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157.001. AUTHORITY AND TITLE

In accordance with authority conferred by the Comprehensive Planning Enabling Act of 1994, codified at Title 6, Chapter 29 of Code of Laws of South Carolina 1976, as amended, the City Council of the City of Camden, hereinafter referred to as the “Council,” the governing body of the City of Camden, South Carolina, hereinafter referred to as the “City,” hereby ordains and enacts into law the following articles and sections, which shall comprise and be known as the Zoning Ordinance of the City of Camden, South Carolina, hereinafter referred to as the “Zoning Ordinance.”

157.002. PURPOSE

This Zoning Ordinance is adopted for the purpose of promoting public health, safety, morals, convenience, order, appearance, prosperity and general welfare; lessening congestion in the streets, securing safety from fire; providing adequate light, air, and open space; preventing the overcrowding of land; avoiding undue concentrations of population; facilitating the creation of a convenient, attractive and harmonious community; protecting and preserving scenic, historic and ecologically sensitive areas; and facilitating the provision of public services, affordable housing, and disaster evacuation, in harmony with the adopted City of Camden, South Carolina Comprehensive Plan, as it may be amended or updated from time to time, hereinafter referred to as the Comprehensive Plan.

157.003. [Reserved]

157.004. ESTABLISHMENT OF OFFICIAL ZONING MAP

A. The boundaries of the zoning districts established by this chapter are shown on the official zoning map which shall be identified by the signature of the Mayor of the City and maintained in the office of the City Planner. The official zoning map and all amendments, certifications, citations and other matters entered onto the official zoning map are hereby made a part of this Zoning Ordinance and have the same legal effect as if fully set out herein.

B. No change of any nature shall be made on the official Zoning Map or matters shown thereon except in conformity with the procedures set forth in this Zoning Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Zoning Ordinance and shall be punishable as provided by law.

157.005. AMENDMENTS TO THE OFFICIAL ZONING MAP

Amendments to the official zoning map shall be adopted by chapter as provided for by § 157.211(H). Promptly after the adoption of an amendment the City Planner shall alter or cause
to be altered the official zoning map to indicate the amendment and the effective date of the chapter amending the map.

157.006. CONFLICT WITH OTHER ORDINANCES

If the provisions of this Zoning Ordinance conflict with the provisions of any other validly enforceable ordinance(s), the most stringent or restrictive provisions shall control.

157.007. SEVERABILITY

Should any specific section, standard or provision of this Zoning Ordinance, including any zoning district boundary that now exists or may exist in the future, be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Zoning Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional. The other portions of these regulations not affected by any such decision of the court shall remain in full force and effect.

157.008. REPEAL OF CONFLICTING ORDINANCES

All ordinances and parts of ordinances in conflict herewith are repealed to the extent necessary to give this Zoning Ordinance full force and effect.

157.009. EXCEPTIONS

Facilities and/or properties owned and/or operated by the City shall be exempt from the requirements of this chapter.

157.010. EFFECTIVE DATE

These regulations shall become effective upon the date of their adoption by the Council.
Article II. Applicability and Conformity

157.018 JURISDICTION

The provisions of this Ordinance shall be applicable throughout the legally recorded corporate limits of the City, hereinafter referred to as the “City Limits,” as existing at the time of the adoption of this Zoning Ordinance or as they may hereafter be altered.

157.019 GENERAL APPLICABILITY

No building, structure, sign, or land shall be used, graded, excavated, occupied, or altered; nor shall any building, structure, or part thereof be erected, painted, constructed, reconstructed, moved, enlarged, or structurally altered; nor shall any changed use be established for any building, structure, or land, unless in conformity with the general provisions of this ordinance and the specific provisions for the district in which such building, structure or land is located, except as otherwise specifically provided for by this Zoning Ordinance. If a building permit, zoning permit, or any other permit is required for any of these activities, it must be lawfully obtained prior to commencement of any such activity. No principal or accessory structure used for bona fide farm purposes and located more than 250 feet from the nearest property line abutting a residential use shall be subject to the design, height, or size requirements specified in this ordinance that would otherwise be applicable to such structure.

157.020 CONFORMITY

A. Building Permits.

No building permit shall be issued for construction or alteration of a new or existing structure located within the City Limits of Camden until the Zoning Administrator or other designated administrative official has determined it meets the requirements of this section.

B. Other Laws.

No building, structure, sign, or land shall be used, graded, excavated, occupied, or altered; nor shall any building, structure, or part thereof be erected, painted, constructed, reconstructed, moved, enlarged, or structurally altered; nor shall any changed use be established for any building, structure, or land, unless in conformity with any applicable county, state and federal laws pertaining to such. Nothing herein shall require the city to check for conformity with the laws of other jurisdictions prior to issuing any approvals or permits provided for hereunder; however, demonstration of compliance may be required as part of the permitting or approval process. Notice that an existing structure or use violates the laws of any other jurisdiction shall be grounds for enforcement action by the city as a violation of this ordinance.
157.025. ZONING DISTRICTS ESTABLISHED

The following districts are hereby established for use in the City Limits of the City, in accordance with the Comprehensive Plan.

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157.026. PURPOSE OF DISTRICTS

All areas within the City Limits of the city are divided into zoning districts, within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers, landscaping and screening are regulated as herein provided. Collectively, these districts are intended to advance the purposes of this zoning ordinance as stated in § 157.002 – Purpose. Individually, each district is designed and intended to accomplish the following more specific objectives.

A. Primary Districts. Each primary zoning district serves a different purpose and imposes its own set of requirements and restrictions on the use of land within the district in addition to the general requirements and restrictions imposed on all land or uses within the city.

**R-E, Residential Estate District.** The R-E Residential District is intended to foster, preserve and protect areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at very low densities.

**R-15, Low Density, Single-family Residential District.** The R-15 Residential District is
intended to foster, preserve, and protect at low densities areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities.

**R-10, Medium Density Residential District.** The R-10 Residential District is intended to foster, protect and accommodate single-family and two-family residential development, and limited residential support facilities in areas so designated.

**R-6, High Density Residential District.** The R-6 Residential District is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment opportunities.

**O1, Office and Institutional District.** The O1 District is intended to accommodate office, institutional and residential uses in areas whose character is mixed or in transition. It is designed principally for use along major streets and subdivision borders characterized by older houses to help ameliorate the consequences of change impacting these areas, and to provide a transitional buffer between potentially incompatible commercial and residential development.

**CBD, Central Business District.** The CBD District is intended to promote the concentration and vitality of commercial and business uses in core commercial areas and as such, encourages a mixture of complementary uses and a pedestrian orientation. This district is characterized by wall-to-wall and lot-line-to-lot-line development, pedestrian walkways, and off-street public parking lots.

**GBD, General Business District.** The GBD District is intended to provide for the development and maintenance of commercial and business uses to serve the community and the larger midlands region. Toward this end, a wide range of business and commercial uses are permitted herein.

**LBD, Limited Business District.** The LBD District is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this district are of the "convenience variety." The size of these districts should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas and/or on the periphery of residential areas, moderating transition between residential and commercial uses.

**IND, Industrial District.** The intent of the IND District is to accommodate retail, wholesaling, distribution, storage, processing and manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards within and beyond the boundaries of this district.

Toward these ends, residential development is not permitted herein, nor is the
establishment of this district on a street providing primary access to or traversing a residential district.

**CMU, Commercial Mixed Use District.** The intent of this multiple use district is to provide for the development and maintenance of commercial, business and other complementary uses in strategic locations to serve the travelling public without negatively impacting surrounding land uses or environmental resources.

**EQ, Equine District.** The intent of the equine district is to accommodate and promote present and future equine activities including, but not limited to, training, racing, and showing of horses, donkeys, or other related activities in an environment compatible with surrounding properties. This district is intended primarily for large tracts of land devoted to or developed for equine and related activities.

**PDD, Planned Development District.** The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance the public health, safety, morals, and general welfare of the population.

Within the PDD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than instances in which such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

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

**B. Overlay Districts.** Overlay districts are established to provide for certain additional requirements or to establish special development requirements for permitted uses. Where overlay districts exist and there is a conflict between the requirements specified between the overlay district and the underlying primary district, the standards and requirements of the overlay district shall prevail. Otherwise, the standards and requirements of the underlying primary district shall also be in effect for any area additional zoned as an overlay district. Each overlay district is identified on the official zoning map of the city.

**Historic Overlay District (HOD).** The Historic Overlay District is designed and intended to promote the educational, cultural, economic and general welfare of the community by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing historic and architecturally valuable structures.
and properties which serve as visible reminders of the social, cultural, economic, political and/or architectural past, thereby:

1. Fostering civic pride;
2. Preserving local heritage;
3. Fostering public knowledge and appreciation of structures and areas which provide a unique and valuable perspective on the social, cultural, and economic mores of past generations;
4. Fostering architectural creativity by preserving physical examples of outstanding architectural techniques of the past; and
5. Encouraging new structures and development that will be harmonious with existing structures, properties and sites included in the districts.

**Corridor Overlay District (COL).** The purpose of the Corridor Overlay District is to provide protection for significant buildings and sites and to provide for architectural cohesion within the designated corridors by regulating the type of construction and the design of other buildings which are in proximity to historically significant buildings or sites.

**Commercial Overlay District (COM).** The purpose of the Commercial Overlay District is to protect and enhance the aesthetic and visual character of all commercial development within the primary commercial corridors of the city.

**Downtown Core Overlay District (DC).** The Downtown Core is intended to protect and maintain the character of the core of the downtown commercial district. Buildings located in this overlay district are commercial or mixed-use and primarily have a shopfront style façade.

**157.027. INTERPRETATION OF DISTRICT BOUNDARIES**

Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the following rules shall apply.

A. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or public utility easements shall be construed to follow such center lines.

B. Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.

C. Boundaries indicated as approximately following political lines shall be construed as following such lines.
Article III. Zoning District Regulations
Sections 157.025 – 157.031

D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

E. Boundaries indicated as approximately following the center lines of natural barriers such as, rivers and streams, shall be construed to follow such center lines.

F. Boundaries indicated as parallel to, or extensions of features indicated in divisions (A) through (E) above shall be so construed. If distances are not specifically indicated on the official zoning map, or in other circumstances not covered by divisions (A) through (E) above, the boundaries shall be determined by the use of scale of such map.

G. Where uncertainties continue to exist after the application of the rules in this section, appeal for clarification may be taken to the Board of Zoning Appeals with Jurisdiction for such matters.

157.028. ZONING CLASSIFICATION OF ANNEXED TERRITORY

On property to be annexed into the corporate limits by petition, as provided for in S.C. Code, Ann. § 5-3-10, et seq., the zoning classification shall be determined for the annexed property subject to the following procedures:

A. Upon receipt of a petition for annexation of property into the City Limits of Camden, the Planning Commission shall make a recommendation to the Council regarding the appropriate zoning classification for the property to be annexed in accordance with § 157.211(H) – Amendments. Prior to making such recommendation to the City Council, the Planning Commission shall conduct a public hearing on the matter pursuant to the requirements of § 157.211(H). Upon receipt of a recommendation by the Planning Commission, Council shall then take final action regarding the annexation of the subject property.

B. A petitioner may withdraw the petition prior to final adoption of the annexation ordinance by City Council.

C. City Council shall assign an interim zoning designation in the annexation ordinance. Immediately thereafter, the City Planner shall initiate zoning amendment procedures to establish or confirm the appropriate zoning classification for the annexed property.

