

# Unified Development Ordinance Blueprint

Town of  
Fort Mill, SC



March 27, 2015

Joe Cronin, Planning Director  
Town of Fort Mill  
112 Confederate Street  
Fort Mill, SC 29716

Subject: **Unified Development Ordinance: Blueprint**

Dear Mr. Cronin:

We have reviewed the Town's current zoning and related land use regulations and are pleased to provide you with the enclosed technical audit and blueprint that will serve as the basis for the new UDO. The document includes the following information:

- 1 **Introduction.** A review of the update process and blueprint contents.
- 2 **Technical Audit.** A summary of recommended changes to the zoning ordinance and related ordinances.
- 3 **Use and Regulation Tables.** A table that compares the allowed uses in the districts and a series of tables that also compare the dimensional requirements of all of the districts. These will be used to help resolve any inconsistencies in the current regulations and will also help guide the development of a more unified code structure.
- 4 **Style Guide.** A guide for the new ordinance describing format, layout, and grammar.
- 5 **Sample Layout.** The format for new document. Please note that this is an example to illustrate format and layout, not content.
- 6 **Draft Table of Contents.** The organization of the Unified Development Ordinance. This is a general outline to show the ultimate organization of the UDO.

We look forward to discussing this information with you and gaining consensus regarding the structure of the new ordinance. Once you have had the opportunity to review our recommendations, we should conference call to discuss them and the process and schedule for moving forward.

Sincerely,

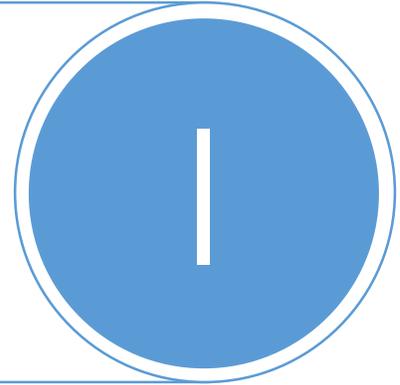
**LSL PLANNING/A SAFEBUILT COMPANY**

A handwritten signature in black ink, appearing to read 'Paul M. LeBlanc', written over a light blue horizontal line.

Paul M. LeBlanc, AICP  
Planning Manager

- 1 Introduction**
- 2 Technical Review**
- 3 Use and Dimensional Regulation Comparison Tables**
- 4 Style Guide**
- 5 Sample Layout**
- 6 Draft Table of Contents**

Part I  
Introduction



# Introduction

## UDO Process

The process to prepare the Unified Development Ordinance has four key steps as outlined below. We have made significant progress during the initial step and have completed both a technical audit of the current zoning and related ordinances and also developed a template for the new one. This “blueprint” requires careful review and agreement on the design, layout and content of the future document before we actually begin drafting the new UDO. The following is a summary of that process:

- Organize
  - Start-up meetings
  - Tour
- Understand
  - Document review
  - Technical audit
  - Interviews and small group discussions
- Articulate
  - Blueprint
  - Draft UDO
  - Review & refinement
  - Public forum
  - Formal draft
- Adopt
  - Public hearing
  - Final revisions
  - Adoption

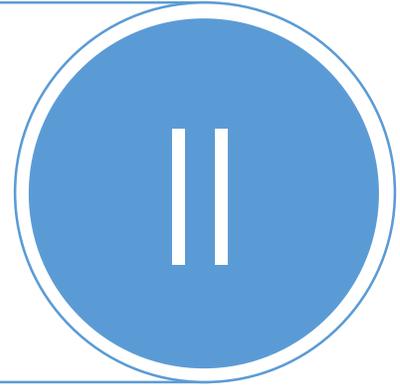
## What’s in the Blueprint?

The blueprint will not only serve as the guide for the new UDO, but it will help focus policy discussions related to necessary changes. The blueprint addresses the following:

- § **Technical Audit.** An audit of the current land development regulations has been completed and offers suggestions based on experience with other communities, zoning ordinances and litigation, familiarity with "best zoning practices," and innovative zoning techniques. Many of the suggested changes are considered fairly minor “house-keeping” items that can be addressed with the concurrence of Town staff. Others are identified as “major” or significant and will require careful consideration by the Steering Committee and staff. Finally, there are substantive “policy” proposals that may take Council concurrence because they suggest a new direction, a change in philosophy or could impact a sizeable segment of the community.
- § **Use and Dimensional Regulation Summary Tables.** To facilitate comparison, comprehensive charts depicting the permitted land uses and dimensional regulations in each existing district have been prepared. These tables help identify discrepancies and overlap between districts, and uses that should be added, removed or modified. The use table also points out the inconsistency between some allowed uses and the stated, or implied, purpose of the zoning district.

- § **Style Guide.** This section defines the layout, organization, and grammar to be used in the new ordinance. If the Town wishes to modify, or deviate from this style guide now is the time to do so. Any changes must be agreed upon and established before we proceed to prepare the reorganized document. The style guide will establish the format for the UDO.
- § **Sample Layout.** A sample layout has been provided to show how a typical chapter will look and be organized. It is not intended to be reviewed for its content, but rather it is an illustrative example of the proposed UDO format.
- § **Draft Table of Contents.** A draft table of contents has been prepared that illustrates how the Unified Development Ordinance will be organized. It is broken down into Divisions, Articles and Sections. At this point, the table of contents is considered a first draft and is likely to evolve as we proceed.

Part II  
Technical Review



## Town of Fort Mill Zoning Ordinance – Technical Review

| General Issues and Comments      |   |
|----------------------------------|---|
| Provision or Issue               | Comment   |
| Organization                     | Overall organization of the regulations is disjointed and doesn't follow a predictable pattern or sequence.   |
| Numbering format                 | Numbering format changes several times in various articles and even sections within articles.   |
| Definitions                      | Definitions are scattered throughout the ordinance. Many terms are defined in separate sections of the document and the definitions differ from one another. Some terms are slightly different (e.g., "dwelling" and "dwelling unit") though relating to the same item. Some terms are defined but not used in the ordinance. |
| Clarity                          | Wording in many provisions is awkward, unnecessarily long and difficult to understand, especially for an average citizen.   |
| Graphics and tables              | Readability could be greatly enhanced through the use of tables and graphics to illustrate some provisions and minimize the need for lengthy text.  |
| Number and type of districts     | There appears to be an excessive number of zoning districts, many of which are nearly indistinguishable from one another.   |
| Uses allowed in zoning districts | There is a significant disconnect between the apparent purpose (and/or title) of several zoning districts and the uses permitted within those districts. Purpose statements in most cases are fairly generic and don't clearly establish the intent of the district or distinguish one from another.                          |
|                                  |   |
|                                  |   |

| Zoning Ordinance Technical Review |                         |  |                |       |               |
|-----------------------------------|-------------------------|--|----------------|-------|---------------|
| Section                           | Provision               | Comment  | Type of Change |       |               |
|                                   |                         |  | Policy         | Major | House-keeping |
| <b>Article I – In General</b>     |                         |  |                |       |               |
| General                           |                         | Article 1 should be Title and Purpose. Definitions should be a separate Article, preferably at the end of the ordinance. |                |       | X             |
| Sec. 1<br>Definitions             | Rules of Interpretation | These "Rules" should be moved to the beginning of the ordinance.   |                |       | X             |

| Zoning Ordinance Technical Review |                                       |  |                |       |               |
|-----------------------------------|---------------------------------------|--|----------------|-------|---------------|
| Section                           | Provision                             | Comment  | Type of Change |       |               |
|                                   |                                       |  | Policy         | Major | House-keeping |
|                                   | Accessory structure                   | Suggest adding "Building" to the definition, since structures may be fences, towers and other non-buildings. Other definitions refer to "buildings and structures" so this change would be consistent with that usage.   |                |       | X             |
|                                   | Alley                                 | This is an unusual definition of alley. Suggest deleting reference to ADT and revising definition.   |                |       | X             |
|                                   | Automobile rental and sales           | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Automobile repair                     | Change to "Vehicle repair"   |                |       | X             |
|                                   | Automobile servicing                  | Change to "Vehicle servicing"  |                |       | X             |
|                                   | Automobile tire store                 | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Automobile wash and detailing         | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Banner                                | Suggest putting all sign-related definitions under the heading of "Sign"   |                |       | X             |
|                                   | Basement                              | Add graphic illustration. This is a regulation and should not be part of the definition. Also, this seems unworkable. In many cases a basement is finished after the building is erected. Therefore, by this provision, the building could become nonconforming if a bedroom or office was added later. Delete |                |       | X             |
|                                   | Bed and breakfast inn                 | This allows a scale that goes beyond the norm for a B&B. <b>Consider reducing.</b>   |                | X     |               |
|                                   | Boardinghouse                         | "Lodging" written twice  |                |       | X             |
|                                   | Bodily fluid collection establishment | What's the purpose of this definition? Other than a blood bank (Red Cross) what is included? The term does not appear to be used in the ordinance. Delete.   |                |       | X             |
|                                   | Casino or gambling establishment      | S.C. Code 1976, § 12-21-2720(A)(3): is the definition still relevant to the law?   |                |       | X             |
|                                   | Commercial vehicle                    | Very broad definition. This could include a personal vehicle (car) that is used by the owner to make deliveries, sales calls, etc. but doesn't even have a logo on the side. Suggest revising.   |                |       | X             |

| Zoning Ordinance Technical Review |                                       |   |                |       |               |
|-----------------------------------|---------------------------------------|---|----------------|-------|---------------|
| Section                           | Provision                             | Comment   | Type of Change |       |               |
|                                   |                                       |   | Policy         | Major | House-keeping |
|                                   | Common open space                     | "Cluster residential development": This seems overly specific. Common open space could be found in other types of development, as well. Delete reference to cluster residential.<br>Last sentence: Regulatory language. Move to provisions related to cluster subdivisions regulations. |                |       | X             |
|                                   | Copy                                  | Move this with a grouping of all definitions related to Signs.  |                |       | X             |
|                                   | Cul-de-sac                            | Delete reference to ADT, not relevant and difficult to enforce.   |                |       | X             |
|                                   | Developable acreage                   | This term doesn't seem to be used in the ordinance and should be deleted.   |                |       | X             |
|                                   | Developed land use conditions         | This term does not seem to be used in the ordinance and should be deleted.  |                |       | X             |
|                                   | Dwelling, multiple-family             | Generally, "multiple" relates to three or more units. A separate definition of Two Family (Duplex) Dwelling should be inserted.   |                |       | X             |
|                                   | Dwelling, multiple-family (high rise) | Simplify: "A multiple-family building that exceeds five stories."   |                |       | X             |
|                                   | Dwelling, single-family detached      | Manufactured homes: this should be discussed. There are other ways to address this and not give the appearance of exclusion.  |                | X     |               |
|                                   | Extended advertising space            | Move to a grouping of all sign-related definitions.   |                |       | X             |
|                                   | Family                                | Non-profit: Change to "non-transient"   |                |       | X             |
|                                   | Fee                                   | This is a common term and doesn't need to be defined.   |                |       | X             |
|                                   | Flag, advertising                     | Move to grouping of all Sign-related definitions.   |                |       | X             |
|                                   | Flag, governmental                    | Move to grouping of all Sign-related definitions.   |                |       | X             |
|                                   | Floor                                 | Very broad definition. This would include basement areas that contain a workshop or rec room. Normally, such areas would not be counted toward required floor area. Suggest changing the definition to "Usable Floor Area" and adding "Gross Floor Area" also.                          |                |       | X             |
|                                   | Footcandle (FC)                       | Not needed. Delete.   |                |       | X             |
|                                   | Golf course                           | Not needed. Delete.   |                |       | X             |

| Zoning Ordinance Technical Review |   |  |                |       |               |
|-----------------------------------|---|--|----------------|-------|---------------|
| Section                           | Provision                                       | Comment  | Type of Change |       |               |
|                                   |   |  | Policy         | Major | House-keeping |
|                                   | Group day care home (seven to 12 people)        | Move to "Day Care Home, Group" so it's with the other related definitions.   |                |       | X             |
|                                   | Height of building, maximum                     | Insert graphic to illustrate.  |                |       | X             |
|                                   | Height of building, minimum                     | Eaves? An illustration should be added to show how minimum and maximum height should be measured.  |                |       | X             |
|                                   | Hotel or motel                                  | Revise. Based on this definition, a B&B or boarding house could be considered a hotel.   |                |       | X             |
|                                   | Internal refractive lens                        | This is not used elsewhere in the ordinance and should be deleted.   |                |       | X             |
|                                   | Landscape nursery                               | Revise. This seems to exclude retail sales that occur outside. Is that the intent? Also, is the 20 percent limited to indoor sales or all sales? "Any year" implies that historical sales volumes could be considered which would be unreasonable. |                |       | X             |
|                                   | Landscaping                                     | Revise. A "landscape" could also include non-living materials (bark, pavers, etc.).  |                |       | X             |
|                                   | Level of service (LOS)                          | Revise. LOS is a quantitative measurement that is not related to "perception" but is based on delays at signalized intersections.  |                |       | X             |
|                                   | Library   | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Light source                                    | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Loan broker                                     | Consider changing to "Short-term Lending Establishments" which is a more commonly used term that encompasses payday lending, and other short-term, high interest lending.  |                |       | X             |
|                                   | Lot, corner                                     | A graphic should be added to illustrate all of the lot types defined here.   |                |       | X             |
|                                   | Lowest finished floor                           | Is an unfinished basement still considered the lowest finished floor?  |                |       | X             |
|                                   | Lumen   | This is a scientifically defined term and could be removed as a definition.  |                |       | X             |
|                                   | Maintenance, storage, and distribution facility | Why is this limited to governmental facilities? There are many forms of private industrial maintenance, storage and distribution facilities.   |                |       | X             |

| Zoning Ordinance Technical Review |   |  |                |       |               |
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| Section                           | Provision   | Comment  | Type of Change |       |               |
|                                   |   |  | Policy         | Major | House-keeping |
|                                   | Monument sign   | Move to a grouping of all sign related definitions under the heading "Sign"  |                |       | X             |
|                                   | Museum  | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Park, community   | Is it necessary to distinguish between the various park types? The terms "neighborhood park" and "regional park" are not even used in the ordinance. Suggest deleting all, except the "Park" definition. |                |       | X             |
|                                   | Parking space, off-street                                   | Revise and simplify. Much of this is regulatory and should be in the parking regulations, not the definition.  |                |       | X             |
|                                   | Pedestrian pathway  | Revise and simplify.   |                |       | X             |
|                                   | Pennant   | Move to "Sign" grouping of definitions.  |                |       | X             |
|                                   | Post office   | This is a self-explanatory term and could be removed as a definition.  |                |       | X             |
|                                   | Principal structure   | Revise. This is overly complicated.  |                |       | X             |
|                                   | Regional park   | See prior comments re: park definitions.   |                |       | X             |
|                                   | Repetitive loss   | Market value: This can be difficult to establish and/or agree on. Suggest using assessed value.  | X              |       |               |
|                                   | Right-of-way  | Revise and simplify.   |                |       | X             |
|                                   | Runway  | This is a self-explanatory term and could be removed as a definition. It's apparently not even used in the ordinance.  |                |       | X             |
|                                   | Service and repair establishment                            | Simplify and change to "Personal service establishments"   |                |       | X             |
|                                   | Setback   | Should distinguish between "setback" and "required setback"  |                |       | X             |
|                                   | Sexually oriented business                                  | What about escort service and massage parlor?  |                |       | X             |
|                                   | Adult bookstore, adult novelty store, and adult video store | "Significant or substantial portion": This is very subjective. Consider using a percent of retail sales.   | X              |       |               |
|                                   | Adult cabaret (c)   | Archaic terms. Revise.   |                |       | X             |
|                                   | Adult motel (a)   | Archaic terms. Revise.   |                |       | X             |

| Zoning Ordinance Technical Review |                                      |  |                |       |               |
|-----------------------------------|--------------------------------------|--|----------------|-------|---------------|
| Section                           | Provision                            | Comment  | Type of Change |       |               |
|                                   |                                      |  | Policy         | Major | House-keeping |
|                                   | Adult motion picture theater         | Archaic terms. Revise.   |                |       | X             |
|                                   | Adult theater                        | Last sentence: redundant. Delete   |                |       | X             |
|                                   | Nearly nude                          | "of" in last sentence: Delete  |                |       | X             |
|                                   | Nude model studio                    | Last sentence: Redundant, already included in the definition of SOB. Delete  |                |       | X             |
|                                   | Shopping center                      | Many shopping (strip) centers can be found that don't have landscaped areas, pedestrian malls or plazas. This reads like an all-inclusive list. Revise to state "may have one or more of features such as..."      |                |       | X             |
|                                   | Sight triangle                       | Insert graphic; "for" should be "lot"  |                |       | X             |
|                                   | Sign                                 | Revise. First line relates to billboards and off-premise signs. The definition should be broader and more generic relative to all signs.   |                |       | X             |
|                                   | Sign, campaign                       | Last sentence: This should be deleted. Sign regulations must be content neutral. This could be construed as controlling the message that may be displayed on an advertising sign.                                  |                |       | X             |
|                                   | Sign face                            | Insert graphic to illustrate area included in sign face. Last sentence: Regulatory language should not be in the definition. Move to the sign provisions.  |                |       | X             |
|                                   | Sign, off-premises                   | Revise. The wording should clearly state that the sign is advertising products, etc. that are not available on the premises where the sign is located.   |                |       | X             |
|                                   | Sign, outdoor advertising (a) Type I | Suggest deleting type I and type II and simply define billboards and bench signs as two separate signs. In any case, the Type I definition, if retained, should be revised to more specifically define "billboard" |                |       | X             |
|                                   | Sign owner                           | This is such a broad definition. Is it really needed? It would be simpler to fix responsibility with the property owner in all cases. Suggest deleting this definition.  |                |       | X             |
|                                   | Sign, projecting                     | Should state that it projects perpendicular to the building wall   |                |       | X             |
|                                   | Sign structure                       | Second sentence: Regulatory language - move to sign provisions.  |                |       | X             |

| Zoning Ordinance Technical Review |                               |  |                |       |               |
|-----------------------------------|-------------------------------|--|----------------|-------|---------------|
| Section                           | Provision                     | Comment  | Type of Change |       |               |
|                                   |                               |  | Policy         | Major | House-keeping |
|                                   | Sign, temporary               | Revise. Should just state that sign is displayed for a specified period of time. Real estate, for sale and campaign signs are typically defined and regulated separately.        |                |       | X             |
|                                   | Sky glow                      | Very technical definition and the term is only used once in the ordinance. Suggest simplifying to layman's terms   |                |       | X             |
|                                   | Slope                         | Simplify.  |                |       | X             |
|                                   | Special emphasis neighborhood | Delete. This term is not found in the ordinance.   |                |       | X             |
|                                   | Street (a) Arterial           | "Exception continuity": This term doesn't really explain much. There are better definitions of arterial that could be used.  |                |       | X             |
|                                   | Street (b) Collector          | Same as above  |                |       | X             |
|                                   | Street (c) (1) thru (4)       | Delete. Cul-de-sac is already defined and the other terms are not used in the ordinance.   |                |       | X             |
|                                   | Street line                   | Should it say street right-of-way?   |                |       | X             |
|                                   | Street width                  | Typically, street width refers to pavement width, not ROW width. Revise.   |                |       | X             |
|                                   | Structure                     | Walls and fences: usually, these are structures.   |                |       | X             |
|                                   | Subdivision                   | Revise and simplify  |                |       | X             |
|                                   | Substantial damage            | Market value: This can lead to substantial debate and may be difficult to establish. Assessed value may be more supportable.   | X              |       |               |
|                                   | Substantial improvement       | First sentence: What does this mean? Does this definition apply to nonconforming structures? The definition should be revised and simplified. It's very difficult to understand. |                |       | X             |
|                                   | Taxicab service               | This is a self-explanatory term and could be removed as a definition. It's apparently not even used in the ordinance.  |                |       | X             |
|                                   | Tree (a) thru (e)             | Delete. These terms do not appear in the ordinance   |                |       | X             |

| Zoning Ordinance Technical Review |   |   |                |       |               |
|-----------------------------------|---|---|----------------|-------|---------------|
| Section                           | Provision   | Comment   | Type of Change |       |               |
|                                   |   |   | Policy         | Major | House-keeping |
|                                   | Tree density standard; Tree density unit; Tree form shrub; Tree protective zone | Delete. These terms are not used in the ordinance with the exception of "tree protective zone" which is only used in another definition.  |                |       | X             |
|                                   | Unacceptable species  | Delete. This term is not used in the ordinance.   |                |       | X             |
|                                   | Undeveloped multi-residential and non-residential property                      | Delete. These terms are not used in the ordinance.  |                |       | X             |
|                                   | Undeveloped residential property  | See above   |                |       | X             |
|                                   | Usable wall area  | Delete. This term is not used in the ordinance.   |                |       | X             |
|                                   | Utility, major; Utility, minor  | Delete. These terms are not used in the ordinance   |                |       | X             |
|                                   | Utility service area  | Delete. This term is not used in the ordinance.   |                |       | X             |
|                                   | Variance  | Revise to note the variance is relief from dimensional requirements based on conditions of the property that pose an unnecessary hardship in complying with the requirements of the zoning district.          |                |       | X             |
|                                   | Wall, bearing; Wall, pack   | Delete. These terms are not used in the ordinance. Bearing wall is referenced in another definition, but not the regulations.   |                |       | X             |
|                                   | Yard  | Insert a graphic to illustrate the various yards  |                |       | X             |
|                                   | Youth activity center   | Delete. This term is not used in the ordinance. In any case, it is an unnecessarily fine distinction. This could be included under indoor recreation, clubs and lodges, or health and fitness establishments. |                |       | X             |
| Sec. 2 Jurisdiction               | General   | This section should be included in a Title and Purpose Article.   |                |       | X             |
| Sec. 3 Official Zoning Map        | General   | Sections 3 and 4 should be in a new Article entitled, Zoning Districts and Map.   |                |       | X             |

