniture.

4. Irrigation
   All required planting areas shall be mechanically irrigated unless noted below. This shall include all tree islands and all areas of required frontage landscaping between the parking lot and public streets. Required planting areas associated with parking lots containing less than thirty (30) parking spaces are not required to be irrigated. However, an exterior water source (such as a hose bib) shall be located within 100 feet of all required planting areas. If the project area is required to be irrigated, include the following statement on the Site and Landscaping Plan, "All planting areas shall be mechanically irrigated." and/or, provide an irrigation plan.

5. Berm construction requirements
   When a berm is utilized to provide separation between non-similarly zoned properties or for the purpose of modifying other standards elsewhere required by these regulations, it shall adhere to the following:
   a) Have side slopes no greater than 2:1. Any alternative designs shall be noted on all plans; and
   b) Be vegetated with the plant materials indicated in subsection above, (applies when berm is used between non-similarly zoned properties); and
   c) Non-vegetated areas on the berm shall be covered with a groundcover, mulch, or grass suitable to stabilize the side slopes of the berm (used when modifying parking lot location); and
   d) Breaks in the berm may be allowed every six to eight feet or however is needed for drainage.
   e) All plants used for landscaping shall be indigenous to this climate and shall be properly maintained in a healthy, controlled manner by the property owner. Any required planting material that dies or is allowed to lapse into a state of unhealthiness shall be replaced by the property owner during the species' growing season.

6. Maintenance
   Maintenance shall consist of mowing, removal of litter and dead plant materials, necessary pruning, and maintenance of screens in Conformance with the surrounding area. It shall be unlawful to deviate from an approved landscape plan unless otherwise permitted by the Town Planner or designee. Failure to comply with the above maintenance requirement shall constitute a violation of the zoning ordinance and be subject to the fines and penalties specified therein

7. Drainage and utility encroachment into the perimeter buffer
   Ditches, swales, stormwater conveyance facilities, stormwater retention ponds, sanitary sewer conveyance facilities, and associated easements may encroach up to ten percent into the buffer area or a required screening berm. When a drainage or utility encroachment requires more than the ten percent reduction allotted, a request for increased encroachment may be submitted to the Planning Commission for consideration. Such request shall be submitted when the development site plan is submitted for review.

8. Alternate designs allowed
   The Town Planner may, at its discretion, approve an alternate buffer design incorporating visually appealing fencing or earthen berms. The Town Planner may, at its discretion, approve alternate species not included on the approved plant list if the property owner submits a letter from a registered landscape architect, horticulturist, botanist, or plant nursery operator stating that the growing conditions in the City favor the healthy growth and maintenance of that species. The Town Planner Department may also require landscaping to be installed in locations left empty from the parking layout, such as corner islands associated with angled parking layouts, etc., at its discretion.

TABLE 10-2: HIGHWAY 501 PERIMETER LANDSCSAPE BUFFER

Land Use Classification	Existing Uses												
Proposed Uses	1	2	3	4	5	6	7	8	9	10	11	12	13
Class 1	C	B	*	B	A	C	B	B	B	B	C	B	*
Class 2	B	C	*	B	A	C	B	B	B	B	C	B	*
Class 3 A	B	*	*	C	C	C	C	C	C	C	C	C	*
Class 3 B	B	B	B	B	B	B	B	B	B	B	B	B	B
Class 4	A	A	C	C	C	B	B	B	B	B	B	B	C
Class 5	A	A	C	C	C	B	B	B	B	B	A	B	A
Class 6	A	C	C	B	A	C	C	B	C	C	B	C	C
Class 7	A	C	C	C	B	C	C	B	C	C	B	C	C
Class 8	A	C	C	B	B	C	C	C	C	C	B	C	C
Class 9	A	C	C	C	B	C	C	C	C	C	B	C	C
Class 10	A	B	C	C	C	C	C	C	C	C	B	C	C
Class 11	A	C	C	B	B	C	C	C	C	C	C	C	C
Class 12	A	C	C	B	B	C	C	C	C	C	B	C	C
Class 13	*	*	*	*	*	*	*	*	*	*	*	*	*

* No buffer required between uses

Notes:

Step 1) Locate land use of subject property in the Land Use Classification column in Table 10-3.

Step 2) Identify the land use classification for adjacent parcel

Step 3) Required buffer type and width is provided at the intersection of the subject row and adjacent property column. The letter indicates buffer type. For buffer type descriptions and design standards see Table 10-4 Highway 501 Buffer Design Guidelines. Buffer width is equal to the width of the setback unless otherwise specified.

TABLE 10-3: HIGHWAY 501 LANDSCAPINE LAND USE CLASSIFICATIONS

Use Class	Use	Use Types
1	Single Family Residential	Accessory living quarters, Accessory residential uses, Manufactured housing, Single-family detached homes
2	Multi Family Residential	Boarding house, Continuing Care Retirement Community (CRCC), Duplex, Group homes, Multi-family/condominium, Townhouses
3	Agriculture, Farming, and Forestry	A - Non-Commercial - Agriculture/horticulture/aquaculture, Animal facilities (raising & care) non-commercial, Farms and accessory buildings, Forest management and tree farms, Greenhouses/nurseries B – Commercial - Agricultural product processing, Animal facilities (raising & care) commercial, Depots & stockyards for the holding of produce, animals or farm products awaiting sale or shipment, Horse farms w/boarding facilities (commercial), Livestock/agriculture auction facilities, Produce stands/shelter
4	Communications, Public Facilities, and Transportation	Boat construction/repair/refinishing, Bus/taxicab services, Commercial parking lots, Communication tower, Motor freight transportation & warehousing, Petroleum and petroleum product facilities, Public buildings/facilities, Radio/TV broadcasting stations, Transportation terminal facilities, Utility substations w/combination office and maintenance/storage facilities, Water towers
5	Industrial	Asphalt and Concrete plant, Chemical and allied product manufacturers, Fabricated metal products, Food/beverage manufacturing and processing, Mining, Petroleum & petroleum products, Printing, publishing & allied industries, Salvage yard, Scrap metal processors, General Manufacturing, Warehousing
6	Amusement	Indoor and Outdoor Amusement activities, Museums & galleries, theaters
7	Retail	General and specialized retail, Convenience store, Department stores, Drug stores, Eating & drinking places, Farmer's markets, fitness centers and health spas, Florist, Food stores, Furniture/finishing, & equipment stores, Dressmakers & tailors
8	Medical, Personal, and Professional Services	Barber/beauty shop, Bldg cleaning/maintenance, Carpet/upholstery cleaning, Commercial art/photography, Employment agencies, Funeral home and accessory uses, General and specialized doctors offices and, clinics, Hospitals and medical centers, Kennels, pet motels, & dog training centers, Animal grooming facilities
9	Transient Accommodations	Bed & breakfast, Boarding home, Campground, Camps/institutions, Hotels, motel, & tourist home, Recreation vehicle parks,
10	Sales and Service	Auto body and mechanical repair, (Auto, aircraft, boat, motorcycle, recreation vehicle, trailer, truck, construction & equipment sales/leasing/service), Car wash, Manufactured housing sales, Repair shops for goods
11	Institutional and Religious	Churches/synagogues/temples, Clubs/lodges/union hall/social centers, Day cares, Cemeteries, Libraries, Schools
12	Finance, Insurance, Office and Real Estate	Banks and financial offices, Contractors offices with equipment storage, Utility service offices, Insurance agency, Offices (administrative, business, legal, professional, real estate) Research/development businesses, Travel agencies
13	Nature, Outdoor and Wildlife	Boat dock/ramps, Public park/preserves, Forest/game management areas, Game/wildlife/nature refuges or preserves, Nature/hiking trails