157.029. ZONING DISTRICT TABLE OF PERMITTED USES

A. Establishment of Table. The uses permitted in the residential, mixed use and non-residential zoning districts established by § 157.025 are set forth in the Table of Permitted Uses provided in § 157.029(D).
B. **Determination of Use Category.**

1. The *North American Industry Classification System* (NAICS), 2012, as amended, is the basis for determining the use of property permitted by the various zoning districts. The Zoning Administrator shall make a determination as to whether or not any proposed use is permitted within the Camden City Limits based on the uses listed in § 157.029(D) – *Table of Permitted Uses*. Whenever it is not clear whether a proposed use is or is not permitted, the Zoning Administrator shall consult the latest version of the NAICS to help make a determination. Any use not specifically listed in § 157.029(D) – *Table of Permitted Uses* and any proposed use not substantially similar to a listed use as determined by the Zoning Administrator after consultation with the latest version of the NAICS shall be deemed to be prohibited.

2. Uses not listed in the NAICS codes are identified by the symbol "NA" (Not Applicable) in the NAICS column.

3. Where the symbol "P" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it otherwise complies fully with all applicable development standards and requirements of this Zoning Ordinance.

4. Where the symbol "C" is shown, the use to which it refers is conditionally permitted in the indicated district, subject to applicable conditions and requirements contained in *Article IV – Conditional Use Regulations*, which requirements are referenced by section number following each conditionally permitted use.

5. Where a dash (-) is shown on the table, the use to which it refers is not permitted in the indicated district.

C. **Determination of Principal Use.** The Zoning Administrator shall make a determination as to whether or not any proposed use is permitted within the Camden City Limits based on the uses listed in the Table of Permitted Uses. When multiple principal uses are proposed for a development site, each principal use is classified separately and is subject to all applicable regulations for that use. Whenever it is not clear whether a proposed use is or is not permitted, the Zoning Administrator shall consult the latest version of the NAICS to help make a determination. Any use not specifically listed in the Permitted Uses Table and any proposed use not substantially similar to a listed use as determined by the Zoning Administrator after consultation with the NAICS shall be deemed to be prohibited.
### D. Table of Permitted Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>2012 NAICS</th>
<th>P = Permitted</th>
<th>C = Conditional</th>
<th>Dash (-) = Not Permitted</th>
<th>CU References</th>
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City of Camden, SC

**ZONING ORDINANCE**
### AGRICULTURE, FORESTRY, FISHING AND HUNTING

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### ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES

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### Other Animal Production, except for Horses and Other Equine

| Use                                                                 | 1129       | -    | -    | -    | -   | -   | -   | -   | P   | P   | -   | -   | -  | -            | -                 | -                              |

### Poultry and Egg Production

| Use                                                                 | 1127       | -    | -    | -    | -   | -   | -   | -   | -   | -   | -   | -   | -  | -            | -                 | -                              |

### Sheep and Goat Farming

| Use                                                                 | 1124       | -    | -    | -    | -   | -   | -   | -   | C   | -   | -   | -   | -  | 157.058     | -                 | -                              |
## Article III. Zoning District Regulations

### Sections 157.025 – 157.031

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### Article III. Zoning District Regulations

**Sections 157.025 – 157.031**

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**References**
- NAICS: North American Industry Classification System
- R: Residential
- OI: Office Infill
- CBD: Central Business District
- BGD: Business Growth District
- IBD: Industrial Business District
- IND: Industrial
- CMU: Commercial Mixed Use
- CU: Commercial
- EQ: Employment Qunality

**City of Camden, SC**

**ZONING ORDINANCE**

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### Article III. Zoning District Regulations

#### Sections 157.025 – 157.031

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**PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES**

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City of Camden, SC

ZONING ORDINANCE

III-15
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157.030. OVERLAY DISTRICTS

A. The requirements of this section shall apply to the following districts established by § 157.025.
   
   HOD - Historic Overlay District

B. Overlay districts shall be established on the official zoning map by the same procedure as amendments generally, as provided in § 157.211(H) by defining the boundaries of each district.

C. Within overlay districts, permitted uses are determined by the "underlying" or primary zoning district. Where such districts overlay a Residential Zoning District, for example, only those uses permitted in the Residential Zoning District shall be permitted in the overlay district, subject to the additional requirements and standards of this section.

E. Historic Overlay District (HOD). Any area designated as included in the Historic Overlay District shall fall under the jurisdiction of the Historic Landmarks Commission as established in Chapter 158 of the City of Camden Code of Ordinances and shall conform to the requirements of that Chapter.

157.031. PLANNED DEVELOPMENT DISTRICT (PDD)

A. The Planned Development District (PDD) promotes innovative design within developments by permitting a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility and creativity in the design, character and quality of the development and preservation of natural and scenic features or open spaces is made possible through the development and approval of a detailed plan which describes the specific uses, densities, and other requirements for development. In accordance with S.C. Code 6-29-740, in order to establish a PDD, the City Council must amend the zoning ordinance text and the official zoning map, after having received a recommendation from the Planning Commission regarding the PDD. The approved plan constitutes the district regulations for each planned development district.

B. Permitted uses in PDDs. Any combination (mix) of uses meeting the objectives of this section may be established in a PDD upon review and approval by the Planning Commission and City Council. Once approved, the proposed use(s) and no others shall be permitted. Said uses shall be identified as listed per § 157.029(D) – Table of Permitted Uses. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PDD zoning applies to the land, unless otherwise amended by ordinance.

C. Mixture of uses. For PDDs that are or are planned to be primarily residential, ten percent of the total gross area of the PDD must be reserved for office, retail, service, live-work
units and other non-residential uses that serve the needs of project residents and others in the vicinity of the development. For PDDs that are or are planned to be primarily non-residential, ten percent of the total gross area of the PDD must be reserved for residential uses.

D. Establishment of PDD Districts.

1. PDDs shall be established on the official zoning map by the same procedure as for amendments generally as provided for in § 157.211(H) and in accordance with the requirements of this section.

2. The developer/applicant shall arrange for preliminary meetings with the city planner prior to submitting an application for rezoning.

3. The Planning Commission will review the conceptual plan and text to insure conformity with this section and applicable requirements of the Land Development Regulations, Chapter 156 of the City of Camden Code of Ordinances; to consider the comments of the Review Committee; and to obtain and consider public comments concerning the proposed PDD.

4. Upon approval by City Council, the conceptual plan and text shall constitute the PDD ordinance. Violations of any ordinance approving a PDD shall be subject to any and all enforcement and penalty provisions of this Zoning Ordinance.

E. Conceptual Plan and Text Requirements.

1. A conceptual plan meeting the requirements for site plans contained in § 157.211(D) – Permits shall be submitted along with a conceptual land use plan for the entire site. A complete application shall also include the following:

   a. Proposed restrictive covenants to be recorded to insure compliance with standards in the PDD Plan and to specify ownership and maintenance responsibilities.

   b. A preliminary development schedule for the completion of roads, infrastructure, buffer yards, and any other proposed improvements for general use.

   c. A preliminary common signage plan which complies with § 157.108.

2. The Planning Commission may establish additional requirements for conceptual plan approval and, in special cases, may waive a particular requirement if, in the opinion of the Planning Commission, the inclusion of that requirement is not essential to a proper assessment of the project.
Article III. Zoning District Regulations  
Sections 157.025 – 157.031

F. The developer is authorized to begin construction of street and infrastructure following verification that the preliminary plat complies with all requirements specified by City Council, the Planning Commission, DHEC, Chapter 156 and other approved conditions including recording of restrictive covenants.

G. Final plat approval shall also comply with Chapter 156, Land Development Regulations.

H. Each PDD shall be identified on the zoning map and in the zoning ordinance by a prefix and number indicating the particular district, as for example "PDD-1" together with whatever other identification appears appropriate.

I. **Minimum area required.** Minimum area requirements for establishing a PDD shall be ten contiguous acres.

J. **Development standards.**

1. **Density and height requirements.** Residential density, setbacks, impervious surface ratios, and building heights shall be based on the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities. A 20 foot setback will be required along the perimeter of all property lines. The setback from any existing street shall be the lesser of 35 feet or the average setback of existing adjacent houses that front on the same street within 100 feet in either direction of the proposed building. Maximum density is eight units per acre. Maximum impervious surface ratio is 70%.

2. **Overall site design.** The overall site design shall be consistent and compatible with adopted plans and policies for the area in which the project is located and with adjacent residential neighborhoods and coordinated with existing infrastructure such as roads and sidewalks.

3. **Parking and loading.** Off-street parking and loading spaces for each PDD shall comply with the requirements of Article VIII – Parking and Loading Regulations, as applicable, for the various uses proposed for the PDD. Dense development may require supplemental parking areas or wider streets to allow on-street parking in addition to off-street parking requirements.

4. **Buffers.** A buffer area at least 20 feet in width shall be provided along the exterior perimeter property lines unless a larger buffer is required by § 157.138 – Buffers. The required buffer must be landscaped per the requirements for property buffers as provided in § 157.138(H) – Property Buffers. Buffers are not required in the interior of the PDD.

5. **Streets and infrastructure.** Streets within a PDD must meet the design and construction standards required by the Land Development Regulations of Chapter
156. Private streets or alleys may be allowed if an acceptable maintenance plan is approved by the Zoning Administrator prior to permitting and said streets or alleys meet the design and construction requirements for public roads in the City.

6. **Landscaping, tree conservation and common open space.** Landscaping, tree conservation and open space requirements for each PDD shall comply with the provisions of Article IX – Landscaping, Buffers, Open Space and Tree Conservation.

7. **Signage.** Signage permitted shall be consistent, appropriately scaled and aesthetically compatible with the proposed PDD and shall comply with the requirements of Article VII - Sign Regulations.

K. **Financial guarantees.** Where public improvements and/or common amenities or infrastructure are proposed, such improvements shall be installed in accordance with a development schedule to be approved as part of the PDD Plan and designed to specifications as required by the Land Development Regulations of Chapter 156. Whenever a land subdivision, as regulated by Chapter 156, is required to implement a PDD, a preliminary plat shall be prepared for review that conforms to all of the requirements of the PDD approval, including the approved conceptual plan and development schedule. No development shall take place onsite until such plat has been approved by the city.

L. **Administrative action.** After a preliminary plat has been approved, building and sign permits shall be issued in accordance with the approved plan as a whole or in stages or portions thereof, as approved.

M. **Changes in approved PDD plans.** Except as provided below, approved PDD plans shall be binding on the owner and any successor in title.

1. **Minor changes.** Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision to minor characteristics of the PDD such as the revision of floor plans, facades, landscaping, drainage structures, and features which do not substantially alter the approved plan concept, anticipated offsite impacts, or violate any applicable regulations may be approved by the Zoning Administrator.

2. **Major changes.** Changes proposed in writing by the applicant which alter district boundaries or which substantially alter the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.

N. **Expiration of time limits on PDD Amendments.** The final approved plan for a PDD shall be in effect for a period of two years or other specified development schedule. Extensions
shall be permitted per the requirements of Chapter 160 – Vested Development Rights of the City of Camden Code of Ordinances.
Article IV. Conditional Uses

157.038. APPLICATION

The requirements of this subchapter shall apply to all conditional uses listed in § 157.029(D) – Table of Permitted Uses, as applicable. An application for a conditional use shall be submitted to the Zoning Administrator who shall approve the use if all the conditions and requirements herein are satisfied.