| Zoning Ordinance Technical Review     |                       |   |                |       |               |
|---------------------------------------|-----------------------|---|----------------|-------|---------------|
| Section                               | Provision             | Comment   | Type of Change |       |               |
|                                       |                       |   | Policy         | Major | House-keeping |
| Sec. 4 Intent of Districts, 4.B(3)(A) | Change in boundaries  | "Then" should be "When"   |                |       | X             |
| 4.B(3)(B)                             | Change in boundaries  | "its most logical and reasonable use": This is a fairly subjective statement. Many communities require that the annexed land be zoned to the most restrictive residential category until rezoned at a later date or altered at the time of annexation. Suggest using this approach. |                | X     |               |
| 4.B(3)(D)                             | Change in boundaries  | "additions or reductions": Suggest broadening this provision to state that any change to the zoning of property within the town shall be made to the official zoning map.   |                |       | X             |
| Sec. 5 Establishment of Districts     | General               | The number of districts appears to be excessive. Where possible, districts should be consolidated or deleted.   | X              |       |               |
| Sec. 6 Applicability of Regulations   | General               | This section should be moved to the Title and Purpose Article.  |                |       | X             |
| Sec. 7 General Provisions             | General               | General Provisions should be a separate Article.  |                | X     |               |
| 7.A.                                  | Street access         | "as herein provided": General comment that will apply throughout the ordinance... phrases like this one should be deleted. The ordinance should be written in a less formal, legalese style.  |                |       | X             |
| 7.A.                                  | Street access         | "lot not located on a...": Restate as a positive. "all buildings... shall be located on..."   |                |       | X             |
| 7.B.                                  | Location of buildings | Revise to simplify  |                |       | X             |
| 7.C.                                  | Corner lots           | Just say "On corner lots..." there's no need for the rest of the statement since corner lots are defined.   |                |       | X             |
| 7.D.                                  | Double frontage lots  | See above. Just say "On double frontage lots..."  |                |       | X             |

| Zoning Ordinance Technical Review |                              |   |                |       |               |
|-----------------------------------|------------------------------|---|----------------|-------|---------------|
| Section                           | Provision                    | Comment   | Type of Change |       |               |
|                                   |                              |   | Policy         | Major | House-keeping |
| 7.E.                              | Front yard requirements      | Revise and simplify. Add graphic to illustrate this provision.  |                |       | X             |
| 7.F.                              | Home occupations             | This section should be inserted in a new Article for Additional Use Requirements or Conditional Uses, rather than in General Provisions.  |                |       | X             |
| 7.G.                              | Accessory uses               | All sections related to accessory uses or buildings should be consolidated and moved to an Article entitled, Additional Use Requirements or Conditional Uses. Also revise and simplify the wording.   |                |       | X             |
| 7.G. 1) – 4)                      | Accessory uses               | The listing of uses/buildings is not necessary. Accessory uses and structures are defined terms. Sections 1, 2, 3 and 4 should be deleted.  |                |       | X             |
| 7.G.(2)                           | Accessory uses in front yard | Accessory buildings and structures should be prohibited in the front yard. There is no need to specify which uses may not be located there.   |                |       | X             |
| 7.H.                              | Setbacks for accessory uses  | "uses": Accessory structures would be a more appropriate term to use.   |                |       | X             |
| 7.H.                              |                              | "structures above ground level": What about in-ground swimming pools?   |                |       | X             |
| 7.H.                              |                              | "observe all setbacks": Consider reduced setback requirements for accessory buildings.  | X              |       |               |
| 7.H.                              |                              | "located within a required side yard": Consider some minimum setback distance from the lot line to avoid encroachment and allow for maintenance.  |                |       | X             |
| 7.I.                              | Off-street parking           | This should be a separate Article. In addition to the comments below, consider adding: incentives for reduced parking based on providing for bicycles or transit use; including a maximum parking requirement as well as a minimum; allowing for deferred parking until more is needed. |                | X     |               |
| 7.I.1)                            | Parking                      | Off-street parking should be required for ALL uses, not just those listed in the table. There should be a statement that uses not listed shall meet the requirements of the use most similar to it or as determined by the zoning administrator.  | X              |       |               |
| 7.I.1)                            | Parking                      | "zoning administrator may vary this requirement": Based on what? This kind of discretionary decision must be based on standards or criteria.  |                | X     |               |

| Zoning Ordinance Technical Review |  |  |                |       |               |
|-----------------------------------|--|--|----------------|-------|---------------|
| Section                           | Provision                                    | Comment  | Type of Change |       |               |
|                                   |  |  | Policy         | Major | House-keeping |
| 7.1.1)A)                          | Minimum parking required                     | "uses and establishments": No need for both terms. These are all uses.   |                |       | X             |
| 7.1.1)A)                          | Multi-family                                 | 2/unit is common and many communities require additional visitor spaces  |                |       | X             |
| 7.1.1)A)                          | Accessory dwelling unit (on residential lot) | Should require one since this is a separate dwelling   |                |       | X             |
| 7.1.1)A)                          | Convenience store                            | This is very low. Since typical c-stores are about 4,000 SF, this is only requiring one space. That won't even accommodate the employees. What if the c-store doesn't sell gas?  |                | X     |               |
| 7.1.1)A)                          | Hotel/motel                                  | What about employees, banquet rooms, restaurants and lounges. This provision should state that additional requirements for such facilities shall be met.                         |                | X     |               |
| 7.1.1)A)                          | Bank (with drive through)                    | Are drive-through spaces counted toward the requirement? What is the requirement for banks w/out drive-through?  |                |       | X             |
| 7.1.1)A)                          | Industrial park                              | This isn't a use. The parking should be based on individual uses, not the development.   |                | X     |               |
| 7.1.1)A)                          | Mini-warehouse                               | Is this a mini-storage facility? If so, the requirement should be based on the number of storage units rather than total area.   |                | X     |               |
| 7.1.1)A)                          | Government                                   | Not a good idea. There should be a specific standard just like for other uses and the ZA should not be put in the position of having to decide what's acceptable for his bosses. |                | X     |               |
| 7.1.1)A)                          | High School                                  | Be consistent, one per three students  |                | X     |               |
| 7.1.1)A)                          | Public assembly                              | One per four persons, to be consistent   |                | X     |               |
| 7.1.1)A)                          | Museum                                       | Unusual standard. Should base it on floor area or maximum occupancy per fire code.   |                | X     |               |
| 7.1.1)A)                          | Religious centers                            | Odd ratio (3/5 seats). Suggest one per three seats, which is more common.  |                | X     |               |
| 7.1.1)A)                          | Cinemas                                      | For consistency, state one per three seats.  |                | X     |               |

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| Section                           | Provision                   | Comment   | Type of Change |       |               |
|                                   |                             |   | Policy         | Major | House-keeping |
| 7.1.1)A)                          | Theaters (live performance) | Same as above   |                | X     |               |
| 7.1.1)A)                          | Golf course                 | plus restaurant and banquet facilities  |                | X     |               |
| 7.1.1)B)                          | Similar uses                | "same as for a listed use of similar characteristics": Or as determined by the BZA, if no similar use is listed.  |                |       | X             |
| 7.1.1)C)                          | Mixed uses                  | Revise. Two things are combined here...multiple uses in a single building or parcel and mixed use developments. These should be separated and the mixed use provision should be reconsidered. A generic parking requirement may not accommodate the variety/intensity of uses that may occur within such a development.   |                | X     |               |
| 7.1.1)D)                          | Shared parking              | Paragraphs D, E and F should be arranged as a section D under the heading "Shared Parking"  |                |       | X             |
| 7.1.1)D)                          | Shared parking              | "1,200 of each respective use": Nearly a quarter mile. Reconsider   |                | X     |               |
| 7.1.2)                            | Handicap parking            | Delete. Since the requirements for handicap parking are established by Federal law, the ordinance should only state that handicap parking shall be provided in accordance with the requirements of the ADA. By listing the requirements in the ordinance, if the ADA requirements change, the ordinance will have to be formally amended. This is unnecessary.  |                |       | X             |
| 7.1.3)                            | Minimum parking dimensions  | The dimensions should be specified in a table. The illustrations are good but should not replace a table of requirements. The minimum requirements for 90 degree parking should be reevaluated. An 8.5 foot wide space is very narrow for a full-sized vehicle and the overall dimension of the parking bay (56 feet) is also tight. A 9 to 9.5 foot wide space and 60 to 62 foot bay are more common requirements. |                |       | X             |
| 7.1.3)A)                          | Compact spaces              | Also consider hybrids or all electric vehicles. Even if the space size is not reduced, preferential parking near the building may be considered to incentivize the use of such vehicles.  | X              |       |               |
| 7.1.5)B)                          | Parking location            | Required parking should be closer to the use than a quarter mile, unless in a downtown area.  |                | X     |               |

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| Section                           | Provision               | Comment  | Type of Change |       |               |
|                                   |                         |  | Policy         | Major | House-keeping |
| 7.I.5)C) & D)                     | Minimum dimensions      | These specs should be in a table of parking dimensions, as noted above.  |                |       | X             |
| 7.J.                              | Curb cuts               | These standards should be revised. Fifteen foot spacing from an intersection is much too close under any circumstances. Spacing from intersections or other driveways should be based on posted speed limits on the roadway and type of use. |                | X     |               |
| 7.K.                              | Corner visibility       | Insert graphic   |                |       | X             |
| 7.L.                              | Height limit exceptions | "structures" instead of "uses"   |                |       | X             |
| 7.L.                              | Height limit exceptions | "similar structures": parapet walls around a roof?   |                |       | X             |
| 7.M.A)                            | Fence permits           | Interesting use of special use provision. How many times has this been used? Under what circumstances? It seems that a variance would be the more appropriate method of addressing deviations from the requirements.                         |                | X     |               |
| 7.M.A)                            | Fence permits           | The ordinance doesn't establish procedures or standards for special uses. It seems to be more of a catch-all. In some cases the BZA has authority but here it's the CEO.   |                | X     |               |
| 7.M.B)3)                          | Fencing requirements    | "concertina" not "constantine"   |                |       | X             |
| 7.M.B)3)                          | Fencing requirements    | Prohibited: even in Industrial Districts for security?   |                | X     |               |
| 7.M.B)5)                          | Fencing requirements    | Side yards: According to an earlier provision, both street sides are considered front yards. So, to simplify, this seems to be saying that fences are not permitted in any front yard on a corner lot.                                       |                |       | X             |
| 7.M.B)                            | Fencing requirements    | "sides and rear fence": ???? Fences in the side and rear yards?  |                |       | X             |
| 7.M.B)                            | Fencing requirements    | "guidance": Guidance? Requirements.  |                |       | X             |

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| Section                                       | Provision                                      | Comment   | Type of Change |       |               |
|   |  |   | Policy         | Major | House-keeping |
| 7.M.B)  | Fencing requirements                           | "construction of fences within front yard will be restricted": Is this unnumbered paragraph part of 5) above it? It seems that this is only referencing corner lots. Again, special use permit doesn't seem to be the proper method of handling this. Fences can be allowed provided they don't encroach into the clear vision triangle and are set back a minimum distance from the front lot lines. |                | X     |               |
| <b>Article II – Requirements by Districts</b> |  |   |                |       |               |
| General                                       |  | This Article should be completely restructured. First, the number of districts should be reexamined. Second, the districts should be listed from most to least restrictive. Third, separate articles could be used to group the districts, e.g., Residential, Commercial, Industrial, Special, Overlay, etc.  |                | X     |               |
| Sec. 1  | R-25 and R-15 One-family Residential Districts | These are two different zoning districts and should be separated like all the other districts.  |                | X     |               |
| 1.1   |  | Numbering is inconsistent with the outline format used in prior sections. This should be paragraph A. and all subsequent numbers and letters should be changed accordingly.   |                |       | X             |
| 1.1   | Purpose  | Purpose statement for each district should be specific to that district and, to the extent possible, relate to the comprehensive plan. Generic purpose statements are not helpful. They should provide a framework for the allowed uses and dimensional requirements within the district.   |                | X     |               |
| 1.2   | Permitted uses                                 | A combined use table for all zoning districts should be included so the reader can determine at a glance which uses are allowed in each district.   |                |       | X             |
| 1.2B)   | Publicly owned                                 | Presumably this includes parks, schools, cemeteries, etc. However, those uses should be specified individually to minimize confusion.   |                |       | X             |
| 1.2C)   | Noncommercial horticulture or ag               | Is this desirable on 15,000 square foot subdivision lots?   | X              |       |               |

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| Section                           | Provision                                      | Comment   | Type of Change |       |               |
|                                   |  |   | Policy         | Major | House-keeping |
| 1.2F)                             | RV parking                                     | Move to General Provisions re: Recreational Vehicles and revise. This is overly broad; not all RVs (snowmobiles and boats, etc.) could be used as dwellings. Two weeks seems excessive.   |                | X     |               |
| 1.2G)                             | RV storage                                     | Move to General Provisions and revise. Travel trailers and boats are included in the definition of RV. There's no need to specify them here. Also, consider setback requirements or prohibit parking in front yard.   |                | X     |               |
| 1.3                               | Conditional uses                               | Should reference the provisions in the ordinance that define the review and approval procedures, standards and application requirements for conditional uses. If there aren't any, there should be.   |                | X     |               |
| 1.3C)                             | Religious institutions                         | Since the definition of Religious Institutions also includes school facilities, other public and private schools should be specifically permitted. Also, it should be noted that if public schools are meant to be included in 2.B above, it might be argued that allowing them as "permitted" while treating religious schools as "conditional" runs afoul of the Federal RLUIPA law (Religious Land Use and Institutionalized Persons Act). |                | X     |               |
| 1.3D)                             | Day care                                       | Does this include all forms of day care - day care home, day care center, group day care? This should be more specific regarding the allowed use(s)   |                | X     |               |
| 1.5                               | Other  | Dimensional requirements should be put in table format for ease of reading and understanding.   |                |       | X             |
| 1.5B)                             | Min. area/dwelling                             | There's no need for repeating the minimum lot area since this is the same as A. Delete.   |                |       | X             |
| 1.5D)                             | Min. front yard                                | "measured from nearest street right-of-way line": Not necessary since "front yard" is defined already   |                |       | X             |
| 1.5G)                             | Max. height                                    | Accessory building heights should be less than this.  |                | X     |               |
| Sec. 2                            | R-10 One-family Residential District - General | Same comments as above.   | X              | X     | X             |
| 2.3B)                             | Day care                                       | Why is this wording different than for the R-25/R-15 District? Should be consistent.  |                |       |               |

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| Section                           | Provision                               | Comment   | Type of Change |       |               |
|                                   |   |   | Policy         | Major | House-keeping |
| Sec. 3                            | GR Residential District                 | Same comments as other districts, as applicable.  | X              | X     | X             |
| 3.1                               | Purpose                                 | "unwarranted encroachment of commercial...": Allowing hotels (which often include restaurants, meeting facilities and lounges) and medical offices (high traffic generators) seems inconsistent with this statement. There are many commercial uses that would be much more compatible with residential than these. |                | X     |               |
| 3.2B)                             | Two-family dwellings                    | This term is not defined in the ordinance, as previously noted. In fact, the definition of multi-family is two or more dwellings in a building.   |                |       | X             |
| 3.3B)                             | Boarding facilities                     | Boarding house is the defined term.   |                |       | X             |
| 3.3G)                             | Clubs, lodges                           | What does this mean? Shouldn't this reference be part of D) above.  |                |       | X             |
| Sec. 4                            | GR-A General Residential-A District     | Same comments as other districts, as applicable. There is such a minimal difference between this and the GR District. Are both needed?  | X              | X     | X             |
| Sec. 5                            | Planned Cluster Development District    | Consider consolidating the several planned development type districts into one.   |                | X     |               |
| 5.1                               | Purpose and intent                      | Be consistent. Heading should be 'Purpose of District' to match the others.   |                |       | X             |
| 5.2                               | Location and size                       | "LC, HC": Since this is permitted in the 2 commercial districts, the Purpose statement should note that mixed use development is encouraged (or something to that effect).  |                |       | X             |
| 5.3                               | Permitted activities and building types | Title: Wording is very awkward. Revise. Does the word "activities" mean "uses"? The allowed uses should be specified.   |                |       | X             |
| 5.3                               | Permitted activities and building types | Last sentence: What diagram? Again, this only refers to residential. Are commercial uses allowed?   |                |       | X             |
| 5.4B)                             | Density and recreation                  | "part of the living space": Confusing. Recreation area is outdoor open space, not part of the living area.  |                |       | X             |
| 5.4B)                             | Density and recreation                  | "contiguous," not "continuous"  |                |       | X             |

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| Section                           | Provision              | Comment  | Type of Change |       |               |
|                                   |                        |  | Policy         | Major | House-keeping |
| 5.4B)                             | Density and recreation | "Recreation area" is not defined. Is this synonymous with open space? The requirements for recreation or open space areas should be specified - activities/uses allowed, exclusions from the recreation/open space calculations (easements, required yards, unbuildable areas, etc.), minimum size of required area(s), etc. See Section 6.4. as an example. |                | X     |               |
| 5.4C)                             | Density and recreation | "Max. Density Units Per Gross Acre": 6-8 units per acre is fairly low density for this type of development. Consider either increasing the density (10 - 14 units/ac) or providing for bonus densities based on increased open space, preservation of unique features, provision for TOD, etc.   | X              |       |               |
| 5.5                               | Yards                  | This is too open-ended. There need to be standards to guide such decisions.  |                | X     |               |
| 5.5B)                             | Yards                  | A 10-unit development shouldn't even qualify for this option. Suggest adding a "Qualifying Conditions" section that requires a minimum site size, public water and sewer, and other locational criteria as minimum acceptable standards for being granted such flexibility from the conventional district requirements.                                      |                | X     |               |
| 5.7                               | Required parking       | Why is this required when there is no minimum requirement for single family dwellings in any conventional district?  | X              |       |               |
| 5.9                               | Approval procedure     | "rules and procedures for subdivision approval": Need to specify review standards specific to Planned Cluster Development. This is different than reviewing a subdivision because there are no minimum requirements and flexibility is a desired part of the process, unlike a subdivision.  |                | X     |               |
| 5.9                               | Approval procedure     | "additional information": Landscape plan, building elevations, grading plan, specific uses to be allowed and those to be prohibited. If there is a site plan requirement elsewhere in the ordinance, that could be referenced here to specify the information required.  |                | X     |               |