TABLE: 10-4 HIGHWAY 501 BUFFER DESIGN GUIDELINES

Buffer Type	Description	Performance Standards
Type A	Opaque	**Option (1)** This buffer functions as an opaque screen from the ground to a minimum height of eight feet. Plantings of evergreen canopy trees shall be a minimum of two-inch caliper and eight feet in height at the time of planting and shall obtain a height at maturity of between (40) and (80) feet. This should include a minimum of one canopy tree for every (40) linear feet of buffer and two understory trees per every (20) linear feet. Evergreen shrubs a minimum of (18) inches in height, planted at intervals no greater than six feet on center shall be used to fill spaces in between trees. One hundred (100) percent of the vegetation required in the opaque screen shall be evergreen species, no more than which (25) percent may be pine species. **Option (2)** This buffer/screen functions as an opaque screen from the ground to a minimum height of eight feet. Screen shall consist of two rows of evergreen trees, a minimum of six feet in height and an with average height of eight feet, planted at average intervals no greater than (10) feet on center. Evergreen shrubs a minimum of (18) inches in height, planted at intervals no greater than six feet on center shall be used to fill spaces in between. Ground cover or mulches shall be utilized to fill the remaining spaces in between supplemental plantings. **Option (3)** Earthen berms may be substituted for no more than (50) percent of the required minimum screen height of eight feet. If berm option is utilized, One row of evergreen trees, a minimum of six feet in height and an with average height of eight feet, planted at average intervals no greater than (10) feet on center, are required. Evergreen shrubs a minimum of (18) inches in height, planted at intervals no greater than six feet on center shall be used to fill spaces in between. Ground cover or mulches shall be utilized so that the ground will be covered within three years. Proposed species should be only those that naturally grow in high, well drained situations. The Remainder of the berm shall be planted with supplemental vegetation to limit erosion and to ensure that the intent of the screening requirements is met. See berm construction requirements in Section A (8).
Type B	Semi-Opaque	This buffer functions as a semi-opaque screen at a minimum height of five feet with openings no greater than (10) feet. Plantings of deciduous and evergreen understory trees shall be a minimum of (2.5) inch caliper and eight feet in height at the time of planting and shall obtain a height at maturity of between (20) and (40) feet. Canopy trees shall be spaced no wider than (40) feet at the time of planting and understory trees should be spaced no wider than (20) feet. Evergreen plants/shrubs utilized to fill gaps between trees shall be a minimum of (18) inches in height, planted at intervals no greater than six feet on center. At least (50) percent of the required trees and (100) percent the required shrubs shall be evergreen species. Berms may be used for no more than (50) percent

Type C	Spatial	This buffer provides a sense of separation between properties without screening the view from one to the other. These buffers are generally oriented towards aesthetic enhancement of site perimeters and separation of multiple uses on the same site. Spatial buffers should include a combination of trees and shrubs that provide visual obstruction from the ground to a height of at least (20) feet. This should include a minimum of two understory trees for every (40) linear ft. of buffer area shall be spaced no wider than twenty (20) feet at the time of planting. One canopy tree may be substituted for two understory trees and should be spaced no wider than (40) feet at the time of planting. Plantings of deciduous and evergreen trees shall be a minimum of (2.5) inch caliper and eight feet in height at the time of planting and shall obtain a height at maturity of between (20) and (40) feet. Screening plants/shrubs utilized to fill gaps between trees shall be evergreen and a minimum of (18) inches tall at the time of installation. At least (50) percent of the required trees and (100) percent the required shrubs shall be evergreen species.
Type D	Streetscape	This buffer is intended to soften the transition from the street side to the remainder of the property as well as provide a sense of separation between the street and property use. Streetscape buffers are required for all uses adjacent referenced street corridors. All uses that require site plan approval shall preserve, maintain or install a vegetated/planted buffer that abuts the perimeter of the property. This should include a minimum of one canopy tree for every (40) linear feet of buffer area or two understory trees for every (40) linear feet of buffer area. Plantings of deciduous and evergreen trees shall be a minimum (2.5 inch) caliper and (10) feet in height at the time of planting and shall obtain a height at maturity of at least (20) feet. Canopy Large trees shall be spaced no wider than (40) feet at the time of planting. At least (25) percent of the required trees shall be evergreen species. Streetscape trees should be chosen from "Streetside and Walkways" group in the Tree Selection Guide in Table 4. Streetscape buffers are required for all properties having primary frontage along US Highway 17. Additional parking facility screening may be required if parking is located along the frontage.
Parking Buffer	Parking Lot	Parking areas shall be buffered from all corridors. Buffering may be accomplished through the retention of vegetation in the required buffer area or through the placement of a berm not less than two feet in height and planted with a stabilizing ground cover, or placement of plants or shrubs that are a minimum of (18) inches at the time of planting and no greater than six feet apart.

Notes:

- Mixed used developments require Type C (Spatial) buffers to separate uses within the same development. If not already governed by the terms of a PDD, a (25) ft. Type C (Spatial) perimeter buffer is required on all sides excluding parcel frontage where a ten ft. Type D (Streetscape) buffer is required.

In addition to the buffer design standards provided Table 3:Buffer Design Guidelines, all perimeter buffers shall be improved in the following manner:

- Be planted with materials capable of survival in the environment in which they are installed with minimal maintenance; and
- Complement the structure, through color and foliage cover, for which they are planted around; and
- Acceptable plant species, maintenance standards and sizes to meet the above requirements are listed in Table 4:Landscape Tree Selection guide and Table 5:Plant Selection Guide.
- Provide visual direction, through plant heights, to entrances or other access features to the site; and
- Be planted in a manner that will not impede traffic safety by blocking or otherwise obstructing traffic signals, signs, or other devices.
- When a natural, undisturbed buffer is retained along the corridor, sides and rear of a renovated or newly developed property, a waiver of the required perimeter landscaping may be granted. Granting such waiver shall be determined by the Town Planner or designee upon review of a site plan identifying the vegetation retained in the buffers. In no instance, shall a waiver be granted if the plants retained in the buffers are not equal, in number not plant type, to those required by buffer design guidelines.