157.039. MANUFACTURED HOUSING

Manufactured housing is allowed only in Manufactured Home Parks.

A. Setup. Manufactured housing, where permitted by this Zoning Ordinance, shall:

1. Be installed in accordance with the manufacturer's installation manual. In the absence of such a manual, the home must be installed in accordance with the requirements of Chapter 79, section 42 of the South Carolina Manufactured Housing Board Regulations.

2. Be under skirted around the entire home with brick, masonry, vinyl, or similar materials designed and manufactured for permanent outdoor installation.

3. Have permanent landing steps at each exterior doorway installed or constructed and attached firmly to the home and anchored securely to the ground, in accordance with applicable Building Codes.

4. Have all moving or towing apparatus removed or concealed including hitch, wheels and axles.

5. Be provided with a sanitary sewer system approved by SCDHEC. Evidence of such approval shall accompany each and every permit request to install a manufactured home.

6. Be served by a separate electric meter.

   a. It shall be unlawful for any such home to receive electricity except by use of a separate meter.

   b. It shall be unlawful for any public utility or electrical supplier to connect service to any manufactured home in the absence of an approved permit issued by the Zoning Administrator to establish said home.

   c. It shall be the duty and responsibility of each supplier of electricity to render a monthly report to the Zoning Administrator as to connections and
Article IV. CONDITIONAL USES
Sections 157.038 – 157.061

d. The Zoning Administrator may, at his or her discretion, issue a temporary permit to secure electrical service for a valid reason such as the construction of a power pole to aid in the installation of the unit. A temporary permit shall be valid for 15 days unless otherwise specified on the permit. This provision shall not be construed to exempt the applicant from the requirement for a regular permit within the 15 day period. If a permit is not obtained as required, the Zoning Administrator may direct that the electricity be disconnected. Any additional fee to reconnect would be the responsibility of the owner or applicant.

B. Utilities. No manufactured home shall be permitted, used or occupied, nor shall public utilities be extended to or activated in any such home until the utility and electric connection to the home has been inspected and found to be in accordance with all applicable codes by the Building Official.

157.040. MOBILE HOMES

Mobile homes, as defined by this chapter, shall not be permitted, established or reestablished within the jurisdiction of this chapter. Where in existence at the time of adoption of this chapter on April 27, 1999, the date of the initial adoption of this Zoning Ordinance, such uses may be continued in accordance with the provisions of § 157.193 – Nonconformities; provided such uses are maintained in habitable condition, as defined by and subject to the conditions of § 157.039(B).

157.041. MANUFACTURED HOME PARKS (NAICS 53119)

The establishment and operation of a manufactured home park shall comply with the following design and development standards:

A. The park site shall be not less than 10 acres, and shall not have less than 200 feet frontage on a publicly dedicated and maintained street.

B. The park shall be served by public water and sewer systems, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local SCDHEC officials.

C. All dwelling spaces shall abut upon an asphalt or concrete driveway of not less than 18 feet in width which shall have unobstructed access to a public street.

D. A description of the procedures of any proposed home owners association or other group maintenance agreement must be submitted to and approved by the Planning Commission.
E. All on-site roadway intersections shall be provided with a street light and interior lights shall be provided at not less than 400-foot intervals.

F. Lots in manufactured home parks shall be sized and arranged so that:
   1. There will be at least 35 feet of space between manufactured homes;
   2. All structures, including manufactured homes, are at least 25 feet from the right-of-way of any street or drive providing common circulation; and
   3. All structures, including manufactured homes, are at least 10 feet from rear lot line.

G. Not less than 10 percent of the park site shall be set aside and developed for common open space and recreation usage.

H. Space Numbers: permanent space numbers shall be provided on each manufactured home space and shall be located so as to be visible from the street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection. Address numbers as required for 911 service shall be used to denote space numbers.

I. No manufactured home space shall have direct access to a public street, but shall instead access an internal driveway system.

J. The maximum number of mobile or manufactured home spaces shall not exceed six per acre, not including roads and other required infrastructure and required open space.

K. Two parking spaces shall be provided for each designated manufactured home space. Parking may be provided at the designated space or in community parking areas.

L. Buffers and landscaping shall be provided on the perimeter of the park or court in accord with the requirements of § 157.137 – Landscaping and § 157.138 – Buffers.

M. Business license required.
   1. A business license must be acquired prior to the opening or operation of a manufactured home park and shall be subject to annual renewal.
   2. The business license for any manufactured home park may be revoked by the City Council for a violation of this chapter or other applicable ordinances and regulations governing the operation of such uses.

N. The site plan for any proposed manufactured home park must be approved by the Planning Commission per the applicable requirements of Chapter 156 – Land Development Regulations of the City of Camden Code of Ordinances.
157.042. TOWNHOUSES

Due to the unique design features of townhouses, the dimensional requirements of this Zoning Ordinance contained in Article V – Area, Density, Dimensional and Height Requirements are hereby waived and the following design requirements imposed for all such projects:

A. Not more than eight nor fewer than three townhouses may be joined together, with approximately the same (but staggered) front line. The minimum distance between buildings in the project area shall be 20 feet.

B. Buildings must be set back 20 feet from adjacent side and rear property lines that do not abut a street, and must meet buffer and landscaping requirements provided in § 157.137 – Landscaping and § 157.138 – Buffers.

C. Minimum lot width/building width shall be 18 feet.

D. Sidewalks not less than five feet in width shall be provided along the front property line of each project or building.

E. Maximum height of buildings shall not exceed 35 feet.

F. Streets, water, sewer, etc. shall conform to the design and construction standards required by Chapter 156 – Land Development Regulations of the City of Camden’s Code of Ordinances.

G. Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in Gross Floor Area (GFA).

H. Maximum Density for Townhouses is 10 units per acre.

I. The site plan for any proposed townhouse development must be approved by the Planning Commission per the applicable requirements of Chapter 156 – Land Development Regulations of the City of Camden Code of Ordinances.

157.043. PATIO HOMES AND ZERO LOT LINE HOUSING

Due to the unique design features of patio and zero lot line housing, the dimensional requirements of Article V – Area, Density, Dimensional and Height Requirements are hereby waived and the following requirements imposed on such projects:

A. Such projects shall have a minimum of 2.0 acres, with a maximum density of 8 units per acre.

B. Minimum lot area shall be 3,000 square feet per unit.


C. Minimum lot width shall be 40 feet.

D. Maximum height of buildings shall not exceed 35 feet.

E. Where a unit is to be constructed at or on the property line, a five-foot maintenance easement shall be provided on the adjoining lot.

F. At least one side yard extending not less than five feet from the property line shall be provided. Though not required, where a second side yard is provided it shall have a minimum width of five feet.

G. The side yard of the exterior units shall be five feet from the "outside" property line. A 20 foot setback shall be required along the perimeter of all property lines with trees and shrubs planted as required by Article IX - Landscaping, Buffers, Open Space and Tree Conservation.

H. Buildings must be set back 35 feet from property lines which are adjacent to streets.

I. Streets, water, sewer, etc. shall conform to the design and construction standards required by the City of Camden’s Code of Ordinances, Chapter 156 – Land Development Regulations.

J. The site plan for any proposed patio home or zero lot line development must be approved by the Planning Commission per the applicable requirements of Chapter 156 – Land Development Regulations of the City of Camden Code of Ordinances.

157.044. BED AND BREAKFAST HOMES (NAICS 721191)

Bed and breakfast homes are intended to provide a unique lodging experience in predominantly residential environs. As a result, care should be taken to protect the environment that contributes to the experience of such lodging while promoting their use. The use of year-round dwellings for overnight accommodations is permitted under the following conditions:

A. The primary purpose of the dwelling is for use as a personal residence currently occupied by the owner as his or her home.

B. No more than seven guestrooms may be rented for overnight use. Accessory buildings may be used as guestrooms provided each accessory building is limited to one guestroom and each such guestroom in accessory buildings is included within the seven total guestrooms permitted for the property.

C. Off-street parking requirements shall be provided in § 157.123 – Parking Requirements. Parking areas must not be located within the front, side or rear setback areas. If surfaced,
parking areas must be surfaced with a pervious material. On-street parking for a bed and breakfast home is prohibited.

D. No regularly scheduled meals may be served other than breakfast. An afternoon social or tea service may also be served to guests if included in the room rate.

E. The bed and breakfast home shall not be used for any party, gathering, meeting, reception or other similar event for a fee or consideration of any kind.

F. No on-site advertising shall be permitted other than one sign stating the name of the bed and breakfast home. The sign must not be larger than four square feet in area, and must be placed flush-mounted on the building or a fence.

G. Retail sales shall be limited to postcards, shirts and other small items directly associated with the use for purchase by registered guests only.

H. An application for a bed and breakfast inn must be filed with the Zoning Administrator.

I. The residence cannot be occupied as a bed and breakfast home until it has a city business license, passed an inspection by the Fire Marshal, and received a Certificate of Occupancy.

J. A notice of the application shall be mailed to all contiguous property owners. The existence of a road or right-of-way will not be considered to determine contiguity.

157.045. ACCESSORY APARTMENTS

A. Accessory apartments, where permitted as conditional uses, shall meet the following conditions:

1. The principal structure (dwelling) must be occupied by the owner or a member of his family as defined by this Zoning Ordinance.

2. The apartment, whether attached or detached, cannot exceed 50 percent of the gross floor area of the principal dwelling.

3. The apartment must be a complete living space, with kitchen and bathroom facilities separated from the principal unit.

4. An accessory apartment may be accessory only to a site built, single-family dwelling.

5. The apartment shall meet all yard setback requirements. When detached from the principal dwelling, it shall be setback not less than 20 feet from the principal dwelling and shall require a 25 foot side set back.

6. Evidence of the accessory apartment should not be apparent from the street.
7. Two additional off-street parking spaces shall be required for accessory apartments.

8. Neither the primary residence nor the accessory apartment shall be a manufactured home.

B. For all Districts except RE, accessory apartments shall meet all conditions provided for in § 157.045(A) as well as the following conditions:
   1. The apartment cannot contain more than two bedrooms.
   2. No more than one apartment shall be allowed per dwelling.
   3. Minimum lot size shall be a least 100 percent greater in area than the minimum lot requirements for the district in which the apartment is to be located.

C. For the RE District a Guest Cottage/Apartment shall meet all conditions provided for in § 157.045(A) as well as the following conditions:
   1. The accessory apartment/cottage cannot contain more than four bedrooms.
   2. Minimum lot size for the property shall be 66,000 square feet lot for principal residence and one guest cottage/apartment, with 33,000 square feet required for each additional guest cottage/apartment.

157.046. MANUFACTURING USES (NAICS 311-339), PUBLISHING INDUSTRIES (511), MINING (NAICS 211-213), AND WASTE COLLECTION, TREATMENT, DISPOSAL AND REMEDIATION USES (NAICS 5621, 5622 AND 5629).

A. To ensure that all manufacturing uses (NAICS 311-339) and waste treatment, disposal and remediation systems (NAICS 5621, 5622 and 5529) produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises, such uses must comply with the requirements set forth in Article X – Performance Standards.

B. Waste collection, treatment, disposal and remediation systems, including landfills, must be in compliance with SCDHEC requirements.