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| Section                           | Provision                                 | Comment   | Type of Change |       |               |
|                                   |   |   | Policy         | Major | House-keeping |
| Sec. 6                            | Planned Neighborhood Development District | Same comments as previous districts, as applicable. Also, there are no provisions related to the review and approval of the district. Some sections note Planning Commission approval, while others refer to the Town Council. Specific review criteria should also be specified. This type of development usually involves a 2-step process: 1) concept plan, PC review, public hearing, Council approval 2: final site plan, PC review and approval. The process needs to be defined. | X              | X     | X             |
| 6.2                               | Permitted uses                            | Why aren't all of these same uses allowed in the Planned Cluster District?  |                | X     |               |
| 6.2A)6)                           | Retirement facilities                     | Should be defined or a different term used - nursing home, assisted living facilities, aging-in-place development, etc.   |                |       | X             |
| 6.2C)1)                           | Neighborhood retail                       | This term should be defined in the Definitions section, rather than in this section.  |                |       | X             |
| 6.2C)4)                           | Neighborhood restaurants                  | Same as above.  |                |       | X             |
| 6.3                               | Standards                                 | Qualifying Conditions. These should be essential requirements to be met in order to even apply for consideration as a PND.  | X              |       |               |
| 6.3C)                             | Base residential density                  | "dedicated to uses...": Delete or restate   |                |       | X             |
| 6.3C)                             | Base residential density                  | "article 1, Section 4": ??? this relates to the Intent of the zoning districts.   |                |       | X             |
| 6.4C)                             | Open space standards                      | "article II, section 7": ????? Mobile Home Park Districts?  |                |       | X             |
| 6.4F)                             | Open space standards                      | Subject to acceptance by the Town.  |                |       | X             |
| 6.4H)                             | Open space - Phases                       | "proportionate share...": This may not always be feasible, depending on the site. In some cases, most or all of the open space area may be concentrated in one location rather than distributed throughout the development.   |                | X     |               |
| 6.5J)                             | Open space standards                      | "undeveloped parkland": ????  |                |       | X             |
| 6.6A)                             | Screening nonresidential uses             | "buffer yard 20 feet in width": at least 20 feet in width   |                |       | X             |

| Zoning Ordinance Technical Review |                               |   |                |       |               |
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| Section                           | Provision                     | Comment   | Type of Change |       |               |
|                                   |                               |   | Policy         | Major | House-keeping |
| 6.6A)                             | Screening nonresidential uses | "three canopy trees.": That's a lot of plant material in a small space. Consider revising and/or adding option of berming, wall or combination.   |                | X     |               |
| 6.6C)                             | Existing vegetation           | Should state that the PC is authorized to review and modify the specific requirements upon determining that the proposed alternate achieves the desired purpose.  |                |       | X             |
| 6.6D)                             | Screening refuse facilities   | This is something that should probably be required for all outdoor trash facilities and should be in a Landscape, Buffer, Screening Article.  |                |       | X             |
| 6.7                               | Density bonuses               | It doesn't seem like it would be possible (based on factors A, B, C, and D) for a developer to achieve a 20 percent increase.   |                | X     |               |
| 6.8                               | Traffic improvements          | This could be very subjective. Suggest changing it to require a traffic study performed by a qualified transportation engineer approved by the Town and paid for by the applicant. This requirement could be based on a threshold of number of dwelling units or anticipated peak hour traffic. |                | X     |               |
| 6.9B)                             | Building separation           | "taller" instead of "tallest"   |                |       | X             |
| 6.10A)                            | Perimeter boundary            | "of a building": of a single or two-family dwelling, ...  |                |       | X             |
| 6.10B)                            | Perimeter boundary            | "within 110 feet": This is a pretty substantial separation considering the perimeter buffer that is required. Also, consider varying the setback depending on whether the abutting property is residential or non-residential.  |                | X     |               |
| 6.11A)                            | Multi-family standards        | "multiplexes": Not defined  |                |       | X             |
| 6.11B)3)                          | Townhouse accessory buildings | "one enclosed storage shed": Per 8 unit building? Per development? Clarify.   |                |       | X             |
| 6.11B)4)                          | Townhouse garages             | Last sentence: Clarify. Is this meant to prohibit garages facing the front yard or projecting forward of the front facade? Could garages or carports be located on the opposite side of the drive aisle from the units?   |                |       | X             |
| 6.11C)                            | Multiplexes                   | This is very low. Typical "garden apartment" developments consist of buildings with 8 to 12 units per building. Some are as much as 24. Suggest increasing this provision to at least 8.  | X              |       |               |
| 6.11C)3)                          | Accessory buildings           | Does this preclude carports or garages that are freestanding?   |                |       | X             |

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| Section                           | Provision                     | Comment  | Type of Change |       |               |
|                                   |                               |  | Policy         | Major | House-keeping |
| 6.12                              | Utilities                     | "open space subdivision": ????   |                |       | X             |
| 6.13                              | Accessory structures          | Suggest deleting this as it takes away from the flexibility and may preclude residential carports or garages that are not attached to the units.   |                | X     |               |
| 6.14                              | Neighborhood recreation       | Define in Definitions section with all other ordinance definitions.  |                |       | X             |
| 6.15A)                            | Commercial standards          | "shall not exceed ten percent of the total acreage": Since this district can be established within the LC and HC commercial districts, why would a developer relinquish 90 percent of commercially zoned property to do this type of development? Has this been done? It seems that the Mixed Use District (Sec. 19) would be a better option. | X              |       |               |
| 6.15D) & E)                       | Commercial standards          | These requirements inhibit any commercial. Visibility is important to any business. Access to an arterial should be prohibited, but not frontage. This runs contrary to the purpose of the district.   |                | X     |               |
| 6.17                              | Definitions                   | All definitions should be in one place, not scattered throughout the ordinance.  |                |       | X             |
| 6.17D)                            | Neighborhood retail           | Last sentence: Drive-thru service is the norm for banks and pharmacies as a convenience to patrons. Consider allowing these two exceptions.  |                | X     |               |
| 6.17F)                            | PND                           | ???? Delete. This definition is not needed.  |                |       | X             |
| Sec. 7                            | Mobile Home Park District     | Current terminology is Manufactured Home Community   |                |       | X             |
| 7.1                               | Permitted uses                | Is this a District or is it a use allowed in any district? Clarify.  |                |       | X             |
| 7.4A)4)                           | Mobile home on individual lot | What districts allow this?   |                |       | X             |
| 7.4B)                             | RV parking                    | "only one such unit...": Could allow the creation of a designated outdoor storage area within the MHC rather than having RVs parked on each individual lot.  |                | X     |               |
| 7.6A)                             | Site plan                     | Need to be more specific. This doesn't provide any guidance to the applicant or the decision-maker.  |                | X     |               |

| Zoning Ordinance Technical Review    |                            |  |                |       |               |
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| Section                              | Provision                  | Comment  | Type of Change |       |               |
|                                      |                            |  | Policy         | Major | House-keeping |
| 7.6B)                                | Off-site views             | Vague and very subjective. Could be argued that this is targeting MHCs when traditional single family developments have no such standard. It would be preferable to require perimeter landscaping similar to the planned development districts in order to avoid being unfairly discriminatory.  |                | X     |               |
| 7.6C)                                | Health department approval | In addition to the Town Planning Commission?   |                | X     |               |
| 7.7                                  | Preliminary plan           | These requirements are more detailed than what the "informal" plan referenced in paragraph 6.A) implies. These two provisions should be reconciled.  |                |       | X             |
| 7.9D)                                | Phased approval            | Why not the Planning Commission? The ZBA seems an inappropriate body for this.   | X              |       |               |
| 7.9E)                                | Sales                      | The owner may not still be occupying the unit but trying to sell it. Add "or ownership" at the end of the last sentence.   |                |       | X             |
| 7.14A)                               | Recreation area            | The planned neighborhood district requires 335 SF per unit. Shouldn't these be consistent?   |                | X     |               |
| 7.15C)                               | Parking                    | Parking spaces not allowed on the individual lots? If not, why not?  |                | X     |               |
| Sec. 8 LC Local Commercial District, | Purpose                    | This should be more specific - limited to small-scale businesses, serving surrounding residential neighborhoods, pedestrian oriented uses, etc. The Purpose statement needs to clearly state why this district exists, what it is intended to do, how it relates to the comprehensive plan and how it differs from other commercial districts. |                | X     |               |
| 8.1                                  | Purpose                    | "local or 'main street'": What does this mean? Be more specific.   |                |       | X             |
| 8.1 b) thru d)                       | Purpose                    | These 3 statements could apply to any commercial district. How is this one different?  |                | X     |               |

| Zoning Ordinance Technical Review |                                |   |                |       |               |
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| Section                           | Provision                      | Comment   | Type of Change |       |               |
|                                   |                                |   | Policy         | Major | House-keeping |
| 8.2 A)                            | Permitted uses                 | It isn't necessary to list so many specific uses. Use categories or generic terms (sale of food products for consumption off the premises such as grocery stores, bakeries, produce markets and ice cream shops) or (retail establishments not exceeding 5,000 square feet of gross floor area). Many of the uses listed could include big box stores that would be inconsistent with the district purpose. |                | X     |               |
| 8.2 A)2)                          | Appliance store                | Best Buy? Not a local business.   | X              |       |               |
| 8.2 A)4)                          | Book store                     | Barnes & Noble? Need better definition of uses or maximum size limitation to maintain neighborhood (local) scale  | X              |       |               |
| 8.2 A)12)                         | Hardware store                 | Lowe's, Home Depot? A developer could easily argue that either of these is a hardware store, an appliance store, a paint store, etc. The district purpose needs to note the scale of businesses and the regulations should limit the size of businesses permitted by right and with conditional approval in order to achieve the purpose of the district.   | X              |       |               |
| 8.2 A)14)                         | Household furnishings          | Not usually considered a neighborhood business  | X              |       |               |
| 8.2 A)15)                         | Millinery store                | Archaic. Delete   |                |       | X             |
| 8.2 A)16)                         | Record shop                    | Archaic. Delete   |                |       | X             |
| 8.2 A)18)                         | Office supplies                | Office Max? This is another one that would benefit from a size limit.   | X              |       |               |
| 8.2 A)25)                         | Video store                    | Archaic. Delete.  | X              |       |               |
| 8.2 B)2)                          | Banks                          | Generally considered financial institution rather than personal service.  |                |       | X             |
| 8.2 B)8)                          | Insurance agency               | Office rather than personal service   |                |       | X             |
| 8.2 B)11) & 12)                   | Medical and government offices | Office  |                |       | X             |
| 8.2 B)14)                         | Public utility office          | Office and more specific than needed. Could be included under General Business Office or something similar  |                |       | X             |
| 8.2 B)15)                         | Real estate agency             | Office  |                |       | X             |
| 8.2 B)17)                         | Secretarial service            | Archaic. Delete   |                |       | X             |
| 8.2 B)19)                         | Telegraph office               | Archaic. Delete.  |                |       | X             |

| Zoning Ordinance Technical Review |                                |  |                |       |               |
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| Section                           | Provision                      | Comment  | Type of Change |       |               |
|                                   |                                |  | Policy         | Major | House-keeping |
| 8.2 B)21)                         | Veterinary clinic              | Office   |                |       | X             |
| 8.2F)                             | Residential uses               | Located above a non-residential use? Free-standing residential would not be consistent with the district purpose. And if the intent is to permit a mix of residential and commercial, can the Neighborhood Planned Development or the Mixed Use Districts accomplish the same thing? | X              |       |               |
| 8.3C)                             | Contractor's office            | Not a local business   | X              |       |               |
| 8.3H)                             | Theaters                       | These are definitely not local businesses. They tend to draw from a very large area, not consistent with the district purpose. Delete  | X              |       |               |
| 8.3I)                             | Newspaper publishing           | Not a neighborhood business. Delete  | X              |       |               |
| 8.4A)                             | Min. lot area                  | It seems pointless to require such a small minimum. Why require any?   | X              |       |               |
| 8.4B)                             | Min. width                     | "Measured at the building line": Not needed. this is already in the definition of Lot Width  |                |       | X             |
| Sec. 9                            | HC Highway Commercial District | This may be a misnomer. It is really a General Commercial or Community Commercial District. Consider establishing a true Highway Commercial District (gas stations, drive-in restaurants, banks, hotels, etc.) near I-77.  | X              |       |               |
| 9.1                               | Purpose                        | Again, this could be strengthened and made more specific, i.e., catering to the motorist, large-scale, broad market area.  |                | X     |               |
| 9.1C)                             | Pedestrian access              | Unlikely for this type of district. Pedestrian orientation should be part of the LC District.  |                |       | X             |
| 9.2                               | Permitted uses                 | Same comment as LC. Uses should be categorized with a few examples given rather than attempting to provide a long list of possible uses.   |                |       | X             |
| 9.2                               | United States Postal Service   | Government offices   |                |       | X             |
| 9.2                               | Restaurants                    | including drive-through? Or are drive-through restaurants a conditional use?   |                | X     |               |
| 9.2                               | Car washes                     | "Vehicle wash"   |                |       | X             |
| 9.2                               | Repair garage                  | What is this? There is a definition of Automobile Repair and Automobile Servicing (change to Vehicle). Those are the terms that should be used.  |                |       | X             |

| Zoning Ordinance Technical Review |                                   |  |                |       |               |
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| Section                           | Provision                         | Comment  | Type of Change |       |               |
|                                   |                                   |  | Policy         | Major | House-keeping |
| 9.3 A)                            | Dealerships                       | The terms that are defined are automobile rental and sales, recreational vehicle rental and sales, etc. The terminology should be consistent throughout the ordinance.   |                |       | X             |
| 9.3 D)                            | Uses permitted as conditional     | Need a different heading. This is already under the Conditional Uses category  |                |       | X             |
| 9.3 D)1)a)                        | Check cashing separation distance | 3,000 feet: Can the separation distances noted in this and subsequent paragraphs be met? Are there areas of the town that could meet these requirements? If not, the requirements should be reevaluated to make them defensible? | X              |       |               |
| 9.4 A)                            | Min. lot area                     | 10,000 sq. ft.: Very small minimum requirement for such an intense commercial district. Consider half acre.  | X              |       |               |
| 9.4 I)                            | Buffers                           | "suitable": very subjective. Precise standards should be referenced, such as those in Article IV.  |                | X     |               |
| Sec. 10                           | General Industrial District       | Strengthen Purpose statement. Reevaluate allowed uses per Purpose.   | X              |       |               |
| 10.2                              | Conditional uses                  | Second sentence is redundant with first sentence. Delete   |                |       | X             |
| 10.2 H)                           | Repair garage                     | Use "Vehicle Repair"   |                |       | X             |
| 10.2 M)                           | Automobile service station        | Change to "Vehicle service station"  |                |       | X             |
| 10.2 M)1)                         | Service station                   | Fifteen feet pump setback: still pretty close, greater setback would be appropriate to accommodate landscaping and vehicle circulation   |                | X     |               |
| 10.2 N)                           | Wholesale business outlet         | Is this the same as "Wholesale establishment" in the definitions? If so, the same terminology should be used in both places. If not, this term should be defined or examples given.  |                |       | X             |

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| Section                           | Provision                      | Comment   | Type of Change |       |               |
|                                   |                                |   | Policy         | Major | House-keeping |
| 10.2 O)                           | Retail business                | This is far too open-ended and very inconsistent with the Purpose of this District. Retail and Industrial uses are generally not compatible due to traffic conflicts, noise and other nuisance effects. Commercial should be strictly limited in this district: convenience store, restaurants, service stations, vehicle wash, banks, day care, etc. Only those uses that may provide services to the employees and visitors to the industrial uses should be permitted. | X              |       |               |
| 10.2 Q)                           | Watchman residence             | List as Accessory Use   |                |       | X             |
| 10.2 R)                           | Private recreation             | This should be listed separately under Accessory Uses, along with things like day care, cafeteria, caretaker's residence, etc.  |                |       | X             |
| 10.3                              | Section reference              | Incorrect reference, Article II, section 2, subsection 5: R-10 requirements?  |                |       | X             |
| 11                                | Historic Preservation District | This District should be an overlay and reference back to uses allowed in the underlying district.   |                | X     |               |
| 11.7 A)                           | Permitted uses                 | Where are "special uses" identified and regulated? Are these "special exception uses"?  |                |       | X             |
| 11.7 B)                           | Dimensional regulations        | Where are they? This makes it sound like an overlay district, but that's not how it's structured.   |                |       | X             |
| 11.9 F)                           | HRB Action                     | Article VII refers to the Board of Zoning Appeals??? Review criteria are in subsection 10 of this section.  |                |       | X             |
| 11.9 J)                           | Pre-app review                 | Last sentence: Interior improvements are specifically exempted from HRB review. Why is this sentence even in this paragraph? Also, the word "may" implies that the building inspector also has the discretion to not exempt the application. Again, this is contrary to the prior provision. Interior improvements should not be subject to any part of this section.   |                |       | X             |
| 11.9 K)                           | Substantial hardship           | Second sentence: Since the HRB is the decision-making body that would have denied the request in the first instance, it seems that they should not be sitting as the appellate body to determine substantial hardship. This could raise a due process issue.  | X              |       |               |
| 11.9 K)4)                         | Hardship                       | If financial hardship is to be considered as a factor, it should be applied equally to all applicants, not just non-profits.  | X              |       |               |

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| Section                           | Provision  | Comment   | Type of Change |       |               |
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| 11.10 B)                          | Demolition   | Paragraph 9.H) requires action within 60 days or it's deemed approved. This should be reconciled. In addition, 180 days (6 months) seems to be an excessive period of time for the property owner to have to wait. A more expeditious time frame should be considered.  |                |       |               |
| 11.10 B)                          | Demolition   | "another 180 days"? Same as above.  | X              |       |               |
| 12.1                              | Scenic Highways<br>Planned Development<br>District | What is the road segment where this applies?  |                |       | X             |
| 12.3                              | Location   | The COD overlay is 500 feet on either side. Should these be consistent? A corridor in excess of one-half mile wide (3000 ft.) seems excessive.  | X              |       |               |
| 12.5 C)                           | Prohibited uses                                    | What does this mean? They cannot prohibit a use that is allowed in the underlying district and not specifically prohibited here. The council always has the authority to amend the ordinance, which makes this provision unnecessary.   |                | X     |               |
| 12.8                              | Special exception                                  | Special exception and conditional use are different terms. Consistent terms should be used. The planning commission is not authorized under SC law to decide special exceptions which are the purview of the BZA.   |                | X     |               |
| 12.8 2)                           | Application  | The ordinance should have a specific site plan chapter/article that defines the procedures for site plan review and specifies the items to be shown on the site plan. This would provide consistency among all requests that involve site plan review and negate the repetition in the ordinance for restating site plan information requirements and procedures for review and approval. |                | X     |               |
| 12.9                              | Development criteria                               | "Special exception" or conditional use?   |                |       | X             |
| 12.9 C)                           | Screening  | A more quantifiable standard should be used. Does this mean that the entire frontage must be a solid vegetative screen of evergreens or are filtered views permitted? This standard should be more definitive.  |                | X     |               |

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| Section                           | Provision                             | Comment  | Type of Change |       |               |
|                                   |                                       |  | Policy         | Major | House-keeping |
| 12.9 D)                           | Access                                | Define "spectator sports facility". A tennis center with a few bleachers should not warrant multiple drives. Consider also adding a minimum frontage requirement or requiring that additional drives be located on an intersecting street. |                | X     |               |
| 12.10                             | Vegetated buffer                      | Last sentence: Is there a potential conflict with the screening requirement of C) above?   |                |       | X             |
| 12.11                             | Waivers                               | "Planning commission" not "planning and zoning commission". Be consistent  |                |       | X             |
| 12.12                             | Severability                          | Delete as unnecessary. Article IX, section 2 already addresses that for the entire ordinance.  |                |       | X             |
| 13.1                              | Resource Conservation District Intent | Other districts use "Purpose". Change for consistency.   |                |       | X             |
| 13.2                              | Definitions                           | Where are they?  |                |       | X             |
| 13.3 B)2)                         | District established                  | Delete as unnecessary. Council has the authority to amend the ordinance at any time.   |                |       | X             |
| 13.3 D)                           | Interpretation                        | Why the BZA? State law does not grant authority to anyone other than the legislative body to change zoning boundaries.   |                | X     |               |
| 13.4                              | Development                           | Reference to Article I, Section 5 ???? this just lists the districts   |                |       | X             |
| 13.4 A)                           | Development                           | "assessed taxable value": This is an appropriate metric but is not consistent with other sections that used "market value" as the metric. Those should be changed to be consistent with taxable value.                                     |                | X     |               |
| 13.4 B)                           | Development                           | Revise the paragraph. This is requiring town manager approval for any rehab or renovation of 50 percent or more of assessed value, but the wording suggests that the rehab or renovation has already occurred.                             |                |       | X             |
| 13.4 B)                           | Development                           | Paragraph A) says 50 percent or less. What if it's exactly 50 percent? Is paragraph A) or B) applicable? Suggest B) state: "...extent of more than 50 percent of..."   |                |       | X             |

| Zoning Ordinance Technical Review     |                                     |  |                |       |               |
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| Section                               | Provision                           | Comment  | Type of Change |       |               |
|                                       |                                     |  | Policy         | Major | House-keeping |
| 13.6 B)                               | BZA variance                        | More specific standards should be specified. Consolidate E) and H) into a "standards" subsection   |                | X     |               |
| 13.6 E)                               | Variance                            | First sentence: Should be stated in the affirmative.   |                |       | X             |
| 13.6 E)1) thru 5)                     | Variance criteria                   | "Significantly": Very subjective term. These should be quantified to the extent possible or examples given to minimize the potential arbitrary and subjective interpretation.  |                | X     |               |
| 14.2 Transitional Commercial District | Permitted uses                      | As stated previously, use groups (personal services, professional offices, financial institutions, etc.) should be used in lieu of listing all potential uses individually.  |                |       | X             |
| 14.2 G)                               | Single family dwellings             | Seems like attached single family and multi-family would be appropriate uses in this district.   | X              |       |               |
| 14.4 E)                               | Min. rear yard                      | 15 feet: Not much of a rear yard for a single family dwelling.   |                | X     |               |
| 14.4 F)                               | Max. bldg.. height                  | 40 feet: Why not 35 to be consistent?  |                |       | X             |
| 14.4 G)                               | Building size                       | Building space: Not defined. Use a consistent term such as gross floor area  |                |       | X             |
| 14.4 H)                               | Office or commercial                | Change to "non-residential uses"   |                |       | X             |
| 14.4 H)                               | Office or commercial                | "conforming residential": Does this mean that if the adjacent single family home has a nonconforming front yard, but is otherwise conforming, a buffer will not be required. The buffer requirements should be based on zoning districts rather than uses. |                |       | X             |
| Sec. 16 TC                            | Transitional Commercial District    | What is this? How does it differ from Section 14 (TC District)? Delete   | X              |       |               |
| Sec. 17.1 LI                          | Limited Industrial District Purpose | Should be very limited commercial compatible with and supportive of the industrial uses. Retail is generally not desirable within industrial developments.   | X              |       |               |
| 17.2                                  | Permitted uses                      | Again, categorize rather than list individual uses. Note also that numbering is inconsistent with ordinance outline format   |                |       | X             |
| 17.2 c.                               | Auto sales                          | Delete   |                | X     |               |