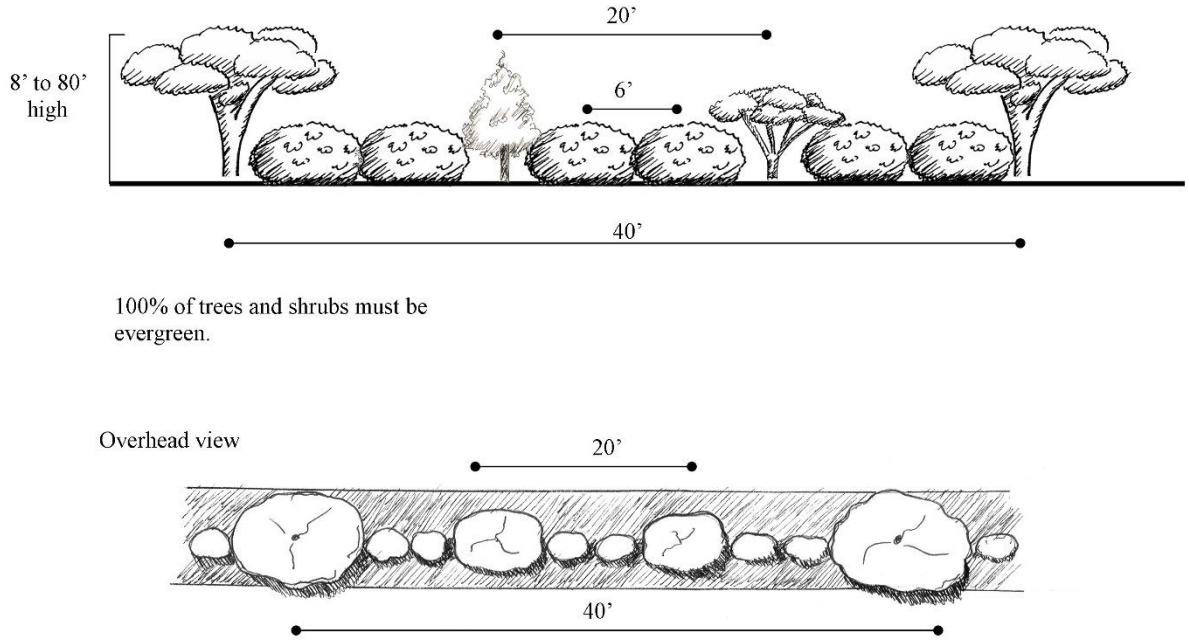

Figure 4: Type A Opaque Buffer Option (1) with single row of plantings

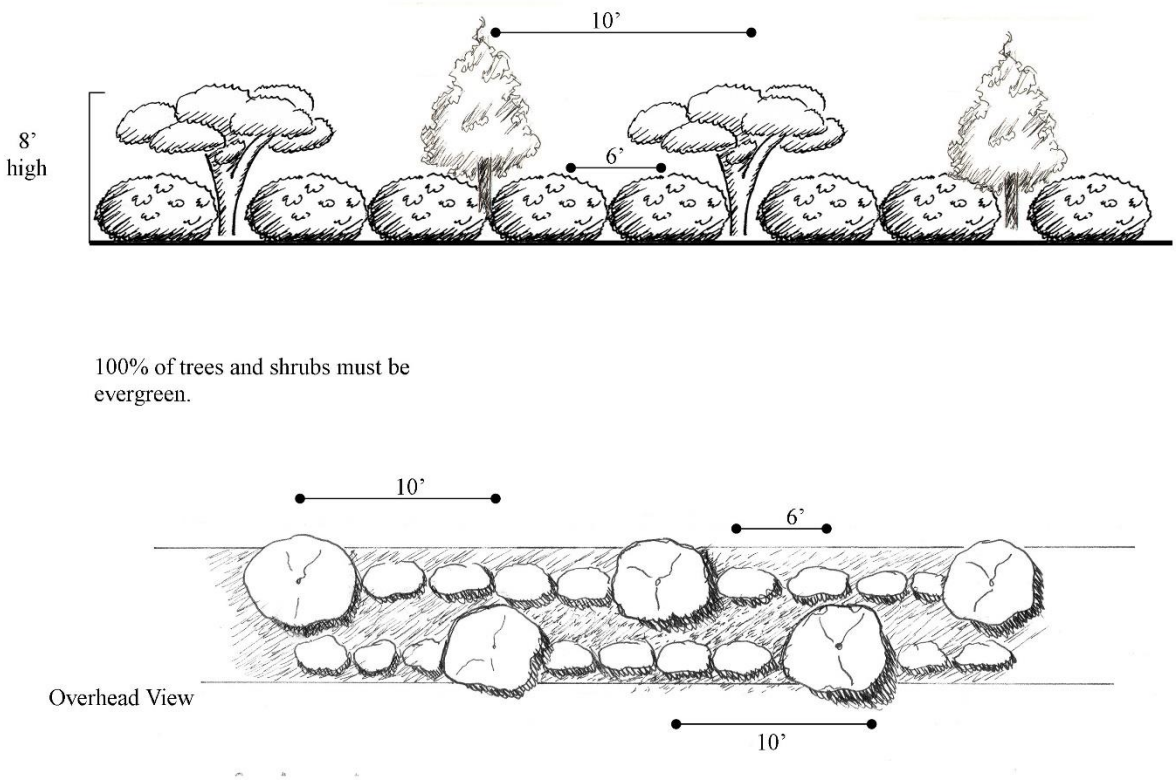

Figure 5: Type A Opaque Buffer Option (2) with double row of plantings

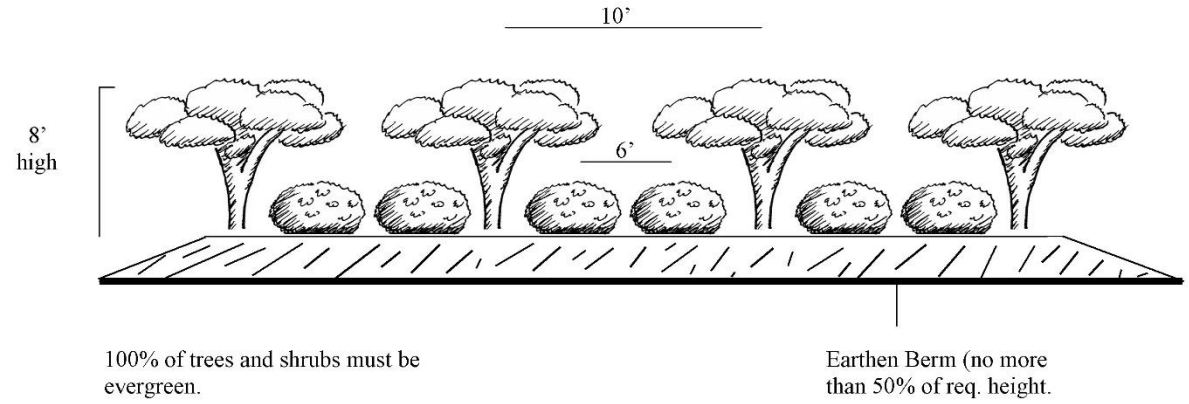

Figure 6: Type A Opaque Buffer Option (3) with berm feature

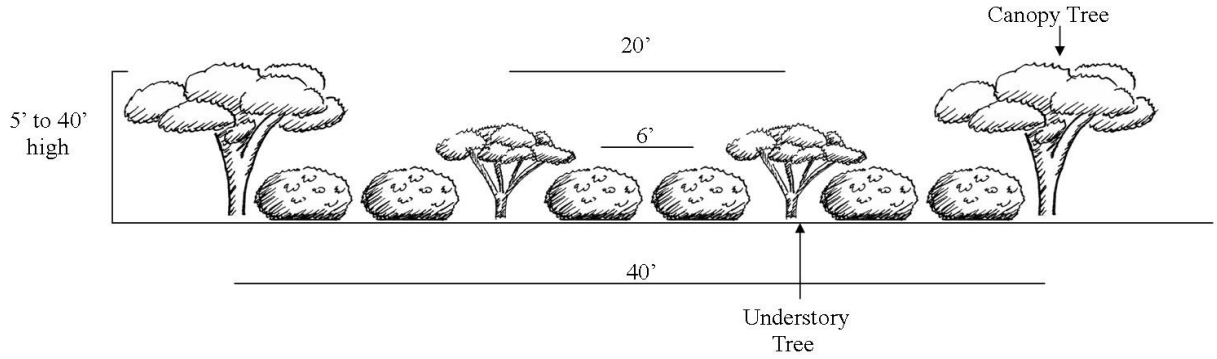

Figure 7: Type B Semi-Opaque Buffer

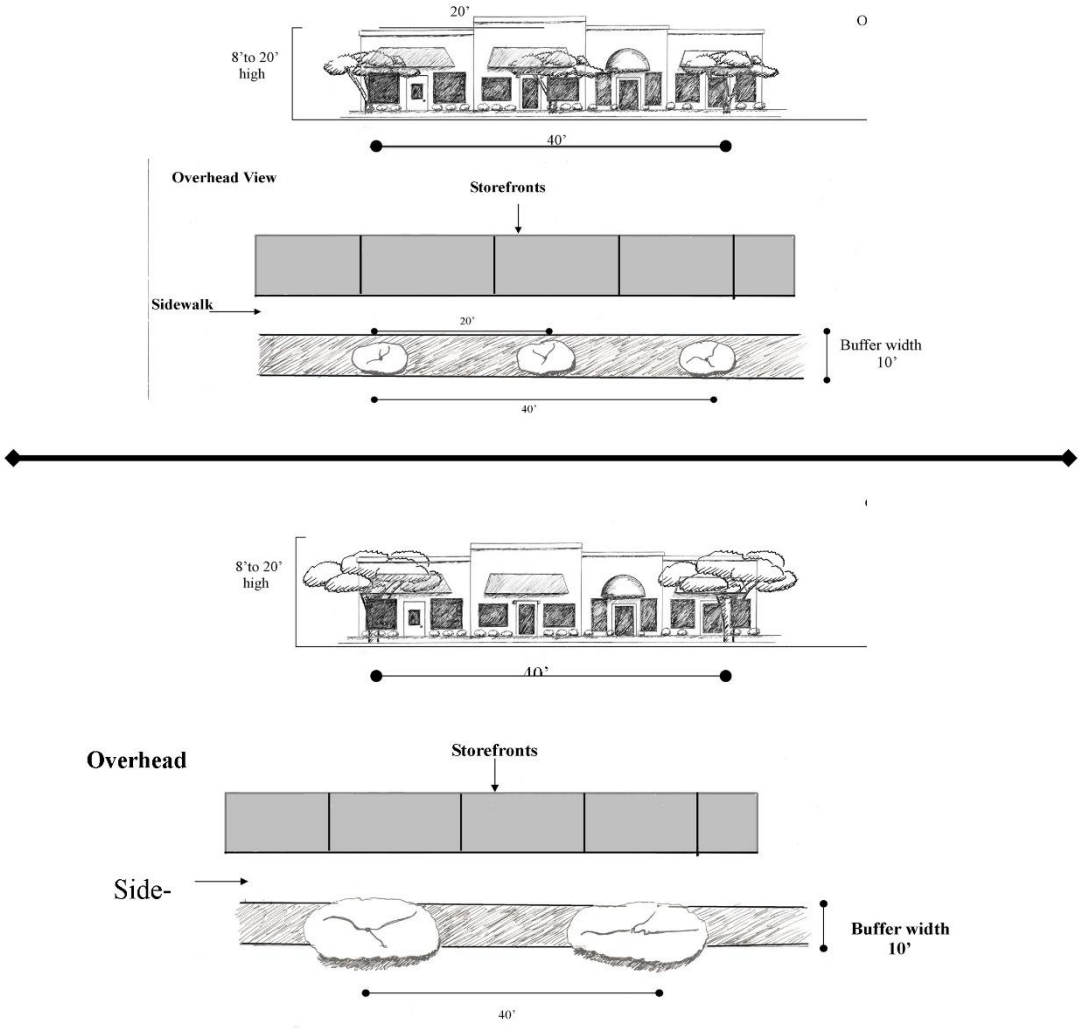

Figure 8: Type C
Spatial Buffer

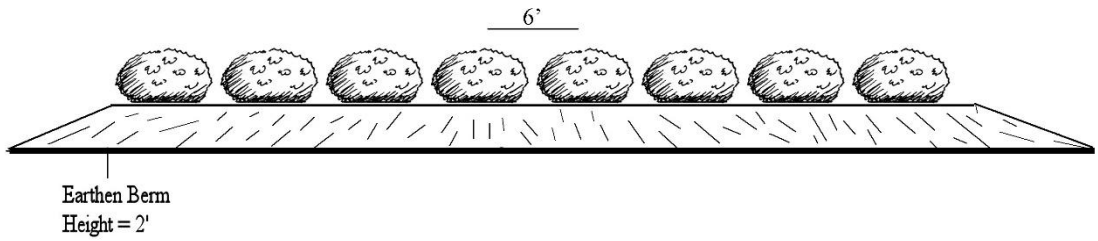

Figure 9: Berm Standards

ARTICLE XI. PLANNED DEVELOPMENT DISTRICT (PDD).

Section 11.01 Intent

Planned development districts are intended to allow flexibility in development and encourage the use of innovative site planning techniques resulting in developments with improved design, character, and quality which preserve natural and scenic open spaces. Furthermore, a PDD allows for the establishment of dimensional and use requirements unique to the property to accommodate flexibility in the arrangement of uses within the project for the general purpose of promoting and protecting the public health, safety, and general welfare.

Section 11.02 Density/Use

The density and uses allowed within a PDD shall be as established within the written narrative. The planned development may only include any of the uses permitted within any of the existing zoning districts of the Town of Aynor Zoning Ordinance or a mixture thereof. However, all uses within the planned development shall be compatible each with the other.

Building height shall not exceed 35'. Increases in building heights shall be decided on a case-by-case basis, taking into consideration current zoning, existing surrounding structures, and the anticipated impact to the area.

Section 11.03 PDD Buffers

A. Perimeter Buffer

Residential PDD shall provide a 10ft natural buffer around the entire perimeter of the proposed PDD. Building encroachments shall be prohibited within such buffer; however, stormwater features, bicycle, pedestrian, and equestrian trails, landscape features, and development entrance rights-of-way may be permitted within such buffer. If encroachments are placed within the buffer, the remaining non-disturbed areas shall remain naturally vegetated if proposed infrastructure plans allow such. If for some reason no natural screening is present the applicant shall prepare a landscape plan to provide buffering. The buffer may be waived upon approval of a conceptual plan by Town Council as part of the PDD rezoning action.