C. The Zoning Administrator may require that an engineer certify that the proposed project will not violate these restrictions and the requirements set forth in Article X - Performance Standards.
157.047. MINI-WAREHOUSES (NAICS 53113)

Due to the need to better integrate mini-warehouses into the urban fabric of the community, the following standards shall be observed:

A. Mini-warehousing sites shall not exceed two acres.

B. Lot coverage of all structures shall be limited to 50 percent of the total area.

C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.

D. No business activities other than rental of storage units shall be conducted within or from the units.

E. The storage space or gross floor area of any single unit shall not exceed 300 square feet.

F. Outdoor storage shall be limited to licensed boats on trailers and licensed recreational vehicles. If such storage is to be provided, adequate parking must be provided to accommodate such vehicles.

157.048. COMMUNICATION TOWERS AND ANTENNAS (NAICS 5172)

A. Free standing towers will be prohibited in the CBD, RE, R-15, R-10, and R-6 Districts or within 1,000 feet of Broad Street or Dekalb Street. However, antennas may be installed on existing towers, buildings, etc. in these areas.

B. Communication towers and antennas shall adhere to the following regulations.

1. All new towers shall be designed to accommodate additional antennas equal in number to the applicant's present and future requirements or anticipated co-location requirements.

2. All applicable safety code requirements shall be met.

3. The tower or antenna shall not be painted or illuminated unless otherwise required by state or federal regulations. Warning lights on the tower shall be red when illuminated.

4. No tower or antenna shall be located within 1,000 feet of an existing tower antenna, except where the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.
5. Communication towers and antennas and water tanks shall be separated from any adjoining property line of a single-family residential zoning district or existing single-family use by a distance equal to one foot for each one foot in height, measured from the nearest residential property line. Maximum height for a communications tower or antenna shall be 300 feet in the CMU zoning district and 200 feet in the other zoning districts that allow such uses.

6. **Landscaping.** A vegetative screen expected to reach a minimum of eight feet in height at maturity shall be planted around the perimeter of the area occupied by the tower, security fencing, and auxiliary uses such as parking. Such screen shall be planted so as to be largely opaque. In addition, existing onsite trees and other vegetation shall be preserved to the extent practicable to maintain the entire site of the tower (including any anchoring devices) in its pre-construction appearance. Such landscaping shall meet the requirements of §157.137 – **Landscaping Standards.**

7. **Security fencing.** There shall be minimum eight foot high fence installed and maintained by the owner of the telecommunications tower around the perimeter of the tower compound, except that security fencing shall not be required for accessory communication facilities.

8. Permit applications for the erection or placement of a tower or antenna shall be accompanied by the following:

   a. Processing fee as provided in the City’s adopted fee schedule.

   b. One copy of typical specifications for proposed structures and antenna including description of design characteristics and material.

   c. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property; however a site plan is not required if antenna is to be co-located on an approved existing structure.

   d. A current map or update of an existing map on file, showing locations of applicant’s antenna, facilities, existing towers, and proposed towers which are reflected in public records, serving any property.

   e. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
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f. Identification of the owners of all antennae and equipment to be located on the site.

g. Written authorization from the site owner for the application.

h. Evidence that a valid FCC license for the proposed activity has been issued.

i. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.

j. A written agreement to provide notification of abandonment within 30 days after cessation of use and to remove the tower and/or antenna within 180 days after cessation of use.

k. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file annually a written indemnification of the City of Camden and proof of liability insurance or financial ability to respond to claims up to $1,000,000 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Camden, in form approved by the city attorney.

l. Applicant will supply additional information to determine if other zoning requirements are satisfied.

157.049. SCRAP, WASTE AND RECYCLABLE MATERIALS (NAICS 42393, 42511, 42512) AND USED MOTOR VEHICLE PARTS (NAICS 42314, 44131)

The location of these uses shall be regulated by the following:

A. No property line of a lot containing such use shall be located closer than 500 feet, measured in a straight line, of the closest point of the property line(s) of any residential use, church, school, historical place or public park.

B. No scrap, waste or recyclable material or used motor vehicle parts shall be placed in open storage or otherwise stored in any manner where any such material is capable of being transferred out by wind, water or other natural causes.

C. All paper, rags, cloth and other fibers, and activities involving these items, other than loading and unloading, shall be within fully enclosed buildings.

D. All materials and activities not within fully enclosed buildings shall be enclosed by an opaque fence or wall or vegetative material, excluding no more than two points of ingress or egress, at least eight feet in height.
157.050. TATTOO PARLORS (NAICS 812199)

A. **Location.**

1. Owing to the negative secondary effects of tattoo parlors as evidenced by studies performed in other locations, and the deleterious effect of such negative secondary effects on existing businesses and/or residential areas around them, the location of such uses where permitted shall be tempered by the supplemental siting criteria of this section.

2. No property line of a lot containing such use shall be located within 1,000 feet, measured in a straight line, from the closest point of the property line(s) of any:

   a. A residence or a Residential Zone;

   b. A church or religious institution;

   c. Public or private elementary and secondary schools, daycare centers, museums;

   d. Public parks and recreational facilities; or

   e. U.S. Highways 1, 601 and 521, S.C. Highways 34 and 97, Springdale Drive and Interstate 20 and Ehrenclou Drive.

   f. Any other tattoo parlor. In addition, no more than one tattoo parlor shall be allowed in the same building.

B. **Expiration of permit.** Each zoning permit shall expire at the end of each calendar year and may be renewed only by making application as provided herein.

C. **Fees.** The annual fee for a zoning permit to operate a tattoo parlor shall be as determined by applicable zoning fees.

D. **Inspection.**

1. An applicant or permittee shall permit the Zoning Administrator and representatives of the police, health and fire departments or other governmental departments or agencies involved in code enforcement to inspect the premises of a tattoo parlor for the purpose of ensuring compliance with the law at any time it is occupied or open for business.

2. A person who operates a tattoo parlor, or their agent or employee is in violation of this Zoning Ordinance if he refuses to permit such lawful inspection of the premises at any time it is occupied or open for business.
157.051. SEXUALLY ORIENTED BUSINESSES (NAICS 812199)

A. **Location.**

1. Owing to the negative secondary effects of sexually oriented or adult uses as evidenced by studies performed in other locations, and the deleterious effect of such negative secondary effects on existing businesses and/or residential areas around them, the location of such uses where permitted shall be tempered by the supplemental siting criteria of this section.

2. No property line of a lot containing such use shall be located within 1,000 feet, measured in a straight line, from the closest point of the property line(s) of any:
   
   a. A residence or a Residential Zone;
   
   b. A church or religious institution;
   
   c. Public or private elementary and secondary schools, daycare centers, museums;
   
   d. Public parks and recreational facilities; or
   
   e. U.S. Highways 1, 601 and 521, S.C. Highways 34 and 97, Springdale Drive and Interstate 20 and Ehrenclou Drive.
   
   f. Any other adult or sexually oriented business. In addition, no more than one sexually oriented business shall be allowed in the same building.

B. **Expiration of permit.** Each zoning permit shall expire at the end of each calendar year and may be renewed only by making application as provided herein.

C. **Fees.** The annual fee for a zoning permit to operate a sexually oriented business shall be as determined by applicable zoning fees.

D. **Inspection.**

1. An applicant or permittee shall permit the Zoning Administrator and representatives of the police, health and fire departments or other governmental departments or agencies involved in code enforcement to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law at any time it is occupied or open for business.

2. A person who operates a sexually oriented business, or their agent or employee is in violation of this Zoning Ordinance if he refuses to permit such lawful inspection of
the premises at any time it is occupied or open for business.

E  **Suspension.** The Zoning Administrator shall suspend a zoning permit for a period not to exceed 30 days if he determines that a permittee or an employee of a permittee has:

1. Violated or is not in compliance with any section of this Zoning Ordinance.

2. Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises.

3. Refused to allow an inspection of the sexually oriented business premises as authorized by this section.


F.  **Revocation.**

1. The Zoning Administrator shall revoke a zoning permit in the event that the zoning permit of the sexually oriented business has been suspended two times within any 12 month period.

2. The Zoning Administrator shall also revoke a zoning permit if he determines that:
   a. A permittee gave false or misleading information in the material submitted to the building department during the application process.
   b. A permittee or an employee has knowingly allowed possession, use or sale of controlled substances on the premises.
   c. A permittee or an employee has knowingly allowed prostitution on the premises.
   d. A permittee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's permit was suspended.
   e. A permittee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sexual conduct to occur in or on the permitted premises.
157.052. RECREATIONAL VEHICLE PARKS AND RECREATIONAL CAMPS (NAICS 7212)

Camps and recreational vehicles (RV) parks shall comply with the following site and design standards. Such parks are considered temporary occupancy; therefore no recreational vehicle or trailer will be allowed to remain in a park for more than three consecutive months per year.

A. The site shall be at least two acres.

B. The site shall be developed in a manner that preserves natural features and the landscape.

C. The following dimensional requirements shall serve as parameters beyond which development shall not exceed.

1. Maximum impervious surface ratio shall not exceed 15 percent of the project site.

2. Minimum setbacks for all structures and recreational vehicles shall be:

<table>
<thead>
<tr>
<th>Spread</th>
<th>Setback</th>
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<tbody>
<tr>
<td>Street frontage</td>
<td>50'</td>
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<tr>
<td>All other property lines</td>
<td>25'</td>
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3. Maximum density shall not exceed 12 vehicles per acre.


D. Areas designated for parking and loading or for travel ways shall be physically separated from public streets by suitable barriers while enabling adequate motor vehicle ingress and egress. All drives shall be located at least 150 feet from any street intersection and shall be designated in a manner conducive to safe ingress and egress.

E. All streets within RV Parks shall be privately owned and maintained.

F. Each park site shall be served by public water and sewer systems approved by SCDHEC.

G. The site plan for any proposed recreational vehicle park must be approved by the Planning Commission per the applicable requirements of Chapter 156 – Land Development Regulations of the City of Camden Code of Ordinances.
157.053. CHECK CASHING ESTABLISHMENTS, TITLE LOAN LENDERS AND DEFERRED PRESENTMENT LENDERS (NAICS 52239)

These uses shall comply with the following standards:

A. The property line of a lot containing such a use shall be separated by at least 300 feet, measured in a straight line, from the closest point of any property line in any residential district, and from the closest point of the property lines of any existing residential use, religious institution use, museums, public park, day care or school, and be separated by at least 3,000 feet, measured in a straight line, from the closest point of the property lines of any other check cashing establishment, title loan lender or deferred presentment lender.

B. The use shall be located within either a multi-tenant commercial structure with a minimum of 30,000 square feet, or totally within (without separate public access) a grocery store or other large retail establishment with a minimum of 30,000 square feet.

157.054. RESIDENTIAL USES IN CBD AND EQ DISTRICTS

A. Detached single-family residential dwellings and duplexes are permitted within the CBD District at the following locations: the 700 through 900 blocks of Market Street and the 400 and 500 blocks of York Street.

B. Use of the upper floors of commercial buildings in the District may be converted or used for residential purposes provided that the portion of the ground floor of the building which faces the sidewalk or other public right-of-way continues to be used or dedicated for business or commercial use. The ground floor may be used for residential garage or storage space so long as the garage or storage space is located in the rear of the building and does not face Broad or DeKalb Streets. City parking lots may be used to satisfy the off-street parking requirements for such residential uses.