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| Section                           | Provision                                    | Comment  | Type of Change |       |               |
|                                   |  |  | Policy         | Major | House-keeping |
| 17.2 h.                           | Boat and ship sales                          | Delete   |                | X     |               |
| 17.2 i                            | Building material sales                      | Home Depot, Lowe's...not appropriate.  |                | X     |               |
| 17.2 k                            | Catalog and mail order                       | Archaic, delete  |                |       | X             |
| 17.2 m                            | Commercial recreation                        | Delete (bowling lanes, arcades, theaters are not compatible)   |                | X     |               |
| 17.3 a4)                          | Adequate parking                             | Delete. What is "adequate"? The ordinance parking requirements would have to be met. It's not an option.   |                |       | X             |
| 17.4 b                            | Suitable buffer                              | Subjective. Be specific as has been done in other sections. Buffer width and type, height and number of trees should be specified.   |                | X     |               |
| 17.4 c                            | Illumination                                 | Light fixtures? Why only Residential Districts? Light spill and glare should not be permitted in any case.   |                | X     |               |
| 18.1                              | R-12 One-family Residential District Purpose | Purpose needs to be better defined, less generic, specific to this district. Is this district even needed? Or is the R-15 needed? There is very little difference.   | X              |       |               |
| 18.5 C)                           | Min. width                                   | 100 feet: 90 feet would offer a deeper lot   |                | X     |               |
| 19.1                              | MXU Mixed Use Development District Purpose   | Revise to give more reasons why mixed use is desirable. Relate to comp plan, if possible. Note that mixed use results in more vibrant areas, promotes walkability, etc.  |                | X     |               |
| 19.2                              | Permitted uses                               | "Any use proposed by an applicant": Is this consistent with the comp plan and the purpose of the district? Consider a more defined menu of uses by right with others to be approved by council as conditional uses.                          |                | X     |               |
| 19.2                              | <i>Note</i>                                  | "lie within one-fourth-mile or less of each other": Parcels that far apart don't constitute a mixed use development. This seems to be a loop hole that may have been created to accommodate one specific situation. Suggest reconsideration. | X              |       |               |

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| Section                           | Provision                  | Comment   | Type of Change |       |               |
|                                   |                            |   | Policy         | Major | House-keeping |
| 19.2                              | Accessory structures       | "provided such use is compatible with and subordinate to the use of the principal structure": Unnecessary. Accessory use is defined, no need to repeat the definition here.   |                |       | X             |
| 19.2 A)                           | Residential accessory uses | "of the principal structure": Total floor area? Living area? Total area including attached garage? Specify what is being measured.  |                | X     |               |
| 19.2 A)                           | Residential accessory uses | "combined floor area shall be no greater than 75 percent of the principal structure": This should be reconsidered. One accessory structure is limited to 50% of the principal structure; but if that accessory structure is added onto with a second structure (or addition), then it can be up to 75%. This would seem to encourage abuse.   |                | X     |               |
| 19.2 A)2)                         | For-rent apartments        | Consider other conditions for such use: owner must live on the premises, no separate driveway connection to abutting local street, no separate utility meters, maximum floor area, etc. Also change to "accessory dwelling unit" and define.  |                | X     |               |
| 19.2A)3)                          | Home occupations           | The standards for home occupations should be listed in a Conditional Use article rather than repeated in several separate sections.   |                |       | X             |
| 19.2 A)3)a                        | Home occupations           | "separate structure on the same lot": Previous regulation required the home occupation to be located within the principal dwelling. Why allow it in an accessory building here?   |                | X     |               |
| 19.2 A)3)c)                       | Home occupations           | "number of vehicles": Prior regulation did not permit employees other than family residing in the home. There is no such provision here. Why?   |                | X     |               |
| 19.3 E)                           | Design guidelines          | "For properties that include...": Does this provision only apply if the applicant chooses to establish design guidelines or is it applicable to any project that includes a residential component? If the latter, that provision should be in a separate paragraph such as "Residential Design Review" so the requirement is not confused with the first part of paragraph E which is optional. |                | X     |               |
| 19.4 A)                           | Cottage                    | Max height: Why more than 35 ft.?   |                | X     |               |
| 19.4 A)                           | Estate                     | Lot width: This would only result in 80 foot depth. Given the small lot size, suggest reducing to 70 ft. or less.   |                | X     |               |

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| Section                           | Provision                 | Comment   | Type of Change |       |               |
|                                   |                           |   | Policy         | Major | House-keeping |
| 19.4 A)                           | Estate                    | Max height: Why more than 35 ft.?   |                | X     |               |
| 19.4 A)                           | Townhouse/<br>Rowhouse    | Lot area: This is about 40 units per acre. Is that the desired density?   |                | X     |               |
| 19.4 A)                           | Multi-family              | Lot area: same as above   |                | X     |               |
| 19.4 A)                           | Multi-family              | Lot width: minimum width seems unnecessary for multi-family, especially since it's only up to 75 feet   |                | X     |               |
| 19.4 C)1)                         | Lot development standards | "shall be determined": By whom?   |                | X     |               |
| 19.4 C)2)                         | Lot development standards | Should state the alternative...shall front on either a public or approved private street? There should be private street and alley standards in the ordinance and referenced here and elsewhere, as appropriate |                | X     |               |
| 19.4 D)                           | Building height           | Unnecessary. Building height is defined in the ordinance and the height exceptions are spelled out in a prior section. Delete.  |                |       | X             |
| 19.4 E)2)                         | Sidewalks                 | Many communities have found that this doesn't work. Consider requiring on both sides.   | X              |       |               |
| 19.4 E)2)                         | Sidewalks                 | May be approved: Based on what? Need standards or criteria to make the decision   |                | X     |               |
| 19.4 E)2)                         | Sidewalks                 | Specific person/title should be named. Paragraph 4 states zoning administrator.   |                | X     |               |
| 19.4 E)5)                         | Sidewalks                 | "waived administratively": same comment as above  |                | X     |               |
| 19.4 F)1)a                        | Street intersections      | 50': Inadequate. Standard is usually 125 to 150 foot offset. Revise   | X              |       |               |
| 19.4 F)1)a                        | Street intersections      | Reductions below 50 foot separation: Should not be permitted  | X              |       |               |
| 19.4 F)1)b                        | Street intersections      | Restate that it should be as close to 90 degree right angle as possible, but no less than X   |                |       | X             |
| 19.4 F)3)                         | Streets                   | Waived administratively: See prior comment  |                | X     |               |
| 19.4 F)4)                         | Streets                   | The standards and design details should be moved to the Town's engineering design manual and simply referenced here.  |                |       | X             |

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| Section                           | Provision                   | Comment   | Type of Change |       |               |
|                                   |                             |   | Policy         | Major | House-keeping |
| 19.4 F)4)<br>Exhibit 5            | Street details              | Note that the ordinance only requires sidewalk on one side of the street, but the design details all show sidewalks on both sides   |                |       | X             |
| 19.4 F)4)                         | Streets                     | "Road centerline K values...": Move to engineering design manual  |                |       | X             |
| 19.4 G)2)                         | Off-street parking          | These provisions seem to be the same as in the Parking provisions (7.I). There is no need to restate them or to have differences that are so subtle as to be unnecessary.   |                |       | X             |
| 19.4 G)2)a                        | On-street parking reduction | 50%: That's very generous. On-street parking would have to be spread out over a long distance to accommodate half the required spaces for a large use. This paragraph should also be further divided to separate the various individual provisions stated here.   |                | X     |               |
| 19.4 G)2)a3                       | Shared parking              | As noted previously, this is nearly a quarter mile away and unlikely to be used by tenants, employees and visitors. Parking is normally required to be located within 300 feet of the use.  |                | X     |               |
| 19.4 G)3)                         | Accessible parking          | This is unnecessary since it is Federal law. The parking section of the ordinance should simply state that handicapped parking must be provided in accordance with the ADA. That way, if the ADA requirements change, the ordinance won't have to be amended or won't be inconsistent with the amended law. |                |       | X             |
| 19.4 G)4)                         | Parking dimensions          | Delete. This is redundant.  |                |       | X             |
| 19.4 G)6)                         | Parking lot landscaping     | Delete, already stated in the parking provisions  |                |       | X             |
| 19.4 G)7)                         | On-street parking           | Delete, already stated in parking section   |                |       | X             |
| 19.4 H)1)                         | Dedicated open space        | "increase in the allowable density": Is density based on gross acreage or net acreage? If net, the developer would actually lose units by giving more open space.   |                | X     |               |
| 19.4 H)1)                         | Dedicated open space        | "unless town approves an alternative": Who has the authority? Criteria are needed to determine when an alternative is appropriate and to guide the amount of the density bonus.   |                | X     |               |

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| 19.4 H)6)                         | Conservation lands           | Article II, Section 7, subsection 3.D: Mobile home park district?  |                |       | X             |
| 19.4 H)7)                         | Impervious surfaces          | "other impervious surfaces shall be excluded": Clarify..."unless otherwise exempted" since the next line permits bike paths to be counted.   |                | X     |               |
| 19.4 H)11)a                       | Open space dedication        | Town's consent: If one of the other options is chosen, can the development still qualify for a density bonus?  |                | X     |               |
| 19.4 H)11)a                       | Open space dedication        | "provide up to 50 percent..": If one of the other options is chosen, can the development still qualify for a density bonus?  |                | X     |               |
| 19.4 I)                           | Signage`                     | The "town": who? review criteria? Sign requirements should be included within the sign article   |                | X     |               |
| 19.4 I)1)                         | Project identification signs | Not defined.   |                |       | X             |
| 19.4 I)1)                         | Project identification signs | 360 square feet of text area per sign: This is very large and even more so since the sign background could apparently be much larger, provided the text area is no more than 360 SF. This is inconsistent with the definition of sign area. The measurement of sign area should be specified in the sign provisions (Article III). | X              |       |               |
| 19.4 I)1)                         | Project identification signs | Why is all of this listed? Apparently, the sign is permitted at every entrance.  |                |       | X             |
| 19.4 I)1)a                        | Project identification signs | It should be made clear that pole signs are not acceptable.  |                |       | X             |
|                                   | Project identification signs | 18 feet in height: Very tall for an entry sign.  |                | X     |               |
| 19.4 I)1)b                        | Project identification signs | Second sentence: Seems inconsistent with paragraph 1. If this is the case, this language should be moved to paragraph 1.   |                |       | X             |
| 19.4 I)2)a                        | Project identification signs | "Shall," not "may"   |                |       | X             |

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| Section                           | Provision             | Comment   | Type of Change |       |               |
|                                   |                       |   | Policy         | Major | House-keeping |
| 19.4 J)                           | Landscaping           | Landscaping requirements are also found in Article IV and in the Off-street Parking provisions. The bits and pieces that overlap from one to another are either identical or very similar. All landscaping and related (buffering, screening, etc.) provisions should be in the Landscaping Article and simply referenced where relevant. |                |       | X             |
| 19.4 K)2)                         | Buffer required       | "excluding road frontage": What does this mean? If a project edge abuts a road, a buffer is not required? Whatever the intent, this should be revised to state it more clearly.   |                |       | X             |
| 19.4 K)3)a1                       | Buffer standards      | Who decides if it's comparable? Based on what criteria? Suggest creating at least three buffer types, depending on the adjacent uses/zoning districts abutting one another. The width and intensity of plantings would vary according to the buffer type.   | X              |       |               |
| 19.4 K)3)a2                       | Buffer standards      | What's the rationale for this? What if the wider lots were within the project and the narrow lots were not? What if the abutting lots were commercially zoned but abutting narrow single family lots? It's more relevant to consider the uses abutting one another.   |                | X     |               |
| 19.4 K)3)c                        | Trails within buffers | "provided adequate width (minimum 15 feet) is added": Isn't this a disincentive to providing trails? The buffer width (and loss of developable land) goes from a 35 foot strip to a 50 foot strip. But if the trail/pathway is kept out of the buffer, an 8 to 10 foot easement is all that would be needed.                              | X              |       |               |
| 19.4 M)                           | Screening             | Exception: Suggest adding a limitation on the number of expansions or a cumulative total that are exempted. Two expansions of 1,500 SF will exceed the 2,000 SF limit.  |                |       | X             |
| 19.4 M)2)d                        | Screening             | Is this a potential loophole? Could it be worded differently? For example, additions to or expansion of existing loading docks that were in existence prior to the date of this ordinance.  |                |       | X             |
| 19.4 M)3)                         | Screening             | "at least five feet wide": This is too narrow for any effective plant material.   |                | X     |               |
| 19.4 M)3)e                        | Screening             | An earth berm can't fit in a five foot wide strip. At 3:1, a 3 foot high berm would be 20 feet wide (including 2 foot flat top).  |                | X     |               |

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| Section                           | Provision                                      | Comment  | Type of Change |       |               |
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| 19.5 D)4)                         | Concept plan requirements                      | This could be put in table or checklist format. It could also be incorporated into the site plan review Article and just referenced here.  |                |       | X             |
| 19.5 E)1)                         | Final plan - phasing                           | Change "section 4" to Subsection E.4 to make it easier to identify.  |                |       | X             |
| 19.5 E)3)                         | Traffic impact analysis                        | Required in all cases? Suggest having a threshold of estimated daily trip generation or estimated peak hour trips in excess of a specified number.   | X              |       |               |
| 19.5 E)4)                         | Final plan                                     | As noted under Concept Plan, these requirements could be incorporated into the site plan review article and simply referenced here.  |                |       | X             |
| 19.6                              | Definitions                                    | As stated elsewhere, all definitions should be in the Definitions Article not scattered throughout the ordinance   |                |       | X             |
| 19.6                              | Accessory structure or use                     | Similar, but not the same as the definitions in Article I. The last sentence should be deleted. This is regulatory and not part of the definition.   |                |       | X             |
| 19.6                              | Average finished grade                         | Should be the "average ground level along all sides of the building when construction and grading are completed."  |                |       | X             |
| 19.6                              | Home occupation                                | Different than definition in Article I   |                |       | X             |
| 19.6                              | Lots   | Different than definition in Article I   |                |       | X             |
| 19.6                              | Principal structure                            | Different than definition in Article I   |                |       | X             |
| 19.6                              | Principal use                                  | Different than definition in Article I   |                |       | X             |
| Sec. 20                           | MID Municipal Improvement Districts            | This doesn't belong in the zoning ordinance. Remove.   |                |       | X             |
| 21.3                              | THCD Tom Hall Street Corridor District Purpose | These purposes are not consistent with a "Highway Commercial" district. It would be preferable to create a Downtown Business District rather than an overlay. Also note that numbering format is inconsistent with the predominant format of the ordinance | X              |       |               |
| 21.4                              | Prohibited uses                                | This illustrates another reason why the overlay approach is not suitable. Instead of a long list of prohibited uses, the ordinance should specify what is permitted.   |                | X     |               |

| Zoning Ordinance Technical Review |                                     |   |                |       |               |
|-----------------------------------|-------------------------------------|---|----------------|-------|---------------|
| Section                           | Provision                           | Comment   | Type of Change |       |               |
|                                   |                                     |   | Policy         | Major | House-keeping |
| 21.5                              | Building materials                  | This is pretty weak and difficult to measure or enforce. If the town is committed to architectural standards, they should be specific requirements, not suggestions.  | X              |       |               |
| Sec. 22 UD                        | Urban Development District          | How is this different from the MXU District? Are both needed? There appears to be only one small area zoned UD. This suggests it is a special purpose district and not needed.  |                | X     |               |
| 22.2 A)1) thru 3)                 | Multi-family residential            | These are forms of rental or ownership and not relevant in zoning. Multi-family units are permitted. Therefore, whether they're owned, leased, rented, etc. does not matter.  |                |       | X             |
| 22.2 B)1) & 2)                    | Single family attached              | Unnecessary. Attached single family attached is sufficient.   |                |       | X             |
| 22.4 A)2)                         | Parking in front yard               | "minimize visibility from public rights-of-way": What if the dwellings front on an internal private street? Are parking lots or garages allowed in that case?   |                |       | X             |
| 22.4 D)3)                         | Water quality                       | Consider density bonus as an inducement.  |                | X     |               |
| 22.5 A)2)                         | Appearance review                   | "higher degree of architectural design and quality building materials": Very subjective. This should be more specific...percent of stone and masonry, pitched roof, etc.  |                | X     |               |
| Sec. 23                           | R-5 Residential District            | How is this different from GR and GR-A?   | X              |       |               |
| 23.4                              | Other requirements                  | Dimensional requirements should be in table format for ease of reading and comparing.   |                |       | X             |
| 23.4 i)1)                         | Buffer requirements                 | "buffer at least 35 feet...abutting existing residential development": If adjacent to a multi-family development? Or single family adjacent to single family? It seems that this may not be warranted in many cases where the adjacent development is of similar type or character. |                | X     |               |
| 23.4 k)1)                         | Traffic impact analysis             | Are there specifications for the TIA?   |                | X     |               |
| 24.2 H)                           | COD/COD-N Corridor Overlay District | "expansions of existing nonresidential development resulting in a minimum ten percent increase": In any one expansion or cumulative additions?  |                |       | X             |
| 22.4 A)1)(b)1                     | Minimum setback                     | Very difficult to interpret. Revise wording and add graphic to illustrate.  |                |       | X             |

| Zoning Ordinance Technical Review |                      |   |                |       |               |
|-----------------------------------|----------------------|---|----------------|-------|---------------|
| Section                           | Provision            | Comment   | Type of Change |       |               |
|                                   |                      |   | Policy         | Major | House-keeping |
| 22.4 A)2)(b)1                     | Building height      | Delete. The terms are defined. There is no need to reference the definitions.   |                |       | X             |
| 22.4 A)2)(b)4                     | Building height      | Not needed, since the overlay supersedes the underlying zoning  |                |       | X             |
| 22.5 C)2)                         | Architectural design | "encouraged": Not a requirement? Should be more specific.   | X              |       |               |
| 22.6 A)1)(b)1b                    | Trees                | First sentence: Suggest limiting any one species to no more than one-third of all trees   |                |       | X             |
| 22.7 A)2)                         | Buffer table         | Lot size: Why is lot size relevant? The buffer intensity should relate to the length of the property line bordering the neighboring property and the adjacent uses.   |                | X     |               |
| 22.7 A)2)                         | Buffer table         | "Min. buffer width, measured from the property boundary (or right-of-way)": Is this in addition to the streetscape trees that are required?   |                |       | X             |
| 22.7 A)2)                         | Buffer table         | "Min. landscaping if min. 6' opaque fence or wall is installed": Reduction in plant material is not significant considering a solid fence or wall is being constructed  |                | X     |               |
| 22.8 A)1)(a)                      | Screening            | Second sentence: Is this applicable to new development or expansion immediately adjacent to property occupied by a single family development? Or any new or expanded development, even if not adjacent to the neighboring property? |                |       | X             |
| 22.10 A)4)                        | Pedestrian pathways  | Town approval: Who specifically?  |                |       | X             |
| 22.11 B)                          | Vehicular access     | Regardless of length of frontage? This seems overly restrictive and potentially counter-productive.   | X              |       |               |
| 22.11 D)                          | Driveway alignment   | If not directly aligned, the drives should be offset a minimum of 150 feet.   | X              |       |               |
| 22.11 F)                          | Cross-access         | "dimensions of such easement": Some minimum standard should be established.   | X              |       |               |
| 22.12 A)2)                        | Parking              | "side or rear of the structure(s) located nearest to the public road(s)": Clarify the meaning of this. Add a graphic to illustrate. What if the building is on a corner lot? Can parking be in the side street side?                |                |       | X             |
| 22.12 A)6)                        | Shared parking       | The stated requirements should be applicable to all shared parking and specified in the Parking article and referenced here.  |                | X     |               |

| Zoning Ordinance Technical Review |                               |   |                |       |               |
|-----------------------------------|-------------------------------|---|----------------|-------|---------------|
| Section                           | Provision                     | Comment   | Type of Change |       |               |
|                                   |                               |   | Policy         | Major | House-keeping |
| 22.12 A)7)(e)                     | Bicycle parking               | "entire development": This is vague. Should state something like the combined floor area of all non-residential uses is...  |                | X     |               |
| 22.13 A)1)(b)2                    | Freestanding signs            | Applying a formula with such minor size difference is unnecessary. Establish maximum sign area of 25 or 30 square feet for 50 to 200 feet of frontage.  |                |       | X             |
| 22.13 A)1)(c)                     | Freestanding signs            | Why? Should allow one per entry, maximum of two. Current provision would give a development with 250 feet of frontage and one entry two signs (each 50 SF), but a parcel with 200 feet of frontage is limited to one 30 SF sign.                                    | X              |       |               |
| 22.13 A)1)(c)2a                   | Unified development signs     | Content regulation is not appropriate. The sign size should not be related to the message.  |                | X     |               |
| 22.13 A)1)(c)2bii                 | Sign size                     | This (250 sq.ft.) is huge and inconsistent with the intent of the COD District.   | X              |       |               |
| 22.13 B)1)                        | Pole signs                    | Does the sign have to be located within 150 feet of the interstate? If so, that should be stated. In not, there may not be a nexus between the intent of this provision and the actual sign location.   |                | X     |               |
| 22.13 D)1)                        | Temporary signs               | Does this mean that temporary signs are not permitted? If so, it should be stated that way. If not, what does this mean?  |                |       | X             |
| 22.14                             | Traffic signals               | "consistent with the black...municipal limits": Rather than specify the style, simply state mast arm signals, as approved by ???, shall be used. This allows some flexibility for the town and avoids having to amend the ordinance if the policy or style changes. |                |       | X             |
| 22.16A)4)                         | Fences on corner lots         | Last sentence: Not consistent with intent and concept of special uses. Should reference clear vision triangle and limit or prohibit fences within that area.  | X              |       |               |
| 22.16 C)                          | Fence construction            | These are general requirements applicable to all fences and walls. They should be in the Fence/Wall article and can be simply referenced here (though that isn't needed, since the regulations would apply to all fences/walls within the town).                    |                |       | X             |
| 22.17 C)                          | Alternate means of compliance | Unnecessary to state this since the BZA is given that authority in the statutes and it's stated in the ordinance.   |                |       | X             |