1. Perimeter Buffer Encroachments

The following standards shall apply to specific permitted encroachments:

a) Amenity Features - Active amenity features that are located within the PDD buffer may be counted toward meeting the recreational open space requirements, provided that:

i) The buffer may be platted as an independent parcel of property or is within a platted easement dedicated for open space purposes.

ii) The amount of credit given for the active amenity feature located within the buffer is calculated based on the feature's size as determined by its width and linear feet.

b) Stormwater Features - Stormwater features located within the PDD buffer are permitted provided that:
   i) Applicable maintenance easements are established on the recorded plat to ensure access to the feature.
   ii) No less than 5 feet of buffer area is provided outside the drainage/maintenance easements associated with such features. Improvement of the required buffer shall meet the landscape material requirement of this ordinance. A privacy wall or a four- foot high berm with vegetation may be installed in lieu of the natural vegetation. If such option is used, the additional buffer area outside the drainage/maintenance easement shall be three (3) feet.

B. Buffers Between Dissimilar Uses
Internal buffers of no less than 10' shall be installed between dissimilar uses and shall be vegetated in accordance with the plant material requirements enumerated in Section 509 of the zoning ordinance.

Section 11.04 PDD Open Space

A. Generally
PDDs shall include dedicated acreage for open space in accordance with the formula established in subsection (1), below. Open space may include a combination of common and recreational (active or passive) elements as indicated in subsection (2) below, so long as a minimum of 25% of the recreational elements provided are made up of active features. The use of specific elements shall be at the discretion of the developer. Open space shall be provided in a manner that is sensitive to the design and anticipated use of the proposed development and should be designed to provide maximum benefit to the inhabitants of the development through its central location, when possible. Location of features along the exterior boundary of the PDD is discouraged.