C. Multi-family dwellings conditionally permitted in the EQ District are contingent upon such units being necessary, related to or used in support of equine operations.

157.055. OPEN STORAGE AREAS

Open storage as an accessory use to non-residential uses may be conditionally permitted where indicated by § 157.029(D) – Table of Permitted Uses; provided such storage area does not occupy over 20 percent of the buildable area, is not located in any required setback area or public right-of-way, and is totally screened from public view by screening or placement on the lot as detailed in § 157.139 – Screening.
157.056. COMMERCIAL EQUINE USES (NAICS 11292 and 711212)

Commercial horse operations shall adhere to the following guidelines:

A. A buffer area at least 20 feet in width shall be required along the property line to separate and shield residences from parking areas, barns, paddocks, manure stockpile, restrooms, concession stands, truck unloading areas, and other similar uses. The required buffer must be landscaped per the requirements for property buffers as provided in § 157.138 (H) – Property Buffers.

B. The lot must be designed and maintained to drain so as to prevent ponding and propagation of insects or pollution of adjacent streams.

C. The lot must be maintained in a sanitary condition through the use of appropriate measures such as lime and pesticides.

D. All grain must be stored in rodent proof containers.

E. Signs announcing an event may be installed on subject property 30 days prior to the event and must be removed one week after the event. Maximum of one sign per road frontage and maximum height of 20 feet and maximum size 40 square feet is allowed.

F. Directional signs related to specific events are permitted pursuant to the standard sign permitting process. No advertising information shall be allowed on a directional sign. Signs must be removed one week after the event.

G. The site plan for any proposed commercial equine development must be approved by the Planning Commission per the applicable requirements of Chapter 156 – Land Development Regulations.

157.057. TEMPORARY USES

A. Permit required.

1. The Zoning Administrator is authorized to issue a permit for temporary uses as specified in this Zoning Ordinance. No temporary use may be established without such permit. A temporary use cannot be used as living quarters, except in conjunction with fairs and carnivals as permitted below.

2. Temporary use permits may be renewed no more than twice within one calendar year, provided that said use will not increase traffic congestion or constitute a nuisance to surrounding uses in terms of noise, parking and/or nighttime activity. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the Zoning Administrator.
B. **Type and location.** The following temporary uses and no others may be permitted by the Zoning Administrator, subject to the following conditions.

1. Religious meetings in a tent or other temporary structure in the GBD, or CMU District for a period not to exceed 60 continuous days.

2. Open lot sales of Christmas trees in the CBD, GBD, LBD, or CMU District for a period not to exceed 45 days.

3. Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one year; provided that such office be placed on the property upon which the related construction is occurring. Such permits may be extended for a period of up to one year upon application by the permittee.

4. Temporary sales of produce and other seasonal goods, including the sale of cooked or prepared foods for immediate consumption, in the CBD, GBD and CMU Districts for a period not to exceed 30 days, subject to the following conditions.
   a. Structures for temporary sales shall not exceed 100 square feet in floor area nor be closer than 35 feet to a right-of-way or prescriptive easement of a road.
   b. Entrances and exits to roads shall be clearly delineated.
   c. Entrances and exits shall be located as to provide safe ingress and egress from roads and shall be channeled to prevent unrestricted access to and from the premises.
   d. No more than one sign consistent with the sign provisions of this Zoning Ordinance shall be permitted.

5. Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.

6. Fairs and carnivals located no closer than 500 feet to the closest point of any property line in any residential zoning district and operating no later than 11:00 p.m. Such use may be permitted for a period not to exceed seven consecutive days.

C. **Removal.** Temporary uses and structures from which temporary uses are operated shall be removed from the site within 30 days after the temporary permit has expired.

D. **Off-street parking.** Unless specified by §157.123 – *Parking Requirements* for a specific use, a minimum of five off-street parking spaces shall be required, and ingress/egress
areas shall be clearly marked.

E. **Temporary use permit for non-profit fund raising event within a residence in a Residential District.**

1. An application for such use must be filed at least three months prior to the date of event.

2. The Zoning Administrator must review all applications for such uses.

**157.058 ANIMAL PRODUCTION (NAICS 112111, 11212, 11213, 1124, 1129)**

Animal production, excluding animal feedlots, and limited to NAICS codes 112111, 11212 and 11213 (beef and dairy cattle); 1124 (sheep and goats); and 1129 (other animal production); and also including 71213 (zoos), shall meet the following requirements:

A. Minimum lot size for such use shall be two contiguous acres.

B. Such use shall not be located within 1,000 feet of any residential district or existing residence, as measured in a straight line from any portion or part of the use, including fences, structures, and equipment storage, to the closest point of the property line(s) of any residential district or existing residential use.

C. Adequate fencing shall be provided to retain livestock on the premises and to protect the required buffer. The required buffer must be landscaped per the requirements for property buffers as provided in § 157.138(H) – Property Buffers.

D. The number of animals kept on the property at any given time per acre shall be in such numbers that they do not present any significant off-site impacts related to noise, odor or stormwater runoff.

**157.059. HOME OCCUPATIONS**

Home occupations, as defined by this Zoning Ordinance, shall meet the following requirements.

A. The home occupation shall be carried on wholly within the principal building; attached garages may be used only for the storage of parts and materials.

B. The floor area dedicated to such use shall not exceed 25 percent of the floor area of the principal building.

C. No activity shall be conducted outside, nor shall there be any associated outdoor storage, display, or refuse area in any yard of the property.
D. No signs shall be allowed, except in conformance with the zone district regulations within which the use is located;

E. No merchandise or articles shall be displayed so as to be visible from outside the building.

F. No more than one person not residing in the residence shall be employed in the home occupation.

G. No traffic shall be generated in an amount above that normally expected in a residential neighborhood. Vehicles used by or servicing the home occupation are limited to vehicles normally associated with residential areas.

H. No parking is needed above that accommodated in residential off-street parking.

I. There is no alteration whatsoever of the residential character of the building(s) and/or premises.

J. The occupation, profession, or trade is properly licensed, and generates no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses in excess of normal residential use.

K. The occupation shall not involve the retail sale of merchandise manufactured off the premises.

L. The occupation shall not be used for receptions, parties, etc. in which the resident receives a fee or compensation for the use of the facility.

157.060. ACCESSORY STRUCTURES AND USES

A. **Accessory Structures and Uses to Observe Required Setbacks.** Unless specifically provided herein, all accessory structures and uses shall observe all required setbacks, yard and other requirements applicable to the principal building or use for the district within which they are located. No accessory structure or use may be located in any required buffer area. In no case shall miscellaneous articles associated with such use be stored or displayed for sale closer than 35 feet to any property line having street frontage. In no case shall any accessory use or structure be built or placed within a public right-of-way.

B. **General Requirements.**

1. The use of mobile or manufactured homes, shipping containers, or similar structures as accessory buildings shall not be permitted in any district.

2. The number of accessory buildings shall not exceed three on any lot or parcel in the R-15, R-10 or the R-6 Districts. There is no maximum requirement for the number of
accessory buildings in other districts.

3. Accessory structures shall collectively not exceed 50 percent of the Gross Floor Area (GFA) of the principal structure(s) in the R-15, R-10, or the R-6 Districts, or 35 percent of the required rear setback area. No maximum area is required for other districts.

4. In all residential districts, corrugated or flat metal or plastic panels and similar materials cannot be used on the exterior walls of an accessory structure which is located in the side yard area. However, corrugated or flat metal or plastic panels and similar materials may be used for the exterior walls of accessory structures if the accessory structure is located in the rear-yard area and is shielded from view by the principal building, fencing, or landscaping so that it cannot be viewed from any street.

5. In the R-15, R-10, and R-6 districts, open storage of materials (i.e., not under a roof) shall not exceed 50 square feet.

6. Accessory buildings in residential districts shall not be used for storage in connection with a trade, except with an approved home occupation permit.

7. Private and decorative fences are permitted along the property line of any lot or parcel in compliance with the visibility requirements of § 157.191 – Visibility at Intersections; Sight Triangle.

C. Location. Unless specifically regulated, accessory structures and uses are permitted within the buildable area on the side or in the rear of the primary building, but not in front of the primary building. Under the following conditions; accessory structures and uses are permitted within required yards and setback areas:

1. Off-street parking and loading space. Off-street parking and loading spaces are permitted in required yard and setback areas, but not in required buffer areas.

2. Accessory structures, carports, garages, and other storage buildings. Detached accessory structures may be built within the required side and rear setbacks provided the structure is located no more than three feet from the rear property line. No accessory structure in a residential district shall be built closer than three feet to any side or rear property lines.

D. Specific Requirements and Conditions. The following requirements apply to specific accessory uses.

1. Domestic animal shelters and pens in residential areas for housing small animals.
   a. Within residential zones, pens and shelters may be constructed in accordance
with the following restrictions for the purpose of housing domestic pets and small animals. Commercial training or breeding facilities for small animals, and the keeping of large animals such as horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, or fowl of any kind are not included under this use, except chickens as provided below.

b. Maximum number of animals.
   1. Three dogs or small domestic animals per residential lot.
   2. Ten chickens per residential lot, however no roosters are allowed.

c. Pens may be located in the rear yard only.

d. Required setbacks.
   1. 10 feet from the side and rear property lines.
   2. 75 feet from any adjacent residence.
   3. 35 feet from any guest house, pool, or recreational use.

e. The pen must be constructed to allow for proper and sanitary waste disposal and adequate drainage to prevent ponding and propagation of insects. Application of lime and pesticides to control odor and insects will be required.

f. All food must be stored in rodent and insect proof containers.

2. Stables and Paddock Fences Accessory to Residential Uses.

   a. Paddock fences allowed in rear yard area only, except that on lots of three acres or more, paddock fences may also be located in front and side yards.

   b. Paddock fences must be at least five feet from the nearest adjacent property line and at least 50 feet from the nearest portion of any existing residence on an adjacent parcel. Paddock fences may be located on the property line if adjacent to:
      1. Permanent right-of-way (highway, wet lands).
      2. Another equestrian use.

   c. Stables are allowed in the rear yard only.

   d. Each stable must have a fenced paddock area of at least 1,000 square feet.
e. Stables must be at least 10 feet from the nearest property line of any adjacent non-residential parcel and at least 100 feet from the nearest property line of any existing adjacent residential use or residentially zoned vacant parcel.

f. Maximum four horses per acre of approved paddock area.

g. The paddock area must be maintained so as to prevent ponding of water and the propagation of insects and to prevent pollution of adjacent streams.

h. The paddock and stable must be maintained in a sanitary condition through the proper use of lime and pesticides.

i. Manure must be removed at least twice weekly so as to prevent propagation of flies and creation of odors.

j. Manure piles shall be located at least 50 feet from any property line.

k. All grain must be stored in rodent proof containers.

3. **Portable classrooms.** Portable classrooms, as an accessory use to an existing building, in any district for cultural, community, or educational facilities or religious complexes, for an indefinite period provided all setback requirements for the district in which the structures are to be located and applicable buffer and landscaping requirements are met.

4. **Fences and Walls.**

   a. **General.** The following standards shall apply to all fences and walls in all zoning districts unless otherwise noted.

      1. Fences and walls shall be installed and maintained in compliance with the visibility requirements of § 157.191 — *Visibility at Intersections; Sight Triangle*, and so as not to otherwise interfere with the needs of drivers in parking areas, at entrance and exit locations, and at street intersections.