| Zoning Ordinance Technical Review |                               |  |                |       |               |
|-----------------------------------|-------------------------------|--|----------------|-------|---------------|
| Section                           | Provision                     | Comment  | Type of Change |       |               |
|                                   |                               |  | Policy         | Major | House-keeping |
| 22.17 D)                          | Alternate means of compliance | Already stated elsewhere in the ordinance. No need to repeat it here. Delete.  |                |       | X             |
| 22.18 A)                          | Waivers                       | All the criteria or any one?   |                |       | X             |
| 22.18 A)1)                        | Waivers                       | This means that 75% would still lie within the overlay district. It may be more effective to state that less than half the parcel is within the overlay district.  |                |       | X             |
| 22.18(B)                          | Waivers                       | "authorized to charge": Does this mean he doesn't have to charge it? Should state more directly that an application fee shall be submitted with the application in an amount established by the Town Council. Don't specify amount in the ordinance. If the fee changes, the ordinance has to be formally amended. |                |       | X             |
| 22.18(F)                          | Waivers                       | This should be restated in much simpler language   |                |       | X             |
| <b>Article III – Signs</b>        |                               |  |                |       |               |
| Sec. 2 Definitions                | General                       | All definitions should be in Article 1, Section 1. This section includes several definitions of terms already defined in Article 1 and the definitions are different. Note also that numbering does not follow outline format generally used throughout the ordinance  |                |       | X             |
| 2.2                               | Freestanding sign             | Very awkward definition. Should be revised to simplify.  |                |       | X             |
| 2.3                               | Sign area                     | Last sentence: Regulatory language should not be in the definition. This is also contradictory since other district regulations allow freestanding signs substantially larger than 100 SF.   |                |       | X             |
| 2.4                               | Business ID sign              | Last sentence: Doesn't belong in the definition and is not content neutral.  |                | X     |               |
| 2.5                               | Pylon sign                    | "contains...premises": Delete. Can't regulate content.   |                | X     |               |
| 2.7                               | Off-premise signs             | Revise. This is also different than the definition in Article 1  |                |       | X             |
| 2.7                               | Off-premise signs             | Second sentence: What does this mean?  |                |       | X             |
| 2.8                               | Temporary signs               | Revise. There's no mention of limited time period of display or other reference to "temporary".  |                | X     |               |
| 2.9                               | Freestanding signs            | Last sentence: Delete...refers to content.   |                | X     |               |
| 2.10                              | Pole sign                     | Revise.  |                |       | X             |

| Zoning Ordinance Technical Review |  |  |                |       |               |
|-----------------------------------|--|--|----------------|-------|---------------|
| Section                           | Provision                                | Comment  | Type of Change |       |               |
|                                   |  |  | Policy         | Major | House-keeping |
| 2.11                              | Ground sign                              | Revise.  |                |       | X             |
| 2.12                              | Merchandising sign                       | Revise or delete. Is this a separate type of sign? Not needed if sign content regulations are removed from other provisions.   |                |       | X             |
| 2.13                              | Wall sign                                | 14 inches: Definition in Article 1 states 12 inches  |                |       | X             |
| 2.14                              | Wall sign                                | Content! Revise  |                |       | X             |
| 2.16                              | Electronic sign                          | Delete. This distinction is not clear. Is this intended to differentiate between electronic signs that only have copy and those that may have a graphic image? If so, such a distinction may not be defensible in terms of regulating content. |                | X     |               |
| 2.18                              | Video display                            | Delete. This distinction is not needed.  |                |       | X             |
| Sec. 3                            | General Provision                        | Provisions should be added regarding measurement, maintenance, permitting and nonconforming signs  |                | X     |               |
| 4.3                               | Prohibited Signs                         | Most of this subsection deals with requirements for projecting signs. This should be moved to the section of permitted signs.  |                |       | X             |
| 4.4                               | Off-premise signs                        | This term is already defined. There is no need for this additional definition.   |                |       | X             |
| 4.5                               | Roof signs                               | Already defined, no need for this added language.  |                |       | X             |
| 4.6                               | Portable signs                           | Delete, already defined.   |                |       | X             |
| 4.7                               | Animated signs                           | Move to section on Illumination or Movement rather than prohibited signs. This is a general requirement, not a sign type.  |                |       | X             |
| 4.8                               | Abandoned signs                          | Move to General Provisions.  |                |       | X             |
| 4.9                               | Pennants                                 | Delete, not needed.  |                |       | X             |
| 4.10                              | Signs obstructing access                 | Suggest this regulation be listed in General Provisions, not Prohibited Signs. This is not a sign type.  |                |       | X             |
| 4.11                              | Signs in right-of-way                    | Move to General Provisions   |                |       | X             |
| Sec. 5                            | Signs For Which a Permit is not Required | Add: flags, help wanted, historical markers, memorial, political, essential services, garage sale.   |                |       | X             |
| 5.3                               | For sale signs                           | Residential districts: Consider changing to "residential uses" to acknowledge that some offices, institutions, etc. are allowed in residential districts and may warrant a larger sign.  |                |       | X             |

| Zoning Ordinance Technical Review |  |  |                |       |               |
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| Section                           | Provision  | Comment  | Type of Change |       |               |
|                                   |  |  | Policy         | Major | House-keeping |
| Sec. 6                            | Regulations Applying to Specified Types of Signs | This should be formatted as a table for clarity and ease of understanding.   |                |       | X             |
| 6.1                               | Signs on work under construction                 | Title: change to "construction signs"  |                |       | X             |
| 6.1                               | Construction signs                               | "One": One per street frontage is more common  |                | X     |               |
| 6.3                               | Open house                                       | Define sign type.  |                |       | X             |
| 6.3                               | Open house                                       | "One 36-hour period": Difficult to enforce   |                | X     |               |
| 6.4                               | Routine real estate directional sign             | How does this differ from 3)? Why are the time limits different? These sign types should be consolidated as off-premise real estate directional signs  |                | X     |               |
| 6.5                               | Off-premise real estate                          | Content. This is not defensible.   |                | X     |               |
| 6.6                               | Yard sale  | Second sentence re: two day sale limit. Move to use regulations. This isn't related to the sign.   |                |       | X             |
| 6.7                               | Temporary signs                                  | "Allowed in Commercial districts": What about churches and schools in Residential Districts?   |                | X     |               |
| 6.7 A)                            | Temporary signs                                  | "Responsible individual": specify property owner or business owner   |                |       | X             |
| 6.7 B)                            | Temporary signs                                  | ??? Again, be cautious about regulating content  |                | X     |               |
| 6.7 D)                            | Temporary signs                                  | Does this mean those organizations can only have temporary signs above town property?  |                | X     |               |
| 6.7 D)                            | Temporary signs                                  | "Controversial nor offensive": Content. What's the definition of controversial or offensive? Chances are someone will find any message controversial or offensive. There are free speech/content implications. |                | X     |               |
| Sec. 7                            | Sign Illumination                                | Revise this section. The wording is awkward. Additional provisions should be included regarding electronic signs, movement, etc.   |                | X     |               |
| Sec. 8                            | Height Limitations                               | Since the height of freestanding signs is limited to 24 feet, what other signs would this apply to?  |                |       | X             |

| Zoning Ordinance Technical Review |   |   |                |       |               |
|-----------------------------------|---|---|----------------|-------|---------------|
| Section                           | Provision   | Comment   | Type of Change |       |               |
|                                   |   |   | Policy         | Major | House-keeping |
| Sec. 9                            | Signs Permitted in Front Yard, Side yard, and Rear Yard Limitations | Delete. The sign regulations establish setback requirements. This section is not needed.  |                |       | X             |
| Sec. 10                           | Signs Permitted in Residential Districts                            | Are subdivision or development gateway signs permitted?   |                | X     |               |
| 10.2                              | Business ID sign in Residential Districts                           | Not exceeding six square feet and non-illuminated: This is very restrictive for schools, churches, hotels and medical offices   |                | X     |               |
| Sec. 13                           | Ground Signs  | This doesn't specify where the ground signs are permitted.  |                | X     |               |
| Sec. 13                           | Ground signs  | "Ground signs...real estate developments": Delete, already defined.   |                |       | X             |
| 13.1                              | Maximum height  | "Normal": Should state natural grade or measured from the abutting road elevation. In General Provisions note that sign height may not be increased by creating artificial mounds or berms. |                | X     |               |
| 13.3                              | Maximum area  | These sizes are very large for a ground sign. 32 to 48 sq. ft. is more common and reasonable.   |                | X     |               |
| 13.4                              | Minimum setback   | This is a contradiction. If it must be 15 feet from any property line, it can't be 3 feet from the ROW (front property) line. Revise  |                |       | X             |
| 13.5                              | Advertising message   | "Should not": Is this a suggestion or a requirement? Revise   |                | X     |               |
| 13.5                              | Advertising message   | This seems to limit the actual "sign" display to 40 percent of the total area permitted. If this is the intent, then reduce the sign size.  |                | X     |               |
| Sec. 14                           | Pole Signs  | Delete. Already defined.  |                |       | X             |
| 14.1                              | Pole sign height  | Should also require minimum ground clearance below bottom of sign   |                | X     |               |
| 14.2                              | Pole sign number  | Consider one per street frontage  | X              |       |               |
| 14.5                              | Pole sign message   | See prior comment re: ground signs  |                | X     |               |
| Sec. 15                           | Merchandising signs   | Delete. Already defined   |                |       | X             |
| Sec. 15                           | Merchandising signs   | "Shall," not "should"   |                |       | X             |

| Zoning Ordinance Technical Review |                           |  |                |       |               |
|-----------------------------------|---------------------------|--|----------------|-------|---------------|
| Section                           | Provision                 | Comment  | Type of Change |       |               |
|                                   |                           |  | Policy         | Major | House-keeping |
| 15.2                              | Maximum area              | 36 square feet: Is this in addition to the allowed area of the pole sign? This is a content sign and should not be in addition to the pole or ground sign requirements. The owner is entitled to put whatever he wants on the sign. Suggest deleting this and allowing a portion of a pole, ground or wall sign (25%) be used for changeable messages (manual or electronic) |                | X     |               |
| Sec. 16                           | Wall Signs                | Delete. Already defined. Note, the definition states 12 inch projection from the wall.   |                |       | X             |
| Sec. 16                           | Wall signs                | 50 feet: Minimum distance should be increased before allowing larger sign. Any building with a bay of parking in front will be setback over 60 feet.   |                | X     |               |
| Sec. 17                           | Temporary signs           | Delete. Again, the sign regulations have to be content neutral.  |                | X     |               |
| Sec. 17                           | Temporary signs           | Pole signs: By definition, temporary signs cannot be pole signs (which would make them permanent). This whole section should be revised.   |                | X     |               |
| 18.1                              | Unified development signs | 30 feet: No need for taller sign. Suggest keeping it consistent with other pole signs at 24 ft.  |                | X     |               |
| 18.2                              | Unified development signs | This is unnecessary. If the development has such substantial frontage, they don't need a larger sign since there will be no competing signs in the vicinity and they will have unobstructed visibility.  | X              |       |               |
| 18.2(1) & (2)                     | Maximum area              | These maximum sizes are excessive  | X              |       |               |
| 19.1)                             | Electronic Signs          | "Permitted in all zoning districts": As freestanding signs or part of an otherwise allowed sign? This should be more specific.   |                | X     |               |
| 19.1) b)1                         | Electronic signs          | Static: Should note that message changes must be instantaneous   |                | X     |               |
| 19.1) b)2                         | Electronic signs          | 50 percent of the allowed/permitted sign face: This distinction in sign area is not necessary and only adds complexity   | X              |       |               |
| 19.1)b) 7                         | Electronic signs          | Why not just prohibit them in any historic district?   | X              |       |               |

| Article IV – Landscaping Standards |  |  |  |   |   |
|------------------------------------|--|--|--|---|---|
|                                    | General  | Change to Landscaping, Screening and Lighting Standards This Article should be more comprehensive regarding greenbelts, buffer strips, preservation of significant trees, payment in lieu, landscaping plan requirements and other related landscaping provisions found elsewhere in the ordinance |  | X |   |
| 1.1                                | Landscaping required in parking areas (for proposed commercial, professional, office, institutional, and multi-family residential development. | "At least one tree per ten parking spaces": Add graphic  |  |   | X |
| 1.2                                | Parking areas  | First sentence: Add graphic  |  |   | X |
| Sec. 2                             | Landscaped buffer between residential and nonresidential uses  | "vehicular areas": Parking lots?   |  |   | X |
| Sec. 2                             | Landscaped buffer between residential and nonresidential uses  | "along each side of the property line": Does this mean a 25 foot buffer on each side of the property line, including the residential property? If so, that seems excessive and unfair to the residential property owner. If not, this should be clarified.   |  | X |   |
| Sec. 2                             | Landscaped buffer between residential and nonresidential uses  | "evergreen trees, a minimum of eight feet high": More options should be considered, e.g., a berm, fence, wall, combination of trees and fence/wall, etc.   |  | X |   |
| Sec. 4                             | Screening of security fences   | "Planning Board", "Planning Commission" and "Planning and Zoning Commission" have been used so far in the ordinance. Be consistent   |  |   | X |
| Sec. 5                             | Fencing-service areas  | This entire section should be revised to establish specific screening requirements and the uses/areas to be screened. More uniform requirements should be established.   |  | X |   |
| Sec. 5                             | Fencing-service areas  | "which detract from the appearance of the community": Delete. This is subjective. It's sufficient to list the various locations and uses where screening is required.  |  |   | X |

|   |                                  |  |   |   |   |
|---|----------------------------------|--|---|---|---|
| 6.1 B)  | Lighting Standards               | "Lighting fixture": This could be construed to mean if one light pole/fixture in a parking lot is replaced or changed, it has to meet the requirements of this section. Is that the intent? That seems impractical.  |   | X |   |
| 6.2 A)4)  | General standards                | This should be broadened to allow accent lighting on buildings to highlight architectural features, not just limited to places of worship.   |   |   | X |
| 6.3 B)3)  | Light pole height                | Seems like the size of the parking lot would be a more appropriate threshold than building size. The rationale for taller fixtures is to minimize the number of poles distributed throughout the parking area. Therefore size of parking lot is the variable.  |   | X |   |
| 6.4(A)  | Light pole height in Residential | "lighting fixtures in any residential zoning district": For schools and churches? This results in a lot of light poles. Suggest using the commercial standards.  |   | X |   |
| Sec. 7  | Sidewalks and walkpaths          | Very narrow. Sidewalks should be five feet.  | X |   |   |
| <b>Article V – Commercial Development Appearance Review</b> |                                  |  |   |   |   |
| Sec. 1 Purpose  | General                          | This should be defined or more specifically detailed. Does this apply to all non-residential development? Industrial development? All uses within a commercial zoning district?  |   | X |   |
| 2.2   | Proposed commercial development  | Is this intended to exclude Industrial? "Commercial should be more specifically defined. "Business" can be construed as any non-residential or institutional use. Is that the intent?  |   | X |   |
| Sec. 3 Site Plan  | General                          | Include landscape architect among the professionals who may prepare a site plan.   |   |   | X |
| 3 G)  | Elevations                       | Elevations of proposed buildings should be required, but may be unnecessary to provide elevations of adjacent buildings.   |   | X |   |
| 3 G)  | Adjacent property                | 50 feet: Should be at least 100 feet   |   | X |   |
| 4.2   | Appearance Review                | Should state that incomplete applications and plans will not be reviewed by the committee  |   |   | X |
| 4.3(B)  | Purpose                          | Special exception: Conditional use?? Special exceptions are handled by the BZA. Clarify  |   |   | X |
| 4.3(C)  | Membership                       | Why create a separate committee? The design review function could be added as a consideration in site plan review which is normally handled by the Planning Commission. This makes it seem like another body, another meeting and a more complicated review process. it doesn't have to be that way. |   |   | X |

|  |   |  |               |              |                      |
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| 5.1  | Appearance Standards                      | Relationship to what? The three criteria are all different. There should be a common thread/unifying element?  |               | X            |                      |
| 5.1 A)   | Appearance standards                      | Desirable view: Subjective, arbitrary criterion. Revise.   |               | X            |                      |
| 5.1 B)   | Appearance standards                      | Innovative means: These aren't innovative. Again, the standard should be more specific..." all parking shall be screened from view from adjoining properties and streets by means of a screen fence, wall, hedge, evergreen trees or combination as approved by the committee."  |               | X            |                      |
| 5.2 A)   | Relationship to adjoining areas           | Reword. This sounds like the onus is on the adjacent buildings rather than the proposed development.   |               | X            |                      |
| 5.3  | Landscaping                               | It would be helpful if all landscaping requirements were in the Landscaping Article.   |               |              | X                    |
| 5.4 B)   | Building design                           | Good architectural character: What does this mean? This is too arbitrary and subjective. Revise.   |               | X            |                      |
| 5.4 H)   | Building design                           | Consider specific requirements such as no more than three different building materials may be used; any building wall over 100 feet in length shall be designed so there is articulation to add interest and reduce the scale and potential monotony of a large unbroken wall plane. Consider identifying acceptable building materials and even specifying the percent that must be brick, stone or masonry. Conversely, a list of prohibited materials, such as metal siding or EIFS, could be considered. |               | X            |                      |
| 5.5  | Signs                                     | These standards are very vague and subjective. It seems that if a sign meets the sign requirements of the ordinance, it would have to be approved. These standards should be revised or the sign review should be deleted.   |               | X            |                      |
| 5.5 B)   | Signs                                     | This could result in a larger sign because the neighbors have a large sign. Is that the intent?  |               | X            |                      |
| 5.5 G)   | Signs                                     | What does this mean?   |               |              | X                    |
| 5.6  | Miscellaneous structures                  | What are they???? This is too vague. Define and specify  |               |              | X                    |
| <b>Article VI – Administration, Enforcement, Penalties, and Fees</b> |   |  | <b>Policy</b> | <b>Major</b> | <b>House-keeping</b> |
| 1.A)1)   | Administrative and Decision-Making Bodies | This is unnecessary. In addition, the list is incomplete since the planning director and appearance review committee are not listed but are charged with certain responsibilities in the ordinance.  |               |              | X                    |

|                   |   |  |  |   |   |
|-------------------|---|--|--|---|---|
| 1.C)1)(a)         | Comprehensive plan                        | Revise. This appears to be statutory language and is not needed. It's sufficient to note that the PC is charged with overseeing and recommending adoption of the Plan.   |  |   | X |
| 1.C)1)(a)         | Comprehensive plan                        | "local planning commission": Should be city planning commission  |  |   | X |
| 1.C)1)(f)         | Designation of historic properties        | Does the PC need to be involved in this? This should be the role of the HRB and Council  |  | X |   |
| 1.C)1)(g)         | Design guidelines for historic properties | Same comment as above  |  | X |   |
| 1.C)1)(l)         | Appeals                                   | This should be the province of the Board of Zoning Appeals.  |  | X |   |
| 1.C)1)(m)         | Street names                              | Not necessary to cite procedures.  |  |   | X |
| 1.C)1)(m)1 thru 3 | Street names                              | These regulations should be moved someplace else, not under the list of duties.  |  |   | X |
| 1.C)2)            | Membership                                | Subsections (2) thru (6) are not necessary and could be deleted.   |  |   | X |
| 1.D)1)(c)         | Special exception permits                 | The ordinance uses this term in several places but seems to use it interchangeably with "conditional use". There is no reference to special exception uses in the individual districts. Suggest deleting reference to special exception uses throughout the ordinance or adding "uses permitted by special exception" as a subsection in each zoning district. |  |   | X |
| 1.D)2)            | BZA membership, etc.                      | Subsections (2) thru (6) are not needed and should be deleted. The BZA provisions are redundant since Article VII specifically addresses the BZA   |  |   | X |
| 1.E)2)            | HRB membership, etc.                      | Subsections (2) thru (6) are not needed and should be deleted.   |  |   | X |
| 1.F)b)2           | Zoning administrator                      | Sec. 3. 2) states the PC is responsible for deciding conditional uses. This should be reconciled   |  | X |   |
| 1.F)c)            | Training requirements                     | Delete. Not needed in the ordinance  |  |   | X |
| 1.G               | Town attorney                             | Superfluous. There's no mention of the planning director or town engineer. This should be deleted.   |  |   | X |
| 3.1 thru 3.4      | Certificate of Occupancy                  | These provisions should be moved to a separate section dealing specifically with Conditional Uses and the approval process. They seem out of context listed under C of O.  |  |   | X |
| Sec. 4            | Temporary Uses and Special Events         | This section seems out of place. It may be more appropriate in a General Provisions article or a new article addressing Conditional and Other Uses   |  |   | X |
| 4.2 F)            | Contractor's office and equipment         | "Not to exceed 24 months": A provision for an extension should be added in the event that the construction schedule goes beyond 24 months  |  |   | X |