B. Residential Open Space calculation formulas
1. *Upland PDD recreational open space*: At a minimum, the amount of upland open space within a PDD shall be calculated according to the following formula:

$$A1 = D \times 2.6 \times 0.008$$

Where:
A1 = the required upland open space area;
D = the number of dwelling units in the PDD;
Average household density = 2.6 persons; and the
Number of acres required per person = 0.008 acres per person.

2. *Common PDD open space:*

A1 = (D x 2.6 x 0.0008)/2
Where:
A1 = the required common open space area;
D = Number of dwelling units in a PDD;
Average household density = 2.6 persons; and the
Number of acres required per person = 0.008 acres per person.

C. Commercial Open Space calculation formulas
Commercial development shall set aside a minimum of five (5%) percent of the project acreage as upland open space. Landscaping and buffers may account for up to One hundred (100%) percent of the required open space in commercial and office development and fifty (50%) percent in industrial and manufacturing developments.

D. Potential common and recreational open space features.
Below are potential common and recreational features that may be included within a PDD to meet the open space acreage requirements of subsection (1), above. The Planning Commission shall have the authority to approve or require the use of additional features when deemed necessary. In no instance, shall a proposed open space feature be counted as both common and recreational. The proposed feature shall be one or the other.

E. Potential common open space uses include, but are not limited to:
1. Parking areas and lots associated with a proposed recreational element necessary to meet the parking requirements of the Town of Aynor Zoning Ordinance;
2. Landscaped (planted with shrubs or similar elements) areas within or along roadway rights-of-way;
3. Entrance way treatments provided they are no less than 50 feet in width and provide development identification and signage;
4. Mail centers;
5. Wetlands greater than 0.25 acres in size not intended to be used for recreational space; Golf courses that are entirely in the boundary of the proposed development may be used to satisfy all of the common open space requirement; and,
6. One-half of the acreage occupied by lakes provided such lakes are capable of supporting aquatic life (generally a depth of 4.5 feet) that are fully or partially surrounded by development lots.

F. Potential recreational open space uses include, but are not limited to:
1. Tot-lots, basketball courts, parks, play grounds, picnic areas, tennis courts, swimming pools and similar uses;
2. Greenways, greenbelts, squares, and village greens;
3. Bicycle paths, bridle paths, footpaths, and sidewalks provided such paths are improved with a surface suitable for the intended use;
4. Natural areas of undisturbed vegetation and with maintenance limited to removal of litter, dead trees, plant material, and brush;
5. Wetlands greater than two (2) acres in size with associated recreation features such as

walking and nature trails, benches, gazebos, and similar features providing opportunity for active or passive use as allowed by applicable regulatory permits; and,

6. Water bodies greater than three (3) acres in size capable of supporting aquatic life (generally a depth of 4.5 feet) which are fully or partially surrounded by development lots.

G. Documentation of PDD Open Space. The provision of open space shall be documented within the written narrative and shown on the conceptual plan. Expected narrative and conceptual plan contents to address this requirement are stated below.
   1. Written narrative contents. The written narrative shall explain the intended use of any open space and provide detail as to how such spaces will be accessible, integrated to the overall development and maintained. A single statement indicating that open space will be provided is not acceptable.
   2. Conceptual plan content. The conceptual plan shall show all areas intended for open space with their acreage and intended access points. Additionally, a conceptual layout of the equipment or features that will be located in such areas shall be provided as either an attachment to the PDD application or on the conceptual plan.
   3. Open Space Access. Open space shall be accessible to all inhabitants of the development. Access to such features shall be provided through a minimum 20-foot dedicated access points, and not via open storm drainage ditches, swales or easements between or across adjacent properties. Access, however, may be provided via a 20-foot wide easement over a piped storm drainage ditches, swales, or easements.

Section 11.05 PDD Administrative Procedures

A. Generally. Any request pertaining to the establishment of a PDD shall be considered an amendment to the Zoning Ordinance, and shall be administered and processed in accordance with the regulations set forth in Article XII of this ordinance, entitled Amendments. Prior to processing a request to establish a PDD, all data set forth in section XII shall be submitted to the Town for review and forwarding to the Planning Commission for a recommendation. The Planning Commission's recommendation shall be forwarded to Town Council for final action. If approved by the Town Council, all information pertaining to the proposal shall be adopted as an amendment to the Zoning Ordinance and mapped on the Official Zoning Maps for Town of Aynor as a PDD.

B. A building permit shall not be issued until the PDD has been approved and all requirements have been fulfilled.

C. Development within a PDD shall occur in conformance with the standards contained in the approved written narrative and shown on the conceptual plan. In the event it is determined that development is not occurring in accordance with the approved standards, the Planning Commission, or its designated agent, may suspend further development until such time that the PDD is amended. Amendments to the PDD shall either consist of major or minor amendments as defined in Section 1106 of these regulations.

D. Town Council may require financial guarantees that shall guarantee completion of the improvements set forth in the proposed development plan.

E. PDD Application Contents

1. Application to establish a PDD shall include the following:

   Six (6) copies of PDD Narrative
   Six (6) copies of a conceptual plan
   Six (6) copies of an illustrative plan
   Six (6) copies of complete rezoning application

   A boundary survey and legal description of the areas prepared and certified by a registered South Carolina land surveyor not more than 12 months prior to the application, showing thereon the total acreage to the nearest 1/100 of an acre, a true north point and the date of preparation.

2. PDD Narrative
   A written narrative shall be submitted by the applicant or developer for review by the Planning Commission and approval by the Town Council. The PDD Narrative should contain at a minimum the following:
   a) Title under which the proposed development is to be recorded. Names and addresses of all owners.
   b) A narrative description of the character of the area covered by the PDD plan.
   c) A description of each type of residential, commercial or industrial unit proposed to be constructed.
   d) The description and quantity of all land uses to be included in the development
   e) The PDD narrative shall include a table summarizing the proposed gross and net densities of the proposed PDD. Additionally, the narrative shall include a comparative analysis of the proposed PDD's gross and net densities to the potential gross and net densities under existing zoning.
   f) The proposed amount of land to be used for recreational, schools and municipal purposes.
   g) Proposed agreements, provisions or covenants that will govern the use, maintenance and protection of the planned development and any of its common open space, recreation areas and facilities.

3. Conceptual Plan. A conceptual land use plan for the entire development showing:
   a) Boundaries of the proposed development;
   b) Plans for the future development of the area;
   c) Types and locations of land uses.
   d) Density of residential uses, including dwelling units per acre, the number of buildings and dwelling units by type.
   e) Square Footage of Commercial space by planned use
   f) Buildings heights and uses,
   g) Common open space, recreational areas and facilities,
   h) Parking areas, service areas
   i) Existing and proposed public and private road classifications, widths of rights-of-way, widths of pavement and construction details.

j) Existing easements and proposed easements.
k) Preliminary Storm water management facilities.
l) Street lighting and public area lighting systems.
m) A landscape plan.
n) Phasing/Construction schedule showing the number of dwelling units, or other structures, to be constructed and amount of square feet of commercial property (if any) during the various phases of the development. Any residential use areas shown on the plan shall show the proposed number and type of dwelling units and the densities by type, during each phase of the planned development
o) Illustrative Plan. An illustrative plan for the entire planned development showing
    i) Architectural renderings illustrating the general character of the proposed structures within the PDD.
    ii) Conceptual drawings shall be provided showing each proposed residential type and housing unit. More detailed information may be required for that part of the plan intended for initial development.