      2. Fences and walls shall be constructed such that the “finished” part of the fence or wall is located to and facing the exterior of the property.

      3. Nothing in this subsection shall preclude the installation of temporary fences around construction works, erected or maintained pursuant to the Building Code, soil erosion and sedimentation requirements, or tree conservation requirements.
b.  **Material and design.** The following standards shall apply to all fences and walls in all zoning districts, unless otherwise noted.

1. Chain link fences shall not be permitted in a front setback area, except in the B2, CMU and IND districts. This standard shall not apply to tennis courts and ball fields. Wire fences with a minimum grid size of 2 inches by 4 inches are allowed provided they are supported by wooden posts and include landscaping.

2. In a commercial district, fences made of chain link or similar material placed in an established yard which abuts a residential or mixed-use district shall provide a semi-opaque vegetative screen on the exterior side of the fence.

3. Security walls and fences, including but not limited to barbed wire, razor wire, concertina wire, and similar high security fencing material shall only be permitted in the IND district.

4. Electric fencing shall only be permitted where it is accessory to a permitted agricultural or equestrian use.

5. Walls and fences used for landscaping or screening shall be constructed of masonry, stone, wood, vinyl or a material similar in composition and appearance as the principal building. Such walls and fences shall be opaque or shall be of a design approved by the Zoning Administrator. See § 157.139 - Screening.

6. Unfinished concrete block walls (excluding decorative concrete block) shall not be permitted.

7. Fences constructed of readily flammable material such as paper, cloth, or canvas, but not including wood, shall be prohibited.

8. Fences or walls topped with or containing metal spikes, broken glass, or similar material shall be prohibited.

c.  **Height.** The following height limitations shall apply to all fences and walls unless otherwise required by this article.

1. The maximum height of fences and walls shall be four feet above grade when located within a required yard adjacent to a public street and a maximum of eight feet when located within any required side or rear yard not located adjacent to a public street or alley.
2. Decorative caps or spires which extend above the highest horizontal member of the fence shall not be included in the measurement of height.

3. In the GBD and IND districts, the maximum height of fences and walls shall be six feet above grade when located within a required yard adjacent to a public street if the fence is setback 10 feet from the front property line and the area between the fence and the property line is landscaped per the requirements of § 157.137 - Landscaping and § 157.138 - Buffers. Fences shall be a maximum of eight feet when located within any required side or rear yard not located adjacent to a public street.

5. **Swimming pools.** Swimming pools located on any site, including single family residential sites, shall meet the following requirements.

   a. Located in a side or rear yard only.

   b. Located a minimum of ten feet from any property line.

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**157.061. HUNTING**

Hunting is allowed on undeveloped tracts of land of at least 100 contiguous acres in size, where permitted as provided in § 157.029(D) – Table of Permitted Uses.

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**157.062. SATELLITE DISHES AND OTHER ANTENNAS ACCESSORY TO RESIDENTIAL USES**

Satellite dish antennas measuring 39.97 inches or less in diameter and other antennas designed to receive broadcast satellite service, video programming services via broadband radio service (wireless cable), or local television broadcast signals, and accessory to a residential use as defined by this ordinance and by the Federal Telecommunications Act of 1996, shall meet the following requirements, to the extent that such requirements do not impair the installation, maintenance or use of such device:

A. Such uses may be located on the roof of the structure and in required rear and side yards.

B. No such use may be located closer than five feet to the nearest property line.

C. If located within the buildable area of the lot of the residence, the use shall not extend or be located in front of any principal building.

D. Satellite dishes shall be located to reduce visual impact from surrounding properties at street level and from the public right-of-way.
157.076. PURPOSE, INTENT AND APPLICABILITY

In order to insure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the city in general; and to protect existing development and property values through the promotion of high standards of compatibility; the following standards are hereby adopted.

157.077. CONFORMANCE

All permitted, conditional and accessory uses shall conform to the area, height, density and dimensional requirements as provided in this chapter for the district in which the use is located.

157.078. AIRPORT HEIGHT REQUIREMENTS

In addition to the height restrictions imposed by this ordinance, all structures shall comply with applicable Federal height restrictions for air travel safety as provided in the *Kershaw County - Woodward Field Airport Airspace Plan*, as it may be amended from time to time.

157.079. MODIFICATION OF REQUIREMENTS

The requirements of this chapter may be further modified by other applicable sections of this Zoning Ordinance, including, but not limited to, those provided in *Article IV - Conditional Use Regulations* and *Article VI - Design Standards*.

157.080. YARD MEASUREMENTS, BUILDABLE AREA

The required front, side and rear yards for individual lots, as set forth for the particular zoning district within which a given lot is located, shall be measured inward toward the center of said lot from all points along the respective front, side and rear property lines of the lot. Once the required yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side or rear lot shall be known as the buildable area within which the approved structure(s) shall be placed.

Source: San Francisco Planning Dept., Zoning Administrator Bulletin No. 5.
157.081. STRUCTURES AND PROJECTIONS INTO REQUIRED YARDS AND RIGHTS-OF-WAY

Every building or structure hereafter erected or established shall be located within the buildable area as defined by this Zoning Ordinance, and in no case shall such buildings extend beyond the buildable area into the respective front, side, rear yards or other setbacks or into public rights-of-way, except for the following:

A. Ornaments, eaves, chimneys, cornices, window sills, awnings and canopies, which may project into any required yard a distance not to exceed two feet.

B. Accessory structures and uses, only as permitted by § 157.059.

C. Awnings in the CBD District, provided they extend over a sidewalk; provided that they consist of light gauge frame; are covered with canvas, vinyl, or similar material; are no closer than two feet to the curb and do not extend more than eight feet from the awning’s point of attachment; are no closer than six feet to the trunk of any tree; have a minimum clearance of eight feet above the sidewalk; and a maximum height of 12 feet.

D. Permitted fences and walls, security gates, paths, walkways, mailboxes, utility poles, lighting fixtures, patios at grade, and similar features may be located in a required yard or buffer, so long as the sight triangle on corner lots is not obscured.

E. Permitted signs may be located in an established front or side yard abutting a public street.

F. Off-street parking areas, maneuvering areas for parking, and loading areas, but not including loading structures, are allowed in required yards and setbacks, but are not allowed in required buffers or public rights-of-way.
157.082. LOT AREA, WIDTH AND SETBACK REQUIREMENTS

A. Required Lot Area, Lot Width and Setbacks by District.

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Area (sq.ft.)</th>
<th>Minimum</th>
<th>Yard and Building Setbacks (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Single-Family Res.</td>
<td>Lot Width (ft.)</td>
<td>Front¹</td>
</tr>
<tr>
<td>RE</td>
<td>66,000</td>
<td>200</td>
<td>35</td>
</tr>
<tr>
<td>R-15</td>
<td>15,000</td>
<td>80</td>
<td>35</td>
</tr>
<tr>
<td>R-10</td>
<td>10,000</td>
<td>75</td>
<td>25</td>
</tr>
<tr>
<td>R-6</td>
<td>6,000</td>
<td>50</td>
<td>25</td>
</tr>
<tr>
<td>Non-Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OI</td>
<td>10,000</td>
<td>75</td>
<td>25</td>
</tr>
<tr>
<td>CBD</td>
<td>none</td>
<td>none</td>
<td>(1)(a)²</td>
</tr>
<tr>
<td>GBD</td>
<td>15,000</td>
<td>100</td>
<td>35</td>
</tr>
<tr>
<td>LBD</td>
<td>10,000</td>
<td>75</td>
<td>35</td>
</tr>
<tr>
<td>IND</td>
<td>NA</td>
<td>200¹</td>
<td>NA</td>
</tr>
<tr>
<td>CMU</td>
<td>15,000</td>
<td>100¹</td>
<td>35</td>
</tr>
<tr>
<td>EQ</td>
<td>871,200</td>
<td>800¹</td>
<td>35</td>
</tr>
</tbody>
</table>

¹ Measured from front property line
² See cited sub-section(s) in § 157.082(C)

B. Required Lot Area for Duplexes, Multi-family, Townhouses, Patio Homes and Zero Lot Line Developments.

1. Duplexes and small multi-family. Within all zoning districts where such uses are allowed, the minimum lot size for a duplex is 6,000 square feet per dwelling unit, and for a multi-family development with 3 or more dwelling units is 4,000 square feet per dwelling unit.

2. Patio Homes and Zero Lot Line Housing. The minimum lot area for patio home and zero lot line developments is 3,000 per dwelling unit. Maximum density shall not exceed eight dwelling units per acre.

C. Exceptions to Required Setbacks.

1. Exceptions to setback requirements in the Central Business District (CBD). The following exceptions apply to setback requirements in the CBD:
Article V. AREA, DENSITY, DIMENSIONAL, HEIGHT

Sections 157.076 – 157.084

a. **Side setbacks.** No side setback (yard) is required for residential or non-residential uses in the CBD, except on lots that are adjacent to an existing residential use, where a minimum setback of 15 feet shall be provided along the line separating the properties. However, if a side setback (yard) is provided it shall be not less than three feet wide.

b. **Rear setbacks.** A minimum rear setback (yard) of 10 feet is required for both residential and non-residential uses in the CBD, except that no setback shall be required where there is an alley to the rear.

2. **Exceptions to setback requirements in the General Business District (GBD).** The following exceptions apply to setback requirements in the GBD:

   a. **Side setbacks for non-residential Uses.** The minimum side setback (yard) for non-residential uses in the GBD is 15 feet, and is required on one side only. However, on lots adjacent to a residential zoning district, the minimum side setback shall be 100 feet. Though not required, if a side setback is provided on the other side of the property, it shall not be less than 3 feet wide.

   b. **Rear setbacks for non-residential Uses.** The minimum rear setback (yard) for non-residential uses in the GBD is 20 feet, except on lots adjacent to a residential zoning district, where the minimum rear setback shall be 100 feet.

3. **Exceptions to setback requirements in the Industrial (IND) and Commercial Mixed Use (CMU) Districts.** The following exceptions apply to setback requirements in the IND and CMU districts:

   a. **Side setbacks for non-residential uses.** The minimum side setback (yard) for non-residential uses in the IND and CMU districts is 10 feet, except on lots adjacent to a residential zoning district, where the minimum side setback shall be 100 feet.

   b. **Rear setbacks for non-residential Uses.** The minimum rear setback (yard) for non-residential uses in the IND and CMU districts is 20 feet, except on lots adjacent to a residential zoning district, where the minimum setback shall be 100 feet.

4. **Exceptions to setback requirements in the Equestrian (EQ) District.** The following exceptions apply to setback requirements in the EQ district:

   a. All stables, hay barns, any structure used to house or shelter horses, and all other accessory buildings and fences for paddocks (smaller than one acre) shall be not less than 100 feet from any property line.
b. Loud speakers shall be not less 300 feet from any property line of an existing residential property or residentially zoned property.

c. Manure stockpiles, restroom areas, portable restrooms, and concession stands shall be not less than 300 feet from any property line.

d. Fences for pastures one acre or more in size may be built on the property line, except for areas adjacent to existing residential or commercial uses where such pasture fences may be no closer than 10 feet from the property line.

e. Walking trails and other horse training operations within the pasture areas shall be located no closer than 20 feet from the nearest property line of an existing residential property or residentially zoned property.