|  |                         |   |               |              |                      |
|--|-------------------------|---|---------------|--------------|----------------------|
| 4.2 G)                                       | Farmer's market         | "responsible businesses": delete. This is a subjective term. A more descriptive term should be used.  |               |              | X                    |
| 4.3 I)                                       | Off-street parking      | "Adequate off-street parking": Note that the zoning administrator is responsible for determining parking requirements based on specified criteria.  |               |              | X                    |
| Sec. 5                                       | Sign Permits            | This section should be in the Sign Article.   |               |              | X                    |
| Sec. 5                                       | Sign Permits            | "The building official shall issue sign permits": Sec. 3. 1) of the Sign Article states that the zoning administrator is responsible for issuing sign permits.  |               |              | X                    |
| Sec. 6                                       | Penalties               | This section should be expanded regarding procedures, time limits and each day of noncompliance constituting a separate offense.  |               |              | X                    |
| Sec. 7                                       | Remedies                | "the building official": Should be the zoning administrator for zoning violations. Building violations should not be addressed in the zoning ordinance. Those are addressed separately in the building code.  |               |              | X                    |
| Sec. 8                                       | Fraudulent Subdivisions | "for the purpose of fraudulently circumventing this ordinance": May be difficult to prove. This should probably be a broader statement such as "any subdivision of land performed knowingly or unknowingly in violation of the requirements of this ordinance shall be void..." |               |              | X                    |
| <b>Article VII – Board of Zoning Appeals</b> |                         |   | <b>Policy</b> | <b>Major</b> | <b>House-keeping</b> |
| Sec. 2                                       | Jurisdiction            | This is unnecessary. In addition, the list is incomplete since the planning director and appearance review committee are not listed but are charged with certain responsibilities in the ordinance.   |               |              | X                    |
| 3.1  | Meetings                | Same comment as above.  |               |              | X                    |
| 3.2  | Records                 | First sentence: Delete. This level of detail is not needed.   |               |              | X                    |
| Sec. 4                                       | Appeal procedure        | Second sentence: Special exception procedures should be in a separate section of this Article. It's not an appeal.  |               |              | X                    |
| Sec. 4                                       | Appeal procedure        | Seventh sentence: Add something to the effect: "Unless, it can be shown that a change in circumstances or new evidence is available that might reasonably result in an approval."   |               |              | X                    |
| Sec. 5                                       | Powers and duties       | This should come before Section 4.  |               |              | X                    |
| 5.2  | Powers and duties       | First sentence: Should specify the nature of variances (dimensional and development requirements), but not use variances.   |               |              | X                    |

|  |                            |  |               |              |                      |
|--|----------------------------|--|---------------|--------------|----------------------|
| 5.2  | Powers and duties          | "give consideration to the following factors where applicable": These are not appropriate or relevant factors to consider for a variance. This subsection should be deleted. The appropriate standards are listed in subsection 3.   |               |              | X                    |
| 5.2 D)                                       | Powers and duties          | "establish such reasonable conditions of approval": this should be included in a separate section related to the authority to attach conditions to an approval   |               |              | X                    |
| 5.2 D)                                       | Powers and duties          | Second sentence: This should be moved to a separate section related to making decisions. In addition, it may not be advisable to ask the Planning Commission for a recommendation regarding a variance, since the decision to grant a variance should be based solely on the stated criteria. PC input on special exceptions, however, is desirable. | X             |              |                      |
| Sec. 6                                       | Action on Appeals          | Building official: change to zoning administrator  |               |              | X                    |
| Sec. 7                                       | Stay of Proceedings        | Building official: zoning administrator  |               |              | X                    |
| Sec. 8                                       | Public Hearings on Appeals | Combine with Sec. 4.   |               |              | X                    |
| <b>Article VIII – Amendments</b>             |                            |  | <b>Policy</b> | <b>Major</b> | <b>House-keeping</b> |
| Sec. 1                                       | Authority                  | Second sentence: This is a very tight time frame. It may be sufficient in most cases but does not account for unforeseen circumstances... controversial issues, lack of quorum to conduct business, desire for more information from the applicant, etc. Should increase to 60 days or delete time reference altogether.                             |               |              | X                    |
| 3.1  | Procedure for Amendments   | "more than once every 12 months": See prior comment to add language regarding change in circumstances that might reasonably be expected to alter the decision.   |               |              | X                    |
| 3.2  | Application forms          | "shall be submitted in proper form": Should state that incomplete applications will not be accepted or forwarded to the PC.  |               |              | X                    |
| 3.4 A)                                       | Procedure for enactment    | There are several separate items in this paragraph that should be separated into subsections or individual paragraphs for ease of understanding.   |               |              | X                    |
| 3.4 A)                                       | Procedure for enactment    | Fifth sentence: Revise to clarify. This seems to be stating that after the PC has made its recommendation, a change to the proposed amendment may not be made until the request is sent back to the PC for reconsideration. Correct?   |               |              | X                    |
| <b>Article VIX – Legal Status Provisions</b> |                            |  |               |              |                      |
| Sec. 1                                       | Zoning ordinance control   | Revise. This is unnecessarily wordy.   |               |              | X                    |

|                               |                                      |   |  |   |   |
|-------------------------------|--------------------------------------|---|--|---|---|
| Sec. 3                        | Nonconforming uses                   | This should be a separate Article and completely rewritten to address nonconforming uses, nonconforming structures and nonconforming lots of record. In addition, expansion, removal, maintenance, change to another use, etc. should all be addressed.   |  | X |   |
| Sec. 3                        | Nonconforming uses                   | "which would be prohibited...as nonconforming:" Should be restated.   |  |   | X |
| Sec. 4                        | Discontinued Nonconforming Structure | Confusing. Should be restated.  |  |   | X |
| Sec. 5                        | Removal of Nonconforming Structures  | Under what circumstances might this occur?  |  |   | X |
| <b>Article X – Other Uses</b> |                                      |   |  |   |   |
| Sec. 1                        | Conditional uses                     | Revise this section to define "Conditional Use" and the procedures for applying for conditional use approval. The article is titled "Other Uses". Should it be "Conditional Uses" as the provisions all seem to relate to conditional uses?<br>Clarify  |  |   | X |
| Sec. 1                        | Conditional uses                     | "and zoning": Delete  |  |   | X |
| 1.1                           | Conditional uses                     | "the general plans for the physical development of the town": Very vague and broad. Determining the impact of a single use on the entire town seems excessive and impractical. Revise wording   |  |   | X |
| 1.2                           | Conditional uses                     | "residents and workers": Also overly broad. This should be more focused on the immediate vicinity surrounding the location of the proposed use.   |  |   | X |
| 1.3                           | Conditional uses                     | The board: ???? Planning Commission   |  |   | X |
| Sec. 2                        | Additional Restrictions              | "and zoning": Delete  |  |   | X |
| Sec. 4                        | Uses which may be allowed            | This section is out of context and doesn't relate to the allowed uses in the zoning districts. Both auto repair and auto service stations are listed as permitted in some districts and conditional in others, but not as special exception. This section should be deleted. A separate article should be created for Conditional Uses and specific standards should be cited, as appropriate, for individual uses coinciding with the conditional uses listed in the various zoning districts. |  |   | X |
| Sec. 4                        | Uses which may be allowed            | "special uses": Does this mean special exception uses or conditional uses? Clarify and be consistent in the terminology. Why are these two uses singled out? There are many more in the ordinance that are listed as "conditional".   |  |   | X |

|                               |                        |   |  |   |   |
|-------------------------------|------------------------|---|--|---|---|
| 4.1 B)                        | Auto repair facilities | This can be construed to permit an unlimited number of damaged vehicles to be stored if they are licensed and operable. Revise to limit the number of vehicles awaiting repair. |  | X |   |
| 4.1 C)                        | Auto repair facilities | Same comment as above   |  | X |   |
| <b>Article XI – Nuisances</b> |                        |   |  |   |   |
|                               | General                | This entire Article should be removed from the zoning ordinance. This should be a General Law ordinance rather than a zoning provision.   |  |   | X |
| Sec. 1                        | Dwelling               | Dwelling Unit is defined in Article 1. The ordinance should use one term and one definition.  |  |   | X |
|                               | Person                 | Already defined in Article 1 differently than this definition. Revise   |  |   | X |

**Technical Audit  
Fort Mill, SC  
Chapter 32 - SUBDIVISIONS**

| Section                       | Provision | Comment  | Type of Change |       |               |
|-------------------------------|-----------|--|----------------|-------|---------------|
|                               |           |  | Policy         | Major | House-keeping |
| <b>Article I – In General</b> |           |  |                |       |               |
|                               |           | The ordinance would be greatly improved with additional user-friendly flow charts and tables to best illustrate multi-step processes, making the ordinance easier to understand. New charts and tables are recommended for existing and proposed processes.  |                |       | X             |
|                               |           | A table of responsible parties, authorities and steps of the subdivision process could serve as a helpful visual for readers. Each responsible party can be listed along with their role and specific authority in the process, including but not limited to: review, recommend, distribute, approve and inspect.          |                |       | X             |
|                               |           | An early section of the Subdivision Chapter should clearly outline the types of subdivisions and general procedures. Detailed information is available in later sections, but including this information early on would result in a more user-friendly document.   |                |       | X             |
|                               |           | A major subdivision flow chart would help applicants to better understand processes, submittal deadlines and timeframes. Most importantly, a flow chart can help to distinguish between two separate courses: infrastructure surety bonding and final plat versus construction prior to final plat approval and recording. |                |       | X             |
|                               |           | There are numerous references to fees. Fees should be addressed in one section in the UDO Administration Section.  |                |       | X             |

| Section  | Provision   | Comment  | Type of Change |       |               |
|--|-------------|--|----------------|-------|---------------|
|  |             |  | Policy         | Major | House-keeping |
| Checklists should be placed in the appendices or available online and at Town Hall (section 32-38, 32-40, 32-46) |             |  |                |       | X             |
| <b>Article I – In General</b>  |             |  |                |       |               |
| 32-3   | Purpose     | Add “as amended in 2004” to end of second sentence.  |                |       | X             |
| 32-4   | Definitions | Definitions needed:  |                |       | X             |
|  |             | · Multi-frontage lot.  |                |       |               |
|  |             | Combined definitions in UDO.   |                |       |               |
|  |             | Definition of <i>Block</i> : inconsistent with ZO  |                |       |               |
|  |             | <i>Building line</i> : also known as “building setback line” in ZO.                        |                |       |               |
|  |             | <i>Density</i> : Gross and net; how will density be used within the UDO?                   |                |       |               |
|  |             | <i>Dwelling</i> : not defined in ZO.   |                |       |               |
|  |             | <i>Dwelling, group</i> : not defined in ZO.  |                |       |               |
|  |             | <i>Dwelling, multifamily</i> : inconsistent with ZO. ZO is two or more which is incorrect. |                |       |               |
|  |             | <i>Dwelling, one-family</i> : refer to as “single-family.”                                 |                |       |               |
|  |             | <i>Dwelling unit</i> : inconsistent with ZO.   |                |       |               |
|  |             | <i>Easement</i> : inconsistent with ZO.  |                |       |               |
|  |             | <i>Family</i> : inconsistent with ZO.  |                |       |               |
| <i>Group development</i> : This is a condominium but SC commonly uses this term; may be antiquated.              |             |  |                |       |               |
| <i>Lot</i> : inconsistent with ZO.   |             |  |                |       |               |
| <i>Lot, corner</i> : inconsistent with ZO.   |             |  |                |       |               |

| Section   | Provision                      | Comment   | Type of Change |       |               |
|---|--------------------------------|---|----------------|-------|---------------|
|   |                                |   | Policy         | Major | House-keeping |
|   |                                | <i>Lot, double frontage:</i> An alley on the opposite side of a street does not constitute a double-frontage lot.   |                |       |               |
|   |                                | <i>Lot width:</i> measured at setback; use ZO version.  |                |       |               |
|   |                                | <i>Mobile home subdivisions:</i> inconsistent with ZO; use ZO version.  |                |       |               |
|   |                                | <i>Right-of-way:</i> inconsistent with ZO; use this version.  |                |       |               |
|   |                                | <i>Street:</i> inconsistent with ZO; all categories.  |                |       |               |
|   |                                | <i>Subdivider:</i> inconsistent with ZO.  |                |       |               |
|   |                                | <i>Subdivision:</i> this definition can be generalized and have sub-categories, such as Major, Minor, Exempt. Consider including minor subdivisions that do not involve road infrastructure and major utility improvements. Determine an appropriate number of resulting lots and a timeframe for dividing adjacent land or resulting lots. |                |       |               |
|   |                                | <i>Subdivision (3):</i> Exempt subdivision.   |                |       |               |
|   |                                | <i>Subdivision (4):</i> delete from definitions as it is procedural.  |                |       |               |
| 32-5  | Official filing of regulations | Except for exempt subdivisions. Why not minor subdivisions?   | X              |       |               |
| 32-11   | Variance                       | Design requirements but not zoning spatial and dimensional requirements.  |                | X     |               |
| 32-14   | Appeal                         | Exempt subdivisions only at this time.  |                | X     |               |
| <b>Article II – Plat Requirements and Review Procedures</b> |                                |   |                |       |               |
| 32-36   | Steps of approval process      | (b) Cannot sell lots, except in the case of posting a performance guarantee. Reference surety bonding section.  |                |       | X             |
| 32-37   | The Sketch Plan                | This step is unnecessary and should be a staff function.  | X              |       |               |
|   |                                | Fees should be addressed in standalone section.   |                |       | X             |

| Section | Provision                                      | Comment  | Type of Change |       |               |
|---------|--|--|----------------|-------|---------------|
|         |  |  | Policy         | Major | House-keeping |
| 32-38   | Information to be shown on the sketch plan     | (4): include proposed widths and depths.<br>Add: stormwater infrastructure.  | X              |       |               |
| 32-39   | The preliminary plat                           | 12-15 copies is typical. 14 days may be insufficient time for checklist review, plat review, and a one-week review period for the Planning Commission.   | X              |       |               |
|         |  | Fees should be addressed in a standalone section.  |                |       | X             |
| 32-40   | Contents of the preliminary plan               | All checklists should be placed in the appendix.   |                |       | X             |
|         |  | Most of the proposed site data should be prepared by a registered engineer.  | X              |       |               |
| 32-41   | Planning commission action on preliminary plat | (b): Confirm public hearing requirements against the act.  |                |       | X             |
|         |  | (c): 14 day timeframe is insufficient for this level of outside review. It would be difficult to approve a preliminary plat during the first review.   | X              |       |               |
|         |  | (d): Why two other members?  | X              |       |               |
|         |  | (d): Retain one copy for staff file  | X              |       |               |
|         |  | (e): A step is missing here. A reference to construction or development plans is necessary as only "preliminary" engineered plans are required during preliminary plat review. Replace "arrangements for required improvements" with a reference to infrastructure surety bonding. |                | X     |               |
|         |  | Conditions of approval should be based on guidelines to avoid challenge. The purpose of conditions shall:<br>1. Be consistent with the intent and purpose of the zoning and subdivision requirements.<br>2. Be related to the standards to ensure compliance.                      |                |       | X             |
| 32-42   | The final plat                                 | (a): Increase 14 to 21 days  | X              |       |               |
|         |  | (a): Include standalone fee section  |                |       | X             |
|         |  | (b): If no preliminary plat is necessary for this "minor" subdivision, it should be stated earlier in the chapter and defined as a distinct type of subdivision (minor).   |                |       | X             |
|         |  | Is there a performance guarantee ordinance elsewhere?  |                | X     |               |
| 32-43   | Improvements                                   | When and how are final construction or development plans reviewed?   |                | X     |               |
|         |  | Is there a performance guarantee ordinance elsewhere?  |                | X     |               |
| 32-44   | Time of submission                             | A process for extension should be outlined.  |                | X     |               |

| Section                                   | Provision                                 | Comment  | Type of Change |       |               |
|---|---|--|----------------|-------|---------------|
|   |   |  | Policy         | Major | House-keeping |
| 32-45                                     | Recording                                 | Seems out of order, should be placed after 32-48, Planning Commission action on final plat.  |                | X     |               |
| 32-46                                     | Contents of the final plat                | Include all checklists in the appendix.  |                |       | X             |
| <b>Article III – Design Standards</b>     |   |  |                |       |               |
| 32-72                                     | Streets                                   | (8): Refer to fire apparatus code requirements.  |                |       | X             |
| 32-74                                     | Blocks                                    | (b): Mid-block crossings should be required for blocks greater than 800'. In the design of blocks longer than 800', the Planning Commission could require the provision of pedestrian crosswalks in conjunction with traffic calming measures near the center, or wherever most useful to facilitate pedestrian circulation to a school, park, recreation area, shopping center or other significant site. |                | X     |               |
| 32-75                                     | Lots                                      | (b): Width should be addressed in the zoning spatial requirements.   |                |       | X             |
| 32-76                                     | Building lines                            | Delete this section as it is addressed in zoning spatial requirements.   |                |       | X             |
| 32-77                                     | Public sites and open spaces              | Is there a general plan? Have major park sites been reserved in this manner? Should this be a reference to the Official Map? (S.C. Code §§ 6-7-1210 through 6-7-1280).   | X              |       |               |
| 32-78                                     | Area subject to flooding                  | A reference and connection to the flood protection ordinance is necessary here.  |                |       | X             |
| 32-79                                     | Group developments                        | This entire section should be removed from the Subdivision Chapter. Group development should be addressed in the General Provision Article and processed in accordance with Site Plan Review.  |                | X     |               |
| <b>Article IV – Required Improvements</b> |   |  |                |       |               |
| 32-101                                    | Plat approval conditional on installation | This is confusing as as-builts should be provided in two cases:<br>1. After installation of improvements, prior to final plat approval.<br>2. After bonded improvements, prior to acceptance and final compliance inspection.  |                |       | X             |
| 32-102                                    | Survey accuracy                           | Reference the Standards of Practice Manual for Surveying in South Carolina   |                |       | X             |

| Section | Provision   | Comment   | Type of Change |       |               |
|---------|-------------|---|----------------|-------|---------------|
|         |             |   | Policy         | Major | House-keeping |
| 32-104  | Surety bond | This entire section needs to be expanded and refined. It should include:<br>1. Review of a project contract or certified cost estimate.<br>2. Increase of the minimum surety bond amount of 125%. Litigation could take years to finalize and prices made increase. Additionally, existing or incomplete infrastructure may need full replacement if a project is left unfinished.<br>3. Surety reduction policy and procedure.<br>4. Time limit for completion of construction and issuance of a certificate of construction compliance. |                |       |               |

**Technical Audit  
Fort Mill, SC  
Chapter 8, Article I, Section 8-1 – Yard Sales**

| Section                       | Provision  | Comment   | Type of Change |       |               |
|-------------------------------|------------|---|----------------|-------|---------------|
|                               |            |   | Policy         | Major | House-keeping |
| <b>Article I – In General</b> |            |   |                |       |               |
| 8-1                           | Yard sales | This section could be relocated to the new General Provisions article in the UDO.           |                |       | X             |
|                               |            | Yard sales could be permitted as Temporary Uses.  |                |       | X             |
|                               |            | Yard sale signs should be regulated in the Sign article and a reference should be included. |                |       | X             |

**Technical Audit**  
**Fort Mill, SC**  
**Chapter 16, Article II, Division 2 – Junked or Abandoned Vehicles**

| Section                       | Provision   | Comment  | Type of Change |       |               |
|-------------------------------|---|--|----------------|-------|---------------|
|                               |   |  | Policy         | Major | House-keeping |
| <b>Article I – In General</b> |   |  |                |       |               |
| 16-36                         | Definitions                                       | Vehicle abandonment occurs when one or more of the five conditions is met, not a combination of conditions.  |                |       | X             |
|                               |   | (1 & 4) Inoperability lends itself to the definition of Junk Vehicle. Inoperability does not necessary mean a vehicle is abandoned. This distinction should be made clear between the two definitions. |                |       | X             |
| 16-38                         | Parking or storage on private property prohibited | This section is the most appropriate to include in the General Provisions or Parking articles in the UDO.  |                |       | X             |

**Technical Audit**  
**Fort Mill, SC**  
**Chapter 8, Article IV – Sexually Oriented Businesses**

| Section  | Provision | Comment | Type of Change |       |               |
|--|-----------|---------|----------------|-------|---------------|
|  |           |         | Policy         | Major | House-keeping |
| <b>Article IV – Sexually Oriented Businesses</b> |           |         |                |       |               |

| Section    | Provision                                | Comment   | Type of Change |       |               |
|------------|--|---|----------------|-------|---------------|
|            |  |   | Policy         | Major | House-keeping |
| Article VI | General                                  | Several sections within this article are appropriate for the UDO while some of the specific permitting regulations should remain in Article VI of the Town Code of Ordinances. <ul style="list-style-type: none"> <li>• Definitions;</li> <li>• Reference to permitting requirements;</li> <li>• Section 8-155, Location of sexually oriented businesses (500 foot rule);</li> <li>• Section 8-160 Hours of operation;</li> <li>• Signs/advertising;</li> </ul> |                |       | X             |
| 8-142      | Definitions                              | Definitions should match those in the Zoning Ordinance.   |                |       | X             |
| 8-155      | Location of a sexually oriented business | This section states that a SOB is limited to the general industrial district (GI). However, it is not listed as a permitted use in the Zoning Ordinance.  |                |       | X             |