Section 11.06 PDD Changes and Modifications

A. Minor Changes: Minor changes in PDDs may be approved by the Town Planner, provided that such changes:
    1. Do not increase the density;
    2. Do not change the outside (exterior) boundaries;
    3. Do not change any use; however as an example, a change from multifamily residential to single-family residential shall be considered a minor change provided densities are not increased.
    4. Do not materially change the location or amount of land devoted to specific land uses;
    5. Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers.
    6. Minor changes may include, but are not limited to: minor shifting of the location of buildings, parking, proposed streets, public or private ways, utility easements, parks, or other public open spaces, or other features of the plan.
B. All other changes or modifications not enumerated above shall constitute a major change and will require submittal of the PDD for review as outlined in subsection XII of these regulations.

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ARTICLE XII. AREA, YARD, AND HEIGHT REQUIREMENTS

TABLE 12-1 AREA, YARD AND HEIGHT REQUIREMENTS

ZONING DISTRICT	MINIMUM LOT AREA (Square Feet)	MINIMUM LOT WIDTH (Feet)	MINIMUM YARD (Feet)			MAXIMUM HEIGHT (Feet)
			FRONT	SIDE*	REAR	
R-1	10,000	70	25	10	20	35
R-2	8,000	50	20	7-1/2	20	35
R-3	6,000	50	20	7-1/2	20	35
B-1	2,500	25	None	None	10	35
B-2	4,000	40	20	10	20	35
LI	2 Acres	50	75	50	50	35

* Unless a minimum buffer yard area is required; in which case, the greater standard shall apply.

ARTICLE XIII. EXCEPTIONS AND MODIFICATIONS

Section 13.01 Lot of Record

Where the owner of a lot consisting of one or more adjacent lots of official record at the time does not own sufficient land to enable him to conform to the yard or other requirements of this Ordinance, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this Ordinance, in accordance with variance provisions established by this Ordinance. Such lot may be used as a building site, provided, however, that the yard and other requirements of the district are complied with as closely as is possible in the opinion of the Board of Zoning Appeals.

Section 13.02 Adjoining and Vacant Lots of Record

A plat of land consisting of one or more adjacent lots with continuous frontage in single ownership which individually are less than lot widths required by this Ordinance, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the lot or lots in one ownership shall be subjected to the requirements of this Ordinance.

Section 13.03 Front Yards

The front yard requirements of this Ordinance for dwellings shall not apply to any lot where the average depth of existing front yards on developed lots, located within one hundred feet (100') on each side of such lot and within the same block and zoning district and fronting on the same street as such lot, is less than the minimum required front yard depth. In such case, the minimum front yard shall be the average of the existing front yard depths on the developed lots.

Section 13.04 Exception on Height Limits

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, windmills, chimneys, smokestacks, derricks, conveyors, flag poles, radio towers, mast, and aerials.

ARTICLE XIV. ADMINISTRATION AND ENFORCEMENT

Section 14.01 Enforcing Officer
The provisions of this Ordinance shall be administered and enforced by the Municipal Building Inspector. This official shall have the right to enter upon any premises necessary to carry out his duties in the enforcement of this Ordinance.

Section 14.02 Building Permit Required
It shall be unlawful to commence the excavation for or the construction of any building including accessory buildings, or to commence the moving or alteration of any building, including accessory buildings, until the Building Inspector has issued for such work a building permit including a statement that the plans, specifications and intended use of such building in all respects conform with the provisions of this Ordinance. Application for a building permit shall be made to the Building Inspector.

Section 14.03 Issuance of Building Permit
In applying to the Building Inspector for a building permit, the applicant shall submit a dimensioned sketch or scale plan indicating the shape, size, height, and location of all buildings to be erected, altered or moved, and of any building already on the lot. He shall also state the existing and intended use of all such buildings and supply such other information as may be required by the Building Inspector, for determining whether the provision of this Ordinance are being observed. If the proposed excavation of construction as set forth in the application are in conformity with the provisions of this Ordinance, the Building Inspector shall issue a building permit for such excavation or construction. If a building permit is refused, the Building Inspector shall state such refusal in writing with cause.

Section 14.04 Certificate of Occupancy
Upon the completion of the construction or alteration of a building or structure for which a building permit has been granted, application shall be made to the Building Inspector for a certificate of occupancy. Within three (3) days of such application, the Building Inspector shall make a final inspection of the property in question, and shall issue a certificate of occupancy if the building of structure is found to conform to the provisions of the Ordinance and the statements made in the application for the building permit. If such a certificate is refused, the Building Inspector shall state such refusal in writing, with the cause. No land or building hereafter erected or altered in its use, shall be used until such a certificate of occupancy has been granted.

Section 14.05 Penalties
Any person violating any provision of this Ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined not less than two hundred and fifty dollars ($250.00) and no more than five hundred dollars ($500.00) for each offense. Each day such violation shall continue shall constitute a separate offense.

Section 14.06 Remedies
In case any building or structure is erected, constructed, reconstructed, repaired, converted or maintained, or any building, structure or land is used in violation of this Ordinance, the Building

Inspector or any other appropriate authority or any adjacent or neighboring property owner who would be damaged by such violation, in addition to other remedies may institute injunction, mandamus or other appropriate action in proceeding to prevent the occupancy or use of such building.

ARTICLE XV. BOARD OF ZONING APPEALS

Section 15.01 Creation and Appointment

A Board of Zoning Appeals is hereby established in accordance with the authority conferred by Title 6 Chapter 29, Code of Laws of South Carolina also known as the South Carolina Local Government Comprehensive Planning Enabling Act of 1994. The Board of Zoning Appeals shall consist of five (5) members, each appointed by the Mayor and confirmed by a majority vote of the Town Council. The term of membership shall be five (5) years, except that initial individual appointments to the Board shall be terms of one (1), two (2) three (3), four (4), and five (5) years, respectively. Vacancies shall be filled for any unexpired term by appointment by the Mayor and confirmed by the Town Council. Members of the Town Council and the Planning Commission of Aynor, South Carolina, are not eligible for membership on the Board of Zoning Appeal

Section 15.02 Procedure

Meetings of the Board of Zoning Appeals shall be held at the call of the chairman or by a majority of the membership and at such other times as the Board may determine. Such chairman, or in his absence, the acting chairman, may administrator oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public.

Section 15.03 Appeals

An appeal to the Board of Zoning Appeals may be made by any person, firm or corporation aggrieved or by any governmental officer, department, board or bureau affected by any decision of the Building Inspector or Town Planner based in the whole or part on provisions of this Ordinance. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Building Inspector and with the Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. The Building Inspector shall transmit forthwith to the Board all papers constituting the record upon which the action appealed was taken. The Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney.

Section 15.04 Powers

The Board of Zoning Appeals shall have the following powers:

A. Administrative review. To hear and decide appeals where it is alleged by the appellant that there is error in any order requirement, permit, decision, determination or refusal made by the Building Inspector or other administrative official in the carrying out or enforcement of any provision of this Ordinance.

B. Variance. To hear and decide applications for variance from the terms of this Ordinance, but only where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the adoption of this Ordinance was a lot of record; or where by reason of exceptional topographical conditions or other extraordinary or exceptional situations or conditions of a piece of property, the strict application of the provision of this Ordinance would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. In granting a variance the Board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purpose of this Ordinance. Before any variance is granted it shall be shown that special circumstances are attached to the property which not generally apply to other property in the neighborhood.

C. Special Exceptions. To hear and decide special exceptions.
   1. Standards of Review. In addition to definitive standards in this article, the Board of Zoning Appeals shall consider the following criteria for special exceptions:
      a) Traffic impact;
      b) Vehicle and pedestrian safety;
      c) Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
      d) Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
      e) Orientation or spacing of improvements or buildings.