D. **Setback Measurement on Cul-de-Sacs.** The front setback for lots on cul-de-sacs shall be measured parallel to the arc of the street right-of-way and inward toward the center of the lot, as illustrated in the following diagram.

![Front Setback Measurement on Cul-de-Sacs Diagram](image)


**157.083. YARD AND SETBACK MODIFICATIONS**

A. **General.**

1. Where a lot abuts upon an alley, one-half of the alley width may be considered as a portion of the required yard or setback.
2. Where a lot is adjacent to a railroad right-of-way, contiguous side and/or rear yard setbacks may be reduced by 50 percent; provided said reduction is in accordance with applicable railroad standards.

B. **Front Yards.**

1. The front yard setback requirements for dwellings shall not apply on any lot where the average setback of any existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district, and fronting on the same side of the street, is less than the minimum required setback. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the setbacks of all existing buildings within 100 feet on each side of such lot within the same block and zoning district, and fronting on the same side of the street.

2. Where a lot fronts on two non-intersecting streets, or two intersecting streets forming an angle of 60 degrees or less, front yards shall be provided on both streets.

C. **Side Yards.** When the intersection of two streets forms a corner lot, then the following criteria for side setbacks shall apply:

1. For detached single-family residential uses, the side setback on the side street shall be equal to the front setback.

2. For all uses other than detached single-family residential, the side setback on the side street shall be not less than the required front setback.
Article V. Area, Density, Dimensional and Height Requirements

157.084. HEIGHT, IMPERVIOUS SURFACE AND DENSITY REQUIREMENTS

A. Required Height, Impervious Surface, and Residential Density.

<table>
<thead>
<tr>
<th>District</th>
<th>Maximum Height (ft.)</th>
<th>Impervious Surface Ratio(^1)</th>
<th>Residential Density(^2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RE</td>
<td>35</td>
<td>0.30</td>
<td>0.75</td>
</tr>
<tr>
<td>R-15</td>
<td>35</td>
<td>0.50</td>
<td>2.5</td>
</tr>
<tr>
<td>R-10</td>
<td>35</td>
<td>0.60</td>
<td>5.0</td>
</tr>
<tr>
<td>R-6</td>
<td>35</td>
<td>0.70</td>
<td>10.0</td>
</tr>
<tr>
<td>OI</td>
<td>35</td>
<td>0.75</td>
<td>5.0</td>
</tr>
<tr>
<td>CBD</td>
<td>40</td>
<td>1.00</td>
<td>NA</td>
</tr>
<tr>
<td>GBD</td>
<td>60</td>
<td>0.90</td>
<td>15.0</td>
</tr>
<tr>
<td>LBD</td>
<td>35</td>
<td>0.75</td>
<td>5.0</td>
</tr>
<tr>
<td>IND</td>
<td>0</td>
<td>0.75</td>
<td>NA</td>
</tr>
<tr>
<td>CMU</td>
<td>60</td>
<td>0.90</td>
<td>15.0</td>
</tr>
<tr>
<td>EQ</td>
<td>35</td>
<td>0.10</td>
<td>2.5</td>
</tr>
</tbody>
</table>

\(^1\) Measured as a percentage of total lot area
\(^2\) Measured in dwelling units per gross acre

B. Measurement of Building Height. Building height shall be measured per the requirements of § 157.192 – Measurements and the following procedures.

1. Measuring building height from grade. The height of buildings is the vertical distance above grade. Grade shall be established as:
   a. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above, or
   b. The elevation that is 10 feet higher than the lowest grade when the sidewalk or ground surface.

2. Measuring building height for different roof types.
   a. Flat roof: measure to the top of the parapet, or if there is no parapet, to the highest point of the roof.
   b. Mansard roof: measure to the deck line.
c. Pitched, hipped, or gambrel roof where roof pitch is 12 in 12 or less: measure to the average height of the highest gable.

d. Other roofs where the roof pitch is 12 in 12 or less: measure to the highest point.

e. Stepped or terraced building: measure to the highest point of any segment of the building.

C. **Exception to height requirements in residential districts.** In all residential districts, the maximum height of the primary residence may exceed 35 feet provided that the part of the residence which is higher than 35 feet is set back an additional two feet for each foot of height over 35 feet.

D. **Exceptions to height limitations.** The height limitations of this chapter shall not apply to church spires, belfries, cupolas, domes not intended for human occupancy, monuments, water towers, utility poles, chimneys, conveyors, flag poles, masts, or roof mounted mechanical equipment or communication towers and antennas.
### 157.093. PURPOSE AND APPLICABILITY

In order to insure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the city in general; and to minimize traffic hazards and situations which endanger public safety; and to protect existing development and property values through the promotion of high standards of design and compatibility; and to provide for a high quality of life for our citizens by promoting a variety of housing styles, transportation choices, and well planned parks and open spaces; the following standards shall apply to all development in all zoning districts unless otherwise noted.

The following design standards shall apply to a specific type of land use or an overlay district insomuch as the standard would apply to the applicable underlying district, unless properties in an overlay are otherwise exempted within the text of this ordinance. Please review the overlay district requirements as set out in § 157.030 of this ordinance for guidance on interpreting applicability of these standards to an individual property or district. The category “All Commercial” shall apply to all commercial development, including businesses, offices, and industrial uses unless otherwise noted.

### 157.094. DESIGN STANDARDS FOR BUILDINGS

#### A. Awnings.

In order to promote the appropriate use of awnings, the following standards shall apply to all awnings, on all buildings, where provided, unless otherwise noted.

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
<th>APPLICABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Commercial</td>
</tr>
<tr>
<td>1</td>
<td>Awnings, where provided, shall be placed at the top of window and door openings and shall relate to the shape of the top of the window or doorway.</td>
</tr>
<tr>
<td>2</td>
<td>Awnings shall be made of canvas, vinyl or similar material.</td>
</tr>
<tr>
<td>3</td>
<td>Awnings shall be self–supporting from the wall; no supports shall rest on or interfere with the use of pedestrian walkways, streets, trees or utilities. Awnings shall extend over a light gauge frame.</td>
</tr>
<tr>
<td>4</td>
<td>Awnings may encroach the sidewalk up to four (4) feet, must clear the sidewalk vertically by at least 8 feet but by no more than 12 feet, and shall not be placed closer than six feet to a the trunk of a tree.</td>
</tr>
</tbody>
</table>
### A. Awnings.

*In order to promote the appropriate use of awnings, the following standards shall apply to all awnings, on all buildings, where provided, unless otherwise noted.*

<table>
<thead>
<tr>
<th>“X”</th>
<th>Standard</th>
<th>Applicability</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>There shall be a coordinated plan for multiple awnings on a single building.</td>
<td>X</td>
</tr>
</tbody>
</table>

### B. Building presentation and wall pattern.

*In order to have buildings that properly front public streets and public places, and to define urban street space and foster compatibility between development sites, the following standards shall apply to all buildings, unless otherwise noted.*

<table>
<thead>
<tr>
<th>“X”</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Front building façades shall be substantially parallel to the front property line except that:</td>
</tr>
<tr>
<td></td>
<td>a) The entrance of corner buildings may be oriented to front the corner;</td>
</tr>
<tr>
<td></td>
<td>b) Buildings interior to a development site may be arranged to front a common courtyard, parking area, driveway;</td>
</tr>
<tr>
<td></td>
<td>c) Where the street curves at the front property line the building shall be parallel to a tangent of the curve that does, or would if lines were extended, intersect the side property lines; and</td>
</tr>
<tr>
<td></td>
<td>d) Sideyard houses built to conform to historic design principles shall be exempt from this requirement.</td>
</tr>
<tr>
<td>2</td>
<td>All loading docks, storage areas, solid waste, maintenance equipment and similar items shall be screened from public view.</td>
</tr>
</tbody>
</table>
### Article VI. DESIGN STANDARDS

#### B. Building presentation and wall pattern.

In order to have buildings that properly front public streets and public places, and to define urban street space and foster compatibility between development sites, the following standards shall apply to all buildings, unless otherwise noted.

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
</tbody>
</table>

#### C. Exterior materials.

In order to have buildings clad with a type, texture, and color of material that relates to natural material elements found in Camden and Kershaw County, and which respects our history and the area of the city in which the building is located, the following standards shall apply to all building exteriors, unless otherwise noted.

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
</tbody>
</table>
Article VI. DESIGN STANDARDS

Version 8/1/14

Sections 157.093 – 157.096

C. Exterior materials.

In order to have buildings clad with a type, texture, and color of material that relates to natural material elements found in Camden and Kershaw County, and which respects our history and the area of the city in which the building is located, the following standards shall apply to all building exteriors, unless otherwise noted.

<p>| “X” means that the standard is required and compliance shall be determined by staff. |
| APPLICABILITY |</p>
<table>
<thead>
<tr>
<th>All</th>
<th>Commercial</th>
<th>Downtown Core</th>
<th>CMOL</th>
<th>COL</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Paint colors used on exterior walls of non-residential buildings shall be of low reflectance, subtle, neutral, or earth tone colors or shall relate to historic building colors found within the city generally or on neighboring historic buildings. Contrasting colors shall be kept in tone with the primary color.</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 4 Highlighting trim and dark contrasting features, including stripes, light panels, shutters, facades, doors, awning, logos, sign backgrounds, light poles, and other structures on the site, shall meet the following standards:
  a) The exterior wall area of each side of the building may contain non-fluorescent highlighting trim or dark contrasting features which use bright, dark, or vivid colors, but are restricted to the following percentages: 10% for red, yellow, orange and purple; and 20% for blue, green black and brown. In the event that more than one highlighting color is used the allowance for the colors will be prorated.
  b) If a sloping façade is installed, only one-half of the highlighting color percentages mentioned above are allowed on the exterior of the building. | X |
| 5 A sloping façade cannot exceed 30% of the exterior wall height of a building measured vertically. | X |
| 6 A sloping facade may be any roof color permitted by this code for the area in which it is located. | X |
D. Façades, windows, and roofs.

In order to have well designed façades that add to the city’s architectural inventory and that provide visual interest to the pedestrian and cyclist, the following standards shall apply to all façades, windows, and roofs.

“X” means that the standard is required and compliance shall be determined by staff.

<table>
<thead>
<tr>
<th></th>
<th>APPLICABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Commercial Downtown Core CMOL COL</td>
</tr>
<tr>
<td>1</td>
<td>Buildings in the downtown, with the exception of civic buildings, shall have the first floor designed with a shopfront at sidewalk level along the entire length of the building front.</td>
</tr>
<tr>
<td>2</td>
<td>Shopfronts (first floor only) shall contain no less than 50% glazing with clear glass. Glass shall be a minimum of eighteen inches above the sidewalk.</td>
</tr>
<tr>
<td>3</td>
<td>Doors and windows that operate as sliders are prohibited along frontages.</td>
</tr>
<tr>
<td>4</td>
<td>Openings above the first story shall not exceed 50% of the exterior wall area, with each floor being calculated independently. However, individual windows shall be a minimum of fifteen square feet.</td>
</tr>
<tr>
<td>5</td>
<td>Flat roofs shall have a parapet wall along the front façade of the building.</td>
</tr>
<tr>
<td>6</td>
<td>Pitched roofs shall be dark–colored fiberglass shingles (except red and blue), slate, clay tile, or standing–seam copper roofs. Corrugated metal roofs are permitted if they are installed on a gabled or hipped roof.</td>
</tr>
<tr>
<td>7</td>
<td>Colors used on roofs are limited to the following: a) Asphalt shingles may be any color except red or blue. b) Metal, plastic or fiberglass roofs may be tan, gray, brown, slate, clay, black, white, burgundy, evergreen or metallic.</td>
</tr>
<tr>
<td>8</td>
<td>New construction and additions to or remodeling of existing buildings shall maintain a clear visual division between street level and any upper floors using cornice lines, windows, or similar architectural elements.</td>
</tr>
</tbody>
</table>
### D. Façades, windows, and roofs.