**Technical Audit  
Fort Mill, SC  
Chapter 20 – Floods**

| Section                                      | Provision                           | Comment  | Type of Change |       |               |
|--|-------------------------------------|--|----------------|-------|---------------|
|  |                                     |  | Policy         | Major | House-keeping |
| <b>Article III – Flood Hazard Prevention</b> |                                     |  |                |       |               |
| 20-74  | Standards for subdivision proposals | While the flood protection ordinance will not be a component of the UDO, this section should be replicated in the subdivision chapter. |                |       | X             |

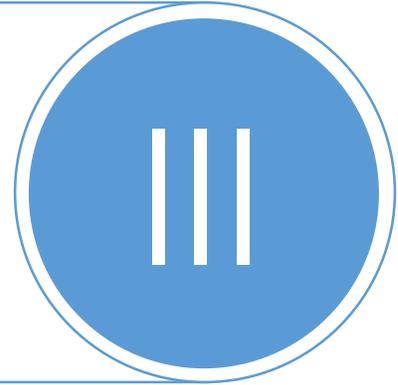
Technical Audit  
Fort Mill, SC  
Chapter 16, Article 16 – Stormwater Management and Sedimentation Control

| Section   | Provision                               | Comment  | Type of Change |       |               |
|---|---|--|----------------|-------|---------------|
|   |   |  | Policy         | Major | House-keeping |
| <b>Article III – Stormwater Management and Sediment Control</b> |   |  |                |       |               |
| General   |   | The contents should be a full article of the UDO. We will rely on the Town Engineer for necessary changes to the stormwater management and sediment control regulations during this process.   |                |       | X             |
| 16-122  | Fee schedule                            | This section should reference a new consolidated fee section.  |                |       | X             |
| 16-126  | Permit application and approval process | This section should be reference in the Subdivision Article. For instance, there is no reference currently in the Subdivision Article concerning stormwater permitting or any time.  |                |       | X             |
| 16-221  | Definitions                             | Consolidate in UDO. Combine and ensure consistency of the following terms: <ul style="list-style-type: none"> <li>· Applicant</li> <li>· As-built plans or record documents</li> <li>· Development or develop land</li> <li>· Developer</li> <li>· Easement</li> <li>· Plan</li> <li>· Redevelopment</li> <li>· Subdivision</li> <li>· Variance</li> <li>· Town Council</li> </ul> |                |       | X             |

**Technical Audit**  
**Fort Mill, SC**  
**Chapter – Preservation Corridor**

| Section          | Provision                    | Comment  | Type of Change |       |               |
|------------------|------------------------------|--|----------------|-------|---------------|
|                  |                              |  | Policy         | Major | House-keeping |
| <b>Article –</b> |                              |  |                |       |               |
| 30-11            | Preservation Corridor Limits | This should correspond with overlay districts or setbacks for parcels fronting the noted corridors. This section requires “additional setbacks” to preserve ROW. |                |       | X             |

Part III  
Combined Use Table &  
Dimensional Requirements



**Table 1 Schedule of Uses: All Districts**

| Use  | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|--|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| <b>Agriculture and Animal-Related Uses</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Animal hospital specifically excluding boarding facilities   |      |      |      |    |      |    | P  |    | P  |    |      |    |     |
| Noncommercial horticulture or agriculture, but not including the keeping of poultry or livestock                             | P    | P    | P    | P  | P    |    |    |    |    |    | P    |    |     |
| Pet shop   |      |      |      |    |      | C  | P  |    |    |    |      | C  |     |
| Veterinary clinic  |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| <b>Commercial Services</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Bicycle repair and sales shop  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Furniture repair, upholstering   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Locksmith or gunsmith  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Photographic studio  |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| Secretarial and/or telephone answering service   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| <b>Construction</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Contractor's office; provided, there shall be no storage of vehicles, equipment or materials on the premises                 |      |      |      |    |      | C  |    |    |    |    |      | C  |     |
| <b>Education</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Commercial trade or vocational school  |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| School offering instruction in art, music, dancing, drama, or similar cultural activity                                      |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Schools  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| <b>Food, Drink, Entertainment and Hospitality</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Delicatessen, restaurant, soda fountain, or other eating and/or drinking establishments (other than drive-in establishments) |      |      |      |    |      | C  |    |    |    |    |      | C  |     |
| Hotel/motel  |      |      |      | C  |      |    | P  |    |    |    |      |    |     |
| Radio and/or television station  |      |      |      |    |      | P  |    |    |    |    |      |    |     |
| Restaurants  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Taverns  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Theaters   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| <b>Health Care and Social Assistance</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |

**Table 1 Schedule of Uses: All Districts**

| Use   | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|---|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Hospitals   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Medical, dental, or chiropractic office, clinic, and/or laboratory  |      |      |      | C  |      | P  |    |    | P  |    |      | P  |     |
| Offices for health care services, such as doctors, dentists, and nursing, and personal care facilities.   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Research, development and testing laboratories  |      |      |      |    |      |    | P  | C  |    |    |      |    |     |
| <b>Manufacturing</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Any industrial use which involves manufacturing, processing or assembly operation, or the storage and sale of materials, products or equipment, but not including junk or salvage yards or uses which may cause injurious or obnoxious noise, vibration, smoke, gas, fume, odor, dust, fire hazard, dangerous radiation or other conditions objectionable to adjacent or nearby areas |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| Light manufacturing, industry, processing, assembly and storage   |      |      |      |    |      |    |    |    |    | C  |      |    |     |
| Newspaper publishing plant  |      |      |      |    |      | P  |    |    |    |    |      |    |     |
| Sign manufacturing  |      |      |      |    |      |    |    |    | P  |    |      |    |     |
| <b>Office, Financial and Business Services</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Administrative offices  |      |      |      |    |      |    | P  | C  |    |    |      |    |     |
| Banking, lending institutions, security and broker services, insurance companies specifically excluding check cashing establishments, title loan lenders, deferred presentment lenders, pawnshops, title loan brokers, and small loan companies   |      |      |      |    |      | P  | P  |    | P  |    |      | p  |     |
| Check cashing establishments, deferred presentment lenders, and title loan companies  |      |      |      |    |      |    | C  |    |    |    |      |    |     |
| Insurance agency  |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| Legal services offices  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Office for governmental, business, professional, or general purposes  |      |      |      |    |      | P  |    | C  | P  |    |      | P  |     |

**Table 1 Schedule of Uses: All Districts**

| Use  | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|--|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Professional offices and workshops for engineering, accounting, research, artists, etc.                            |      |      |      |    |      |    | P  | C  |    |    |      |    |     |
| Public utility business office   |      |      |      |    |      | P  |    | C  |    |    |      | P  |     |
| Real estate agency   |      |      |      |    |      | P  | P  |    | P  |    |      | P  |     |
| <b>Personal Services</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Appliance, radio, television repair shop   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Barber shop, beauty shop or combination thereof  |      |      |      |    |      | P  | P  |    | P  |    |      | P  |     |
| Business involving the rendering of a personal service or the repair and servicing of small equipment              |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Dressmaker, seamstress, tailor   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Dry cleaning or laundry pick-up agency   |      |      |      |    |      | C  | P  |    |    |    |      | C  |     |
| Dry cleaning, self-service and/or laundry self-service facility  |      |      |      |    |      | P  | P  |    | P  |    |      | P  |     |
| Funeral service and crematories  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Jewelry and watch repair shop  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Personal service stores such as florists, optical goods, art supplies, telephone stores, pet stores, travel agents |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Tattoo facilities  |      |      |      |    |      |    | C  |    |    |    |      |    |     |
| Shoe repair shop   |      |      |      |    |      | P  | P  |    |    |    |      | P  |     |
| Telegraph office   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Telephone exchange   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| <b>Public/Quasi-Public</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Armories for meetings and training of government military organizations  |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| Church   |      |      |      |    |      | P  |    |    |    |    |      |    |     |
| Daycare facilities   | C    | C    | C    | C  | C    |    | P  |    | P  |    | C    | P  | C   |
| Parks and greenways  |      |      |      |    |      |    |    |    | P  |    |      |    |     |
| Pre-school nursery   |      |      | C    | C  | C    |    |    |    |    |    |      |    |     |
| Private or semiprivate club, lodge, union hall or social center  |      |      |      | C  |      | P  |    |    |    |    |      | P  |     |
| Publicly owned building, facility, or land   | P    | P    | P    | P  | P    | P  |    | C  |    |    | P    | P  | P   |
| Religious institutions   | C    | C    | C    | C  | C    |    |    |    |    |    | C    |    | P   |
| United States Postal Service   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| <b>Recreation and Leisure</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |

**Table 1 Schedule of Uses: All Districts**

| Use   | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|---|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Commercial recreation facility, specifically including: Theaters, but not including drive-in type of facility   |      |      |      |    |      | C  |    |    |    |    |      | C  |     |
| Private recreation facility (incidental to permitted use)   |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| Recreational activity centers such as bowling alleys, skating rinks, miniature golf courses, playhouses, and arcades  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| <b>Residential</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Bed and breakfasts  |      |      |      | C  |      |    |    |    |    |    |      |    |     |
| Boarding facilities   |      |      |      | C  |      |    |    |    |    |    |      |    |     |
| Group dwellings   |      |      |      | P  |      | P? |    |    | P  |    |      |    |     |
| Multi-family dwellings  |      |      |      | P  | P    | P  |    |    |    |    |      | P  |     |
| One-family dwelling (other than mobile home)  | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    |    | P   |
| Planned cluster development   |      |      |      | C  |      |    |    |    |    |    |      |    |     |
| Private uses which are customarily associated with multi-family, including sales/rental office, gym and fitness centers, pools and poolhouses, clubhouses and activity centers, off-street parking facilities, and other amenities related to recreation and/or resident activities |      |      |      |    |      |    |    |    |    |    |      |    | P   |
| Public or private care homes  |      |      |      | C  |      |    |    |    |    |    |      |    |     |
| Single-family attached dwellings  |      |      |      |    |      |    |    |    |    |    |      | P  | P   |
| Two-family dwellings  |      |      |      | P  | P    | P  |    |    |    |    |      |    |     |
| Upper story residential dwelling units located above a ground floor commercial use  |      |      |      |    |      |    |    |    |    |    |      | P  |     |
| Watchman or caretaker's dwelling  |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| <b>Retail Uses</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Antique store   |      |      |      |    |      | P  | P  |    | P  |    |      | P  |     |
| Apparel and accessory stores  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Appliance, radio, television store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Art supply store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Bakery; provided, that goods baked on the premises shall be sold only at retail on the premises   |      |      |      |    |      | C  |    |    | C  |    |      | C  |     |

**Table 1 Schedule of Uses: All Districts**

| Use   | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|---|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Bakery, wholesale and retail  |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| Book, magazine, newspaper shop  |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| Building materials sales, wholesale and retail  |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| Cabinet shop  |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| Candy store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Clothing store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Convenience stores  |      |      |      |    |      |    | P  |    |    | P  |      |    |     |
| Department store  |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Drug store or pharmacy  |      |      |      |    |      | P  | P  |    | P  |    |      | P  |     |
| Home furniture, furnishing and equipment stores   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Florist shop  |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| Food stores   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Fruit, nut and/or vegetable store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| General merchandise stores such as bicycle and sporting goods, books, stationery, jewelry, toy, photography, gift, luggage, sewing, catalog, consignment shops (but not flea markets) |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Gift or curio shop  |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| Grocery store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Hardware store  |      |      |      |    |      | P  | P  |    |    |    |      | P  |     |
| Hobby and/or toy shop   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Horticultural nursery   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Household furnishing store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Millinery or hat store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Music store and/or record shop  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Notion, 5-and-10-cent, general or variety store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Office supply and equipment store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Package liquor store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Paint store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Photographic and camera supply and service store and studio   |      |      |      |    |      | P  | P  |    |    |    |      | P  |     |
| Printing shop   |      |      |      |    |      | P  |    |    | P  |    |      | P  |     |
| Publishing and engraving establishment  |      |      |      |    |      |    |    |    | P  |    |      |    |     |
| Retail business; provided, that such business shall involve no open storage of any type   |      |      |      |    |      |    |    | C  |    |    |      | P  |     |

**Table 1 Schedule of Uses: All Districts**

| Use  | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|--|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Shoe store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Sporting goods store   |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Video store  |      |      |      |    |      | P  |    |    |    |    |      | P  |     |
| Wholesale business outlet; provided, that there shall be no open storage of junk or salvage material of any type in conjunction with the operation |      |      |      |    |      |    |    | C  |    | P  |      |    |     |
| <b>Temporary Uses</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Contractor's office and equipment sheds  | C    | C    | C    | C  | C    | C  | C  | C  | C  | C  | C    | C  | C   |
| Farmers market   |      |      |      |    |      | P  | P  |    |    |    |      |    |     |
| Festival, carnival or circus   |      |      |      |    |      |    | P  | P  |    |    |      |    |     |
| Open lot sale of Christmas trees, pumpkins, or other seasonal items  |      |      |      |    |      | P  | P  | P  |    |    |      |    |     |
| Seasonal or temporary uses, consistent with the character of the district and in conformance with all pertinent requirements of the municipal code |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| Real estate sales office   | C    | C    | C    | C  | C    | C  | C  | C  | C  | C  | C    | C  | C   |
| Religious meeting in a tent or other temporary structure   |      |      |      |    |      |    | P  | P  |    |    |      |    |     |
| Trailer sales office   |      |      |      |    |      | P  | P  | P  |    |    |      |    |     |
| <b>Transportation and Warehousing</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Bulk storage of petroleum or petroleum products  |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| Mini-warehouses or personal storage units  |      |      |      |    |      |    | C  |    |    |    |      |    |     |
| Transportation terminal  |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| Warehouse (excluding mini-warehouses or personal storage units)  |      |      |      |    |      |    | P  | C  |    | P  |      |    |     |
| <b>Utilities</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Public utility installation  |      |      |      |    |      |    |    | C  |    | P  |      |    |     |
| Public utility substation or subinstallation, including water towers;  | C    | C    | C    | C  | C    | C  |    |    | C  | P  | C    |    | C   |
| <b>Vehicle Sales, Service and Related Uses</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Auto accessory store; provided, that there shall be no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises           |      |      |      |    |      | C  |    |    |    |    |      | C  |     |

**Table 1 Schedule of Uses: All Districts**

| Use  | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|--|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Auto, truck, and utility trailer rental  |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| Automobile service station   |      |      |      |    |      |    |    | C  |    | P  |      |    |     |
| Automotive wrecker service   |      |      |      |    |      |    | C  | C  |    |    |      |    |     |
| Boat and ship sales and retail   |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| Car washes   |      |      |      |    |      |    | P  |    |    | P  |      |    |     |
| Dealerships, new and used automobiles, recreation vehicles, boats, boat trailers, and utility trailers   |      |      |      |    |      |    | C  |    |    | P  |      |    |     |
| Gas stations   |      |      |      |    |      |    | P  |    |    |    |      |    |     |
| New and used car sales   |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| Off-street commercial parking lot  |      |      |      |    |      | P  |    | C  |    |    |      |    |     |
| Repair garage  |      |      |      |    |      |    | P  | C  |    | P  |      |    |     |
| Truck terminal   |      |      |      |    |      |    |    | C  |    |    |      |    |     |
| <b>Waste Processing and Disposal</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
|  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Recycling center for household articles  |      |      |      |    |      |    |    |    |    | P  |      |    |     |
| <b>Accessory Uses (Churches)</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Off-street parking area for the use, without charge, to members and visitors to the church   | C    | C    | C    | C  | C    |    |    |    |    |    | C    |    | P   |
| Parsonage, parsonium or parish house, together with any use accessory to a dwelling, as listed under paragraph 1) of this subsection G.                  | C    | C    | C    | C  | C    |    |    |    |    |    | C    |    | P   |
| Religious education buildings  | C    | C    | C    | C  | C    |    |    |    |    |    | C    |    | P   |
| <b>Accessory Uses (Dwellings)</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Home occupations   | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| Private, unattached garages and carports   | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| Open storage space or parking area for non-commercial motor vehicles (not more than one commercial vehicle may be housed or regularly parked on any lot) | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| Satellite dishes, provided they are restricted to the rear yard  | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| <b>Accessory Uses (not allowed in front of principal structure on lot)</b>   |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Children's playhouse and play equipment  | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    |    | P   |
| Noncommercial flower, ornamental shrub, or vegetable garden greenhouse or slat house not over eight feet in height                                       | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |

**Table 1 Schedule of Uses: All Districts**

| Use   | R-25 | R-15 | R-10 | GR | GR-A | LC | HC | GI | TC | LI | R-12 | UD | R-5 |
|---|------|------|------|----|------|----|----|----|----|----|------|----|-----|
| Private kennel for family pets, provided they are of the type authorized by Town Ordinance  | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| Private swimming pool and bath house or cabana  | P    | P    | P    | P  | P    | p  |    |    | P  |    | P    | P  | P   |
| Shed or tool room for the storage of equipment used in grounds or building maintenance  | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes   | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| Unattached private garages or carports  | P    | P    | P    | P  | P    | P  |    |    | P  |    | P    | P  | P   |
| <b>Accessory Uses (Retail Business, Offices, and Commercial Recreation Facilities)</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Completely enclosed building for the storage of supplies, stock, or merchandise,  |      |      |      |    |      | P  | P  |    | P  | P  |      | P  |     |
| Light manufacturing and/or repair facility incidental to the principal use;   |      |      |      |    |      | P  | P  |    | P  | P  |      | P  |     |
| Off-street parking or storage area for customer, client, or employee-owned vehicles   |      |      |      |    |      | P  | P  | C  | P  | P  |      | P  |     |
| <b>Other</b>  |      |      |      |    |      |    |    |    |    |    |      |    |     |
|   |      |      |      |    |      |    |    |    |    |    |      |    |     |
| Planned Cluster Development District (LC, HC)   |      |      |      | P  | P    |    |    |    |    |    |      |    |     |
| Planned Neighborhood Development District   | C    | C    | C    |    |      |    |    |    |    |    |      |    |     |
| Mobile Home Park  | C    | C    | C    | C  | C    | C  | C  | C  | C  | C  | C    | C  | C   |
| Storage of travel trailers, recreational vehicles, and boats provided no more than two such units are stored on a lot of record and such units are not used for purposes of living, sleeping, or cooking while in storage | P    | P    | P    | P  | P    |    |    |    |    |    | P    |    |     |

**Table 2: Dimensional Requirements**

| Residential Districts | Min. Area (s.f.)   | Min. land area per d.u.(s.f.) | Min. Width      | Min. Yard Setbacks  |                   |      |                   |      | Max. Height <sup>3</sup> |
|-----------------------|--------------------|-------------------------------|-----------------|---------------------|-------------------|------|-------------------|------|--------------------------|
|                       |                    |                               |                 | Front <sup>4</sup>  | Side <sup>1</sup> |      | Rear <sup>2</sup> |      |                          |
|                       |                    |                               |                 | Principal           | Prpl              | Acc. | Prpl              | Acc. |                          |
| R-25                  | 25,000             | 25,000                        | 125             | 50                  | 20                | 5    | 50                | 5    | 35                       |
| R-15                  | 15,000             | 15,000                        | 100             | 35                  | 10                | 5    | 35                | 5    | 35                       |
| R-10                  | 10,000             | 10,000                        | 75              | 35                  | 10                | 5    | 35                | 5    | 35                       |
| GR                    | none               | none                          | none            | none                | none              | none | none              | none | none                     |
| GR-A                  | none               | none                          | none            | none                | none              | none | none              | none | none                     |
| R-12                  | 12,000             | 12,500                        | 100             | 35                  | 10                | 5    | 35                | 5    | 35                       |
| R-5                   | 5,000 <sup>5</sup> | 5,000 <sup>5</sup>            | 50 <sup>6</sup> | 10 <sup>4,7,8</sup> | 5 <sup>8,9</sup>  | 5    | 15 <sup>10</sup>  | 5    | 35                       |

<sup>1</sup> For side yard requirements pertaining to corner lots, see article I, section 7, subsection C.

<sup>2</sup> For rear yard requirements pertaining to double frontage lots, see article I, section 7, subsection D.

<sup>3</sup> For exceptions to height regulations, see article I, section 7, subsection L.

<sup>4</sup> For exceptions to this requirement, see article I, section 7, subsection E.

<sup>5</sup> For single-family attached residential dwellings, the minimum lot area shall be 1,500 square feet.

<sup>6</sup> For single-family attached residential dwellings, the minimum lot width shall be 20 feet. For all other permitted uses within the R-5 district, the minimum lot width shall be 50 feet; provided, however, that the minimum lot width may be reduced up to 20 percent for any single-family detached residential lot with rear alley loaded access.