   2. In granting a special exception, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

   3. Violation of conditions and safeguards prescribed in conformity with this article, when made a part of the terms under which a special exception is granted, shall be deemed a violation of this article, punishable under the penalties established in this article.

   4. Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified, when such time limit is made a part of the terms under which the special exception is granted, shall void the special exception.

D. Action of the Board of Zoning Appeals.
In exercising the aforementioned powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all powers of the Building Inspector. The concurring vote of a majority of the Board shall be necessary to reverse any order, requirement, decision or determination of any such

administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to authorize any variance from the terms of this Ordinance.

ARTICLE XVI. AMENDMENTS

Section 16.01 Initiation of Amendments

A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, Town Council, the Board of Zoning Appeals and the Town Planner. A proposed amendment to the Zoning Map may be initiate by the Planning Commission, Town Council, the Board of Zoning Appeals, the Town Planner or by the Owner or Owners of the property proposed to be changed, provided however, that action shall not be initiated for a zoning amendment affecting the same parcel or parcels of property or part thereof, and requesting the same change in district classification by a property owner or owners more than once every twelve (12) months nor may an applicant request more than two (2) deferrals of action on their application.

Section 16.02 Approval by Planning Commission

No such amendment shall become effective unless the same be first submitted for approval, disapproval, or suggestions to the Planning Commission. If the Planning Commission within thirty (30) days disapproves after such submission, it shall require the favorable vote of the majority of the entire membership of the Town Council to become effective. If the Planning Commission neither approves nor disapproves such proposed amendment within forty-five (45) days after such submission, the action of such amendment by said Council shall be deemed favorable.

Section 16.03 Introduction of Amendment

Upon the introduction of an amendment to this Ordinance or upon the receipt of a petition to amend this Ordinance, the Town Council shall publish a notice of such request for an amendment, together with the notice of time set for hearing by Town Council on the requested change. Said notice shall be published in some newspaper of general circulation in the Town of Aynor, South Carolina. Said hearing by Town Council shall take place not sooner than fifteen (15) days after the date of publication of such notice.

Section 16.04 Annexation

All territory annexed to the Town of Aynor, South Carolina, shall be considered an amendment to the Official Zoning Map of Aynor, South Carolina.

Section 16.05 Application

Applicants requesting annexation into the Town of Aynor may specify the intended zoning district of the property to be annexed. If no specific zoning designation is requested by the applicant, the property shall be classified as R-1, (Low Density Residential). The Town of Aynor Planning Commission may recommend to amend an annexation request to a zoning designation other than the R-1 (Low-Density Residential) district or that district requested by the applicant.

Section 16.06 Adoption
Prior to third reading of the proposed annexation request, the Town of Aynor, Town Council may amend said request to a zoning classification other than that requested by the applicant or recommended by the Planning Commission. Amendment of the annexation request by Town Council shall result in the request reverting to the Planning.

ARTICLE XVII. LEGAL STATUS PROVISIONS

Section 17.01 Conflict with Other Ordinances
In case of conflict between this Ordinance or any part thereof, and the whole part of any existing or future Ordinance of the Town of Aynor, the most restrictive shall in all cases apply.

Section 17.02 Validity
If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court or competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not if itself invalid or unconstitutional.

APPENDIX A- LANDSCAPE SELECTION GUIDE

Canopy Trees (40' - 80')				
Common Name	**Recommended Use**	**Growth Rate**	**Deciduous or Evergreen**	**Remarks**
Ash, White	Lawn and shade	Fast	Deciduous	Grown best in moist, well-drained soils
Ash, Green	Lawn and shade	Fast	Deciduous	Disease resistant, upright form, non-fruiting (Marshall Seedless)
Bald cypress	Streetside and walkways	Medium	Deciduous	Suitable in poorly-drained sites, adapts to drought
Birch, River	Lawn and shade	Fast	Deciduous	Interesting peeling bark, lower branches droop
Black gum	Lawn and shade	Slow	Deciduous	Pyramid shaped, oval leaves turn orange to bright scarlet in fall
Cedar, Deodar	Lawn and shade	Fast	Evergreen	Pyramidal form requires large planting area
Cypress, Leyland	Lawn and shade	Fast	Evergreen	Fast growing, makes excellent screen, useful as Christmas tree
Elm, Chinese (Lacebark)	Lawn and shade	Fast	Deciduous	Fast-growing and hardy, handsome ornamental with showy bark
Ginkgo	Streetside and walkways	Slow	Deciduous	May require 20 years to attain mature form, male preferred
Honeylocust, 'Skyline'	Streetside and walkways	Fast	Deciduous	Thornless and fruitless variety, subject to borers
Linden, American	Streetside and walkways Lawn and shade	Medium	Deciduous	Drought tolerant, large shade tree
Magnolia, Southern	Lawn and shade	Medium	Evergreen	Maintain high organic content in soil, needs large growing space
Maple, Red	Lawn and shade	Fast	Deciduous	Protect thin bark on young plants from injury, hardy plant
Oak, Chestnut	Streetside and walkways	Medium	Deciduous	Drought resistant
Oak, Laurel (Darlington)	Streetside and walkways	Fast	Deciduous/ Evergreen	Handsome shade tree, semi-evergreen
Oak, Live	Lawn and shade	Medium	Evergreen	Broad, spreading canopy, tolerant of soil compaction
Oak, Pin	Lawn and shade Streetside and walkways	Fast	Deciduous	Hardy, easily transplanted, holds brown leaves through winter
Oak, Sawtooth	Lawn and shade	Medium	Deciduous	Excellent nut producer for urban wildlife
Oak, Scarlet	Streetside and walkways	Fast	Deciduous	Excellent multi-purpose tree, red fall color
Oak, Water	Lawn and shade	Medium	Deciduous	Sensitive to root disturbance, transplants easily
Oak, White	Lawn and shade	Slow	Deciduous	Majestic, long-lived specimen, handsome light grey bark
Oak, Willow	Streetside and walkways	Fast	Deciduous	Excellent multi-purpose tree, balanced shape

Canopy Trees (40' - 80') cont'd				
Common Name	**Recommended Use**	**Growth Rate**	**Deciduous or Evergreen**	**Remarks**
Palmetto, Cabbage	Streetside and walkways	Medium	Evergreen	Recommended for coastal areas to lower Midlands, tropical look
Pecan	Lawn and shade	Slow	Deciduous	Broad, open crown filters sunlight, brittle wood
Pine, Loblolly	Lawn and shade	Fast	Evergreen	Tolerates poor soil, use in mass as a buffer
Pine, Longleaf	Lawn and shade	Fast	Evergreen	Ice/snow accumulates on needles, suitable for dry sandy soils
Planetree, London	Streetside and walkways	Fast	Deciduous	Hardy, tolerant of city conditions, creamy colored peeling bark
Red cedar, Eastern	Lawn and shade	Medium	Evergreen	Makes excellent buffer, tolerant of poor rocky soils
Sweetgum	Streetside and walkways	Medium	Deciduous	Seed-balls may be nuisance, easily killed by spreading fill dirt around trunk and roots
Sycamore	Streetside and walkways	Fast	Deciduous	Creamy white bark, leaf raking considered a nuisance
Tulip Poplar (Yellow Poplar)	Lawn and shade	Fast	Deciduous	Protect thin bark from injury, wood rots quickly, moist sites best
Zelkova, Japanese	Streetside and walkways	Medium	Deciduous	Short trunk, spreading branches, disease resistant