In order to have well designed façades that add to the city’s architectural inventory and that provide visual interest to the pedestrian and cyclist, the following standards shall apply to all façades, windows, and roofs.

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 The primary entrance to a building shall be architecturally and functionally designed on the front façade of the building facing the primary public street.</td>
</tr>
<tr>
<td>10 All openings, including porches, and windows, with the exception of shopfronts, shall have a width that does not exceed height.</td>
</tr>
</tbody>
</table>

### E. Size, scale, and compatibility of design.

In order to promote compatibility of design within the built environment while encouraging creativity and variety, the following standards shall apply to all buildings, unless otherwise noted.

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 The scale and design of the exterior of any new building or the renovation of the exterior of any existing building fronting the following street segments shall be of a design that is architecturally compatible and in aesthetic harmony with nearby historic properties. Brick veneers must be of a compatible color and style.</td>
</tr>
<tr>
<td>2 Blank or uninterrupted building facades visible from the corridor shall be designed in a manner that reduces the</td>
</tr>
</tbody>
</table>

**Broad Street:** Laurens Street to Ehrenclou Drive

**Dekalb Street:** Campbell Street to Mill Street

**Rutledge Street:** entire street

**York Street:** Broad Street to Mill Street
E. Size, scale, and compatibility of design.

In order to promote compatibility of design within the built environment while encouraging creativity and variety, the following standards shall apply to all buildings, unless otherwise noted.

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
</tr>
</thead>
<tbody>
<tr>
<td>building mass by breaking the façade into smaller segments. Design techniques that include repetitive features or similar architectural elements may be utilized to accomplish this. (This standard shall not apply to industrial buildings.)</td>
</tr>
<tr>
<td>No single multi–family development shall contain more than 10 acres or 140 units.</td>
</tr>
<tr>
<td>Multi–story, multi–family facilities shall have internal access only or access from common stairwells located under the roofline between building sections. The purpose of this regulation is to prevent these facilities from having the appearance of a motel.</td>
</tr>
</tbody>
</table>
Article VI. Design Standards

157.095. DESIGN STANDARDS FOR LOTS

A. Access.

The intent of these standards is to promote safe, convenient, and sufficient access to all properties by vehicles, pedestrians, and bicyclists. The following standards shall apply to all uses, unless otherwise noted.

| “X” means that the standard is required and compliance shall be determined by staff. |
|-----------------------------------|-----------------|-----------------|-----------------|-----------------|
| **1** All vehicular access to a development containing multiple destinations (e.g., malls, strip centers, multiple building developments, etc.) shall be provided by means of a shared driveway, side street, or frontage road. (This standard shall not apply to industrial buildings in the IND district.) | X | | | |
| **2** The approaches to loading and unloading areas in mixed-use and commercial districts shall be designed to minimize conflict with onsite vehicular, pedestrian, and bicycle traffic and with adjacent residential uses. | | X | | |
| **3** Buildings with uses requiring public access shall provide the primary pedestrian access from the street front. | | | X | |
| **4** At least one driveway or other vehicular link shall be provided between adjacent mixed-use and commercial properties, such as shops and offices, which require public access. | | | X | |
| **5** Cross block passages are encouraged and where provided shall be designed with a minimum 8-foot-wide pedestrian pathway. | | | | X |
157.096. DESIGN STANDARDS FOR SERVICES AND UTILITIES

In order to subordinate the appearance of services and utilities on individual sites and throughout the city’s jurisdiction, the following standards shall apply to all services and utilities in all districts unless otherwise noted.

A. Mechanical equipment.

_In order to promote quality design and aesthetics the following standards shall apply to all lots, unless otherwise noted._

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
<th>APPLICABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Commercial Downtown Core CMOL COL</td>
</tr>
<tr>
<td>1</td>
<td>Mechanical equipment at ground level shall be placed on the parking lot side of buildings away from public streets and buildings on adjacent sites, except for non–multi–family residential uses and industrial buildings in the CMU district. All such equipment shall be substantially screened from public view.</td>
</tr>
<tr>
<td>2</td>
<td>Mechanical equipment and antennas located on rooftops shall be camouflaged as a normal architectural feature of the building, or hidden by a decorative cornice or parapet wall, as seen from the ground.</td>
</tr>
</tbody>
</table>

B. Trash, garbage and recycling.

_In order to promote quality design and aesthetics the following standards shall apply to all lots, unless otherwise noted._

<table>
<thead>
<tr>
<th>“X” means that the standard is required and compliance shall be determined by staff.</th>
<th>APPLICABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Commercial Downtown Core CMOL COL</td>
</tr>
<tr>
<td>1</td>
<td>All trash and recycling receptacles and storage areas shall be located away from public streets and screened entirely from public view.</td>
</tr>
<tr>
<td>2</td>
<td>All non–vegetative screening used to block public view of trash and recycling receptacles and storage areas shall be made of materials compatible in color and type to the principal structure(s) on the property.</td>
</tr>
</tbody>
</table>
C. Drive–thru windows and similar accessories.

In order to protect the safety of motorists and pedestrians and promote quality design and aesthetics the following standards shall apply to all lots, unless otherwise noted.

“X” means that the standard is required and compliance shall be determined by staff.

<table>
<thead>
<tr>
<th></th>
<th>All Commercial Downtown Core CMOL COL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Drive–thru windows, freestanding ATMs, and similar devices and accessory uses shall only be placed in areas that will not interfere with the safe movement of pedestrians and vehicles in parking and driveway areas.</td>
</tr>
<tr>
<td>2</td>
<td>Drive–thru windows, freestanding ATMs, and similar devices shall not be placed between the primary façade of a building and the public street.</td>
</tr>
</tbody>
</table>
157.103. PURPOSE

The purpose and intent of these regulations is to protect the dual interests of the public and the advertiser. The regulations herein are designed to protect public safety and ensure the maintenance of an attractive physical environment, while satisfying the needs of sign users for adequate identification, communication and advertising.

157.104. APPLICABILITY AND CONFORMANCE

A. A sign may be erected, placed, established, created, installed or maintained in the city only in conformance with the requirements of this Article. From and after its adoption, no sign may be enlarged, erected, modified or replaced unless it conforms to the requirements of this Article.

B. All signs located in a Historic Overlay District shall be subject to additional requirements as provided in Chapter 158.

157.105. STANDARDS APPLICABLE TO ALL SIGNS

A. Location.

1. No sign shall be located within the visual clearance areas as defined in § 157.191.

2. Signs shall relate in their placement and size to other building elements without obscuring building elements such as windows, cornices, or decorative details, except that signs may be placed on the inside of windows where permitted by and according to such standards set forth in this ordinance.

B. Pedestrian area clearance. When a sign extends over a sidewalk, walkway or other spaces accessible to pedestrians, the bottom of the sign structure shall be at least eight feet above the ground.

C. Vehicle area clearance. When a sign extends over an area where a vehicle travels or is parked, the bottom of the sign shall be at least 14 feet above the ground. Vehicle areas include driveways, alleys, parking lots, and loading and maneuvering areas.

D. Construction. All signs must:

1. Be constructed in compliance with all applicable provisions of the Building Code and the Electrical Code;

2. Consist of durable all-weather materials;
3. Be maintained in good condition; and

4. Not be permitted to fall into disrepair.

E. Signs shall not have light-reflecting backgrounds, but may use light-reflecting lettering.

F. **Illumination.**

1. Light sources used to externally illuminate signs shall only use white lights, must be shielded and shall be directed so that all direct light falls entirely on the sign face.

2. Light sources used to illuminate signs shall neither be visible from any street right-of-way nor cause a glare hazardous to pedestrians or vehicle drivers, and shall not create a nuisance to adjacent properties.

3. No illumination simulating traffic control devices or emergency vehicles shall be used; nor shall lights that are intermittently switched on and off, changed in intensity or color, or otherwise displayed to create the illusion of flashing or movement be permitted.

4. Illumination using exposed bulbs is prohibited.

5. Lights used to illuminate signs must remain at a constant intensity.

6. Neon lights or strip lights are not allowed on the exterior of a building unless they are used as an internal light source of translucent panels or signs.

7. Signs for permitted nonresidential uses in residential zoning districts may be internally or externally illuminated.

8. In the Corridor Overlay District lettering and logos on a sign may be internally illuminated using silhouette lighting.

G. **Colors.**

1. No fluorescent colors shall be used.

2. The only colors allowed for the background of signs are white, grey or any pastel color except as follows:
a. In CBD, GBD, IND, and CMU zoning districts, the background of freestanding signs that do not exceed 40 square feet in area and six feet in height shall be any non-fluorescent color.

b. The background of flush-mounted building signs may be black, blue or green; if the background color is used as a highlighting color on the exterior wall areas.

H. **Sign measurement.**

1. The area of a sign enclosed in frames or cabinets is determined by measuring the outer dimensions of the frame or cabinet surrounding the sign face.
   
a. Sign area does not include foundation or supports.

b. Only one side of a double-faced or V-shaped freestanding sign is counted in the calculation of total sign area. The height of a sign shall be measured from the natural grade to the top of the sign face or sign structure, whichever is higher.

2. Sign height shall be measured according to the procedures set forth in § 157.192(B)(2).

3. For signs on a base material and attached without a frame, such as wood board or polycarbonate panel, the dimensions of the base material are to be used in the measurement, unless it is clear that part of the base contains no sign-related display or decoration.

4. For sign structures consisting of individual pieces attached to a building wall, sign area is determined by the smallest perimeter that can be drawn around all sign elements.

5. For sign structures containing multiple modules oriented in the same direction, sign area is determined the smallest perimeter that can be drawn around all sign elements.

6. For signs incorporated into awnings, the entire panel containing the sign is counted as the sign face, unless it is clear that part of the panel contains no sign-related display or decoration.
157.106. SIGNS ON PRIVATE PROPERTY

Signs shall be allowed on private property in accordance with the following table:

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>RE, R-15, R-10, R-6</th>
<th>CBD</th>
<th>GBD</th>
<th>OI, LBD</th>
<th>IND</th>
<th>CMU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freestanding Signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Incidental</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Subdivision</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
</tr>
<tr>
<td>Building Signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Canopy</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Identification</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Incidental</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Integral Roof</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Marquee</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>P</td>
</tr>
<tr>
<td>Projecting</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wall</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Window</td>
<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Copy and Illumination</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Changeable Copy</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Illumination, External</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Illumination Internal</td>
<td></td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

157.107. REQUIREMENTS FOR PERMANENT SIGNS

A. Freestanding signs.

1. Freestanding signs are allowed on lots with at least 50 feet of street frontage and must be placed a minimum of five feet from the property line. Where permitted, freestanding signs may be installed in required buffers.

2. All freestanding signs shall have a maximum width of eight feet.

3. Freestanding signs must meet the following requirements:

   a. One freestanding sign per street frontage is allowed