<sup>7</sup> For single-family attached residential dwellings, no front yard shall be required. Where a front yard is provided, the minimum setback shall be 5 feet. For all other permitted uses within the R-5 district, the minimum front yard setback shall be ten feet.

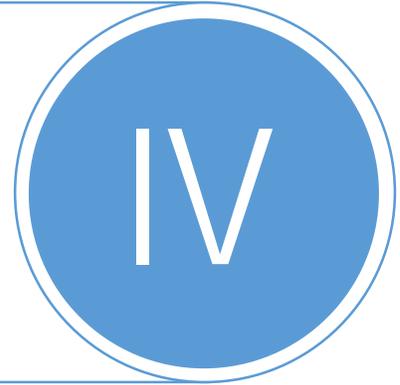
<sup>8</sup> Line of sight guidelines shall apply for all corner lots and may result in a larger setback.

<sup>9</sup> For single-family attached residential dwellings, no side yard shall be required. Where a side yard is provided, the minimum setback shall be five feet. For all other permitted uses within the R-5 district, the minimum side yard setback shall be five feet.

<sup>10</sup> For single-family attached residential dwellings, no rear yard shall be required. Where a rear yard is provided, the minimum setback shall be five feet. For all other permitted uses within the R-5 district, the minimum rear yard setback shall be 15 feet.



Part IV  
Style Guide



## Style Guide

The following style guide will define the layout, organization, and grammar in the UDO. If any deviations from this style guide are desired, they must be established as part of this blueprint. Any subsequent changes that are inconsistent with the approved style guide will be outside the scope of the professional services agreement.

### Fonts

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1. 16 point Arial font, bolded, will be used for each article title:

#### **Article III Residential Zoning Districts**

2. 12 point Arial font, bolded will be used for each section title:

#### **Section 3.1 Intent**

3. 11 point Times Roman font will be used for the body of text:

The Single Family Residential Districts are intended to provide sites for one-family detached dwellings and residentially related uses.

4. References to the titles of all Articles, Sections, Subsections and Tables within the text will be italicized:

The following uses may be permitted by obtaining Special Land Use approval when all applicable standards cited in *Chapter 17.18* and specific standards of *Section 17.18.030* are met.

5. Size 10 Arial font will be used for headers:

Single Family Residential Districts

6. Size 9 Arial font will be used for footers:

Page 3-1 Fort Mill Unified Development Ordinance

### Line Spacing and Justification

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1. Single line spacing will be used with 6pt separation between paragraphs (this document is an example).
2. All text will be left-justified.

### Ordinance and Page Numbering

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1. Articles will be numbered in numerical order, using Roman numerals, starting with Article I.
2. Sections will be numbered in numerical order, starting with "X.1" with "X" signifying the article number.

3. A traditional outline numbering and spacing will be used within each section, as follows:
  - A.
    1.
      - a.
        - i.
4. Each article will have self contained page numbering, starting with “page X-1”, with “X” representing the article number.

## Capitalization

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1. Capitalize words that refer to a body or commission (like Town, State, Federal).
2. Capitalize the names of geographic divisions, regions, and localities such as Towns, Cities, Rivers, Lakes and Streets.
3. Capitalize titles when preceding a name only (Mayor Funderburk vs. the mayor of Fort Mill)
4. The words plan and ordinance should not be capitalized unless at the beginning of a sentence or part of the proper title of a document (Town of Fort Mill Unified Development Ordinance).
5. The words section and article shall be capitalized only when referring to a specific section or article (this section and Section 17. 2 A.1).

## Punctuation Marks

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### Commas

1. Commas separate complete thoughts joined by these simple conjunctions: and, but, or, for, nor, so, yet.
2. Commas separate items in a series consisting of three or more words, phrases, or even whole clauses.
3. Commas separate long introductory phrases and clauses from the main body of a sentence.
4. Commas enclose parenthetical expressions.
5. Commas separate nonessential modifying and descriptive phrases and clauses from a sentence, especially those clauses beginning with who, which, or that.
6. Commas separate titles and degrees from names.

### **Quotation Marks**

1. Use quotation marks to enclose direct quotations.
2. Use quotation marks to indicate that a word is used in a special or abnormal sense.
3. Always place periods and commas inside of closing quotation marks.
4. Always place semicolons and colons outside of closing quotation marks.
5. Place dashes, exclamation marks, and question marks inside of quotation marks if they are part of the quotation; otherwise, place them outside of quotation marks.

### **Semi-colons**

1. Use semicolons to link complete thoughts that could otherwise stand alone as separate sentences.
2. Use semicolons to separate items in series when one or more of the items has a comma.

### **Ampersands**

1. Use the written-out version of signs and symbols in text unless the nature of the text is such that readers would expect to see signs and symbols (planning and zoning not planning & zoning, off-street parking and loading not off-street parking & loading).

### **Hyphenation**

1. Hyphenate two or more words that act together to create a new meaning (single-family, mixed-use). The word after the hyphen is not capitalized except where an organization has branded a phrase (Form-Based Code).
2. Hyphenate compound numbers from twenty-one to ninety-nine.
3. Avoid using hyphens with most prefixes (nonconforming).

### **Numbers**

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1. Numbers one (1) through nine (9) should be spelled out with the numeric character in parentheses afterwards (except in tables and graphics).
2. Numbers starting with 10 will only use the numeric character.
3. When used at the beginning of a sentence, a number is always spelled out.
4. Always use figures for percentages and decimal fractions.
5. Always use figures for dates.
6. Spell out feet and inches, not ‘ and “, including square feet. Abbreviations (ft., sq. ft., ac.) may also be used.

## Acronyms

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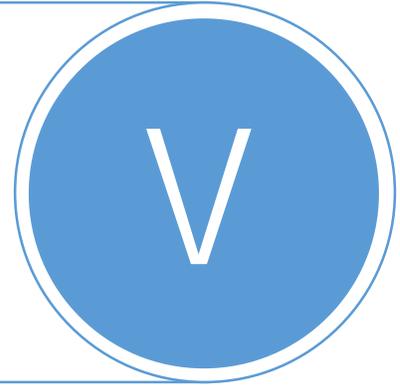
1. When using an acronym, write it out the first time in each chapter with the acronym in parentheses after the words, and then the acronym may be used for the remainder of the chapter.
2. Do not use periods between the letters in an acronym. (US vs. U.S.).
3. Abbreviations with periods should be typed without spaces between letters and periods (e.g. or i.e.).
4. Acronyms can be made plural by simply adding a small “s” to the end, do not use an apostrophe unless it is possessive (there are a lot of CAFOs vs. the CAFO’s smell was the primary concern of the public). Same with dates (1990s).

## Words

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1. Stormwater
2. Setback
3. Mixed-use
4. Nonconforming
5. Single-family
6. Multiple-family
7. Two-family

Part V  
Sample Layout



# FORT MILL *South Carolina*



## **Residential Districts**

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This section is intended to provide an example of the layout of the articles and is not intended to be reviewed for content.

## Section 3.1 Purpose

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- A. **RD rural development zoning district.** The RD rural development zoning district is established for the purpose of providing opportunities for development in remote areas while at the same time recognizing the importance of the balanced utilization of natural resources. This zoning district is also designed to:
1. Allow traditional commercial activities on remote land; and
  2. Provide a review mechanism for intensive development activities.
- B. **RR rural residential zoning district.** The RR1 rural residential one zoning district is established as a land use district for large lot, low-density, residential and general agricultural purposes. For the rural residential one district, in promoting the general purposes of this title, the specific intentions of this district are:
1. To encourage the continued use of land for low-density residential and general agricultural purposes;
  2. To prohibit commercial and industrial land uses;
  3. To encourage the discontinuance of existing uses that are not permitted under the provisions of this district; and
  4. To discourage land uses which, because of their character or size, would create unusual requirements and costs for public services.
- C. **R1 single-family residential zoning district.** The R1 single-family residential zoning district is established as a land use district for small lot, single-family residential dwellings where public water and sewer services are available. For the single-family residential district, in promoting the general purposes of this title, the specific intentions of this district are:
1. To encourage the construction of single-family dwellings;
  2. To prohibit commercial and industrial land uses and any other use of the land which would interfere with the development or continuation of single-family dwellings in the district;
  3. To encourage the discontinuance of existing uses that are not permitted under the provisions of this district;
  4. To discourage any use which would generate other than normal vehicular traffic on streets serving residents on those streets; and
  5. To prohibit any use which, because of its character or size, would create requirements and costs for public services, such as police and fire protection, water supply and sewerage, before such service can systematically and adequately be provided.
- D. **R2 two-family residential zoning district.** The R2 two-family residential zoning district is established as a land use district for single-family and two-family residential dwellings and limited office uses where public water and sewer services are available. For the two-family residential zoning district, in promoting the general purposes of this title, the specific intentions of this district are:
1. To encourage the construction of single-family and two-family dwellings;
  2. To prohibit commercial and industrial land uses and any other use of the land which would interfere with the development or continuation of single-family and two-family dwellings in the district;
  3. To encourage the discontinuance of existing uses that are not permitted under the provisions of this district;

4. To discourage any use which would generate other than normal vehicular traffic on streets serving residents on those streets; and
  5. To prohibit any use which, because of its character or size, would create requirements and costs for public services, such as police and fire protection, water supply, and sewerage, before such services can systematically and adequately be provided.
- E. **R3 multifamily residential zoning district.** The R3 multifamily residential zoning district is established as a land use district for one-family, two-family, and multifamily dwellings and limited office uses where public water and sewer services are available. For the multifamily residential zoning district, in promoting the general purposes of this title, the specific intentions of this district are:
1. To encourage the construction of one-family, two-family, and multifamily dwellings;
  2. To prohibit commercial and industrial land uses and any other use of the land which would interfere with the development or continuation of one-family, two-family, and multifamily dwellings in this district;
  3. To encourage the discontinuance of existing uses that are not permitted under the provisions of this district;
  4. To discourage any use which, because of its character or size, would create requirements and costs for public services, such as police and fire protection, water supply, and sewerage, before such services can adequately be provided; and
  5. To discourage any use which would generate other than normal vehicular traffic on streets serving residents on those streets.

**Section 3.2 Schedule of Uses**

Building or land shall not be used and buildings shall not be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance. Land and/or buildings in the districts indicated at the top of *table 3.2* may be used for the purposes denoted by the following abbreviations:

P: Permitted use: land and/or buildings in this district may be used for the purposes listed by right.

C: Conditional use: the following uses may be permitted by obtaining conditional use approval when all applicable standards cited in *Section 7.3, general standards*, and all applicable specific standards are met.

“other requirements” indicates additional requirements or conditions applicable to the use.

**Table 3.2  
Schedule of Uses**

|                           | RD | RR | R1 | R2 | R3 | Other Requirements |
|---------------------------|----|----|----|----|----|--------------------|
| <b>Residential</b>        |    |    |    |    |    |                    |
| Single-family dwellings   | P  | P  | P  | P  | P  |                    |
| Two-family dwellings      | -  | -  | -  | P  | P  |                    |
| Multiple-family dwellings | -  | -  | -  | -  | P  |                    |
| Single resident occupancy | -  | -  | -  | -  | P  |                    |
| Home occupations          | P  | P  | P  | P  | P  |                    |

**Table 3.2**  
**Schedule of Uses**

|  | RD | RR | R1 | R2 | R3 | Other Requirements |
|--|----|----|----|----|----|--------------------|
| Agricultural buildings and activities  | P  | P  | -  | -  | -  |                    |
| Commercial fishing activities and related structures, including mariculture activities and related structures  | P  | -  | -  | -  | -  |                    |
| Commercial guiding and/or outfitting activities (e.g., hunting, fishing, photography, etc.) and related structures (e.g., lodges) containing provisions for no more than 15 clients                              | P  | -  | -  | -  | -  |                    |
| Commercial livestock grazing, excluding those areas historically established for livestock grazing as described in Section 17.14 B where it is a permitted use   | C  | -  | -  | -  | -  | Section 7.11       |
| Fish, wildlife, or habitat enhancement and/or rehabilitation projects (nonstructural)  | P  | P  | P  | P  | P  |                    |
| Fishing activities when an owner-occupied dwelling is present on the premises  | -  | -  | -  | -  | -  |                    |
| Greenhouses  | P  | P  | P  | P  | P  |                    |
| Horticultural buildings and activities   | P  | P  | -  | -  | -  |                    |
| Hunting, fishing, trapping, and plant gathering activities   | P  | P  | P  | P  | P  |                    |
| Logging camps and timber harvesting support facilities (e.g., log transfer facilities), including timber products processing facilities  | C  | -  | -  | -  | -  | Section 7.21       |
| Seafood processing facilities and related structures   | C  | -  | -  | -  | -  | Section 7.15       |
| Structures which enhance the intent of the natural use district (e.g., fish, wildlife, or habitat enhancement and/or rehabilitation structures, fish ladders, hatcheries, etc.)                                  | C  | -  | -  | -  | -  |                    |
| Timber harvesting activities and transportation and utility facilities constructed in support of permitted timber harvesting activities  | P  | -  | -  | -  | -  |                    |
| <b>Retail Trade</b>  |    |    |    |    |    |                    |
| Fireworks stands   | -  | C  | -  | -  | -  |                    |
| <b>Services</b>  |    |    |    |    |    |                    |
| Hair salons  | -  | -  | -  | P  | P  |                    |
| <b>Lodging Accommodation and Food service</b>  |    |    |    |    |    |                    |
| Bed and breakfasts   | P  | P  | C  | P  | P  |                    |
| Boardinghouses   | -  | -  | -  | -  | P  |                    |
| Lodges that have provisions for more than 6 clients  | C  | -  | -  | -  | -  |                    |
| Public recreational cabins   | C  | -  | -  | -  | -  |                    |
| Recreational cabins  | P  | -  | -  | -  | -  |                    |
| Vacation homes   | P  | P  | C  | P  | P  |                    |
| <b>Finance, Insurance, Real Estate, Professional, Scientific, and Technical Services</b>   |    |    |    |    |    |                    |
| Professional offices   | -  | -  | -  | P  | P  |                    |
| <b>Health Care and Social Assistance</b>   |    |    |    |    |    |                    |
| Clinics  | -  | -  | -  | P  | P  |                    |
| Hospitals  | -  | -  | C  | P  | P  |                    |
| Nursing homes  | -  | -  | -  | -  | P  |                    |
| <b>Recreation and Entertainment</b>  |    |    |    |    |    |                    |
| Parks and recreational support structures, including related equipment, facilities, and structures (e.g., playground equipment, bathroom facilities, picnic shelters, parking lots, and other paved areas, etc.) | C  | C  | C  | C  | C  | Section 7.18       |
| Parks, playgrounds, playfields, and open space   | P  | P  | P  | P  | P  |                    |

**Table 3.2**  
**Schedule of Uses**

|   | RD | RR | R1 | R2 | R3 | Other Requirements |
|---|----|----|----|----|----|--------------------|
| Passive recreation activities (photography, hiking, camping, cross-country skiing, horseback riding, etc.)  | P  | P  | P  | P  | P  |                    |
| Pedestrian trails and trail systems   | P  | P  | P  | P  | P  |                    |
| Recreational activities (including recreational mining activities)  | P  | -  | -  | -  | -  |                    |
| Recreational uses not requiring structures for overnight habitation   | P  | P  | P  | P  | P  |                    |
| <b>Religious, Civic, Social and Similar Organizations</b>   |    |    |    |    |    |                    |
| Churches  | P  | P  | P  | P  | P  |                    |
| <b>Educational Services</b>   |    |    |    |    |    |                    |
| Libraries   | -  | -  | -  | C  | C  |                    |
| Schools, public and private   | -  | -  | C  | P  | P  |                    |
| <b>Utilities</b>  |    |    |    |    |    |                    |
| Communication facilities wireless communication   | C  | -  | -  | -  | -  |                    |
| Electric distribution lines and substations   | P  | P  | P  | P  | P  |                    |
| Road and utility installations  | C  | P  | P  | P  | P  |                    |
| Snow and water gauging stations   | P  | P  | P  | P  | P  |                    |
| Transportation and utility facilities (e.g., roads, pipelines, communication facilities, etc.) but not airstrips  | P  | P  | P  | P  | P  |                    |
| Transportation and utility facilities not otherwise permitted and not otherwise used in conjunction with permitted uses (e.g., roads, pipelines, communications facilities, etc.) | C  | C  | C  | C  | C  |                    |
| Utility and service uses (e.g., substations)  | C  | C  | C  | C  | C  | Section 7.17       |
| Utility installations   | P  | P  | P  | P  | P  |                    |
| Water intake facilities, power structures, etc  | P  | -  | -  | -  | -  |                    |
| Wind energy conversion systems  | C  | C  | C  | C  | C  | Section 7.24       |
| <b>Transportation and Warehousing</b>   |    |    |    |    |    |                    |
| Access and maintenance roads  | P  | P  | P  | P  | P  |                    |
| Airports  | C  | -  | -  | -  | -  | Section 7.10       |
| New airports (when a facility is granted a CUP, all aviation-related uses will be considered permitted uses)  | C  | -  | -  | -  | -  | Section 7.10       |
| Public coastal docking facilities   | P  | -  | -  | -  | -  |                    |
| <b>Mining/mineral extraction</b>  |    |    |    |    |    |                    |
| Non-recreational mineral extraction activities and related structures   | C  | -  | -  | -  | -  |                    |
| <b>Accessory</b>  |    |    |    |    |    |                    |
| Accessory buildings   | P  | P  | P  | P  | P  |                    |
| Accessory residential buildings   | P  | -  | -  | -  | -  |                    |

## Section 3.3 Area, Height, and Placement Requirements

All lots and buildings shall meet the following dimensional requirements of *Table 5.3*:

**Table 3.3**  
**Schedule of Area, Height, and Placement Requirements <sup>1</sup>**

|   | RD      | RR             | R1                         | R2                           | R3                           |
|---|---------|----------------|----------------------------|------------------------------|------------------------------|
| <b>Lot area and width (minimum)</b>           |         |                |                            |                              |                              |
| <b>Without sewer and water</b>                | 5 ac.   | 40,000 sq. ft. | -                          | -                            | -                            |
| <b>With sewer and water</b>                   | -       | -              | 7,200 sq. ft. <sup>4</sup> | 7,200 sq. ft. <sup>2,4</sup> | 7,200 sq. ft. <sup>3,4</sup> |
| <b>Lot width (min.)</b>                       | 250 ft. | 120 ft.        | 60 ft.                     | 60 ft.                       | 60 ft.                       |
| <b>Building height and coverage (maximum)</b> |         |                |                            |                              |                              |
| <b>Lot coverage</b>                           | 5%      | 15%            | -                          | -                            | -                            |
| <b>Building height</b>                        | -       | 35 ft.         | 35 ft.                     | 35 ft.                       | 35 ft.                       |
| <b>Setbacks (minimum)</b>                     |         |                |                            |                              |                              |
| <b>Front yard</b>                             | 25 ft.  | 25 ft.         | 25 ft. <sup>5</sup>        | 25 ft. <sup>5</sup>          | 25 ft. <sup>5</sup>          |
| <b>Side street</b>                            | 25 ft.  | 25 ft.         | 25 ft.                     | 10 ft.                       | 10 ft.                       |
| <b>Side yard</b>                              | 25 ft.  | 15 ft.         | 10 ft.                     | 5 ft.                        | 5 ft.                        |
| <b>Rear yard</b>                              | 25 ft.  | 20 ft.         | 10 ft.                     | 10 ft.                       | 10 ft.                       |
| <b>Water</b>                                  | 50 ft.  | -              | -                          | -                            | -                            |

### Footnotes to Schedule of Area, Height, and Placement Requirements

- General.** This article establishes minimum structural setbacks from lot lines, water courses and water bodies, rights-of-way, and specific screening easements for certain lands within subdivisions, except where otherwise specified.
- R2 lot area.** The minimum lot area required, per dwelling unit, is as follows:

| <b>Building Type</b> | <b>Lot Area Required per Dwelling Unit (sq. ft.)</b> |
|----------------------|--|
| Single-family        | 7,200  |
| Two-family (duplex)  | 3,600  |

- R3 lot area.** The minimum lot area required, per dwelling unit, is as follows:

| <b>Building Type</b>      | <b>Lot Area Required per Dwelling Unit (sq. ft.)</b> |
|---------------------------|--|
| Single-family             | 7,200  |
| Two-family (duplex)       | 3,600  |
| Three-plex                | 2,400  |
| Four-plex                 | 2,000  |
| Five-, six- or seven-plex | 1,600  |
| Eight-plex or larger      | 1,200  |

- Public service requirement.** Water and sanitary sewer service from a certificated public utility or municipal system are required for lots in this land use district before a building permit can be issued.
- Front yards.** The minimum front yard shall be 25 feet unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied.
  - If one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot plus one-half the remaining distance to the required 25-foot setback.

2. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be 25 feet..

### Section 3.4 Site Development Requirements

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In addition to the requirements of this article, all developments in the residential districts shall meet the applicable requirements as listed elsewhere in this ordinance:

- A. Overlay Zone Requirements, see Article 6
- B. Conditional Use Requirements, see Article 8
- C. General Provisions, see Article 9
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**This Table of Contents is intended to provide an example of the layout and organization of the Ordinance, individual sections are subject to change and refinement**



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