Understory Tree (20'-40')				
Common Name	**Recommended Use**	**Growth Rate**	**Deciduous or Evergreen**	**Remarks**
Cherry, Weeping	Lawn and shade	Medium	Deciduous	Graceful and airy, pink flowers
Cherry, Yoshino	Lawn and shade	Fast	Deciduous	Prolific flowering, most effective in front of evergreens
Crabapple, Flowering	Lawn and shade	Medium	Deciduous	Apples in late summer can be messy, white, pink, or red flowers
Crape myrtle	Streetside and walkways	Fast	Deciduous	Multitrunked with white, pink, purple, or red flowers
Dogwood, Flowering	Streetside and walkways Lawn and shade	Medium	Deciduous	Protect from bark damage, large white blooms, red berries
Dogwood, Kousa	Lawn and shade	Medium	Deciduous	White blooms in early summer, resistant to disease
Golden Raintree	Streetside and walkways	Medium	Deciduous	Showy, yellow flowers, requires well-drained soil
Holly, American	Streetside and walkways	Slow	Evergreen	Berries on female plants, spiny dark green leaves
Holly, Foster 'Hume #2'	Lawn and shade	Medium	Evergreen	Few spines on leaves
Holly, Foster 'Savannah'	Lawn and shade	Medium	Evergreen	Excellent fruiting

Understory Tree (20'-40')(cont'd)				
Common Name	**Recommended Use**	**Growth Rate**	**Deciduous or Evergreen**	**Remarks**
Holly, Foster 'Foster #2'	Lawn and shade	Medium	Evergreen	Strongly upright form
Loquat	Lawn and shade	Fast	Evergreen	Interesting espaliered plant, fragrant flowers in winter
Magnolia, Saucer	Lawn and shade	Medium	Deciduous	White to pink or purple flowers before leaves appear in spring
Maple, Japanese	Lawn and shade	Slow	Deciduous	Grows best in part shade, color may be green to purple
Plum, Pissard	Lawn and shade	Medium	Deciduous	Best growth in full sun, reddish purple foliage, light pink flowers
Redbud, Eastern	Streetside and walkways Lawn and shade	Medium	Deciduous	Drought resistant, small purple flowers
Sourwood	Lawn and shade	Slow	Deciduous	White flowers in mid-summer, scarlet fall color
Sweetbay	Lawn and shade	Medium	Evergreen	Fragrant white flowers, thick green leaves
Wax myrtle	Lawn and shade	Medium	Evergreen	Evergreen, combines well with junipers
Yaupon	Lawn and shade	Medium	Evergreen	Many red berries, hardy

Shrubs 6'--12'--Evergreen		
Botanical Name	**Common Name**	**Spacing**
Azalea indica	Southern azalea	3. 5
Bambusa glaucenscens	Hedge bamboo	3
Callistemon citrinus	Bottlebrush	4
Camellia japonica	Camellia	3. 5
Camellia sasanqua	Sasanqua camellia	3. 5
Camellia sinensis	Tea	3. 5
Cleyera japonica	Cleyera	4
Elaeagnus pungens	Elaeagnus	5
Feijoa sellowiana	Pineapple guava	5
Ilex aquifolium	English holly	5
Ilex cornuta	Chinese holly	5
Ilex crenata	Japanese holly	3. 5
Ilex latifolia	Lusterleaf holly	5
Ilex vomitoria	Yaupon holly	5
Illicium anisatum	Anise tree	4
Juniperus chinensis "Hetzi"	Hetzi juniper	5
Juniperus chinensis "Torulosa"	Juniperus chinensis	Juniperus chinensis "Torulosa"

Shrubs 6'--12'—Evergreen (cont'd)		
Botanical Name	**Botanical Name**	**Botanical Name**
Laurus nobilis	Laurus nobilis	Laurus nobilis
Leucothoe populifolia	Leucothoe populifolia	Leucothoe populifolia
Ligustrum japonicum	Wax leaf Ligustrum	4
Ligustrum lucidum	Glossy privet	5
Ligustrum sinensis variegatum	Variegated privet	4
Loropetalum chinense	Loropetalum	4
Michelia figo	Bananashrub	5
Myrica cerifera	Wax myrtle	5
Nerium oleander	Oleander	5
Osmanthus x fortunei	Fortune tea olive	5
Osmanthus fragrans	Fragrant tea olive	5
Osmanthus heterophyllus	Holly leaf olive	4
Pittosporum tobira	Pittosporum	3. 5
Podocarpus macrophyllus maki	Podocarpus	3
Prunus laurocerasus	English laurel	5
Pyracantha Koidzuii	Pyracantha	5
Viburnum japonicum	Japanese viburnum	5
Viburnum odoratissimum	Sweet viburnum	4
Viburnum rhytidophyllum	Leatherleaf viburnum	4
Viburnum tinus	Laurestinus viburnum	5

Shrubs 6'--12'—Deciduous		
Botanical Name	**Common Name**	**Spacing**
Azalea species	Deciduous native azaleas	4
Buddleja davidii	Butterfly shrub	3
Calycanthus praecox	Wintersweet	5
Cotoneaster salicifolius	Willowleaf cotoneaster	5
Cytisus scoparium	Scotch broom	5
Deutzia scabra	Pride of Rochester	4
Forsythia x intermedia	Forsythia	5
Hamamelis virginiana	Witchhazel	5
Hibiscus syriacus	Rose of Sharon	4
Hydrangea paniculata	Peegee hydrangea	4
Ilex decidua	Possumhaw	5
Ilex verticillata	Winterberry	5
Spiraea prunifolia "dena"	Bridalwreath spiraea	3
Spiraea x vanhouttei	Vanhoutte spiraea	5

Shrubs 6'--12'—Deciduous (cont'd)		
Botanical Name	**Botanical Name**	**Botanical Name**
Viburnum sp.	Dedicuous viburnums	5
Vitex agnus-castus	Vitex	5
Weigelia florida	Weigelia	5

Shrubs 4'--6'--Evergreen		
Botanical Name	**Common Name**	**Spacing**
Abelia grandiflora	Abelia	3
Aucuba japonica	Aucuba	3
Azalea hybrida	Hybrid azaleas	3
Berberis julianae	Wintergreen barberry	3
Buxus microphylla japonica	Japanese boxwood	3
Fatsia japonica	Fatsia	3
Gardenia jasminoides	Gardenia	3
Ilex cornuta "Burfordi nana"	Dwarf burford holly	3
Ilex crenata "convexa"	Convexa holly	3
Jasminum floridum	Florida jasmine	3. 5
Juniperus chinensis "Pfitzeriana"	Pfitzer juniper	4
Mahonia bealei	Leatherleaf mahonia	3
Mahonia pinnata	Cluster mahonia	3
Nandina domestica	Nandina	3
Prunus laurocerasus "Schipkaensis"	Schipka laurel	3
Pyracantha coccinea	Firethorn	4
Pryacantha koidzumii "Lowdense"	Dwarf pyracantha	3
Raphiolepis umbellata	Yedoo hawthorn	3
Raphiolepis x majestic beauty	Majestic hawthorn	5
Viburnum suspensum	Sondankwa viburnum	3

Shrubs 4'--6'--Deciduous		
Botanical Name	**Common Name**	**Spacing**
Berberis thunbergii	Barberry	3
Callicorpa americana	Beautyberry	4
Chaenomeles speciosa	Quince	3
Fortaderia sellowana	Pampas grass	5
Hydrangea macrophylla	Bigleaf hydrangea	3
Hydrangea quercifolia	Oakleaf hydrangea	4
Kerria japonica	Kerria	4
Miscanthus sinensis "gracillimus"	Maidengrass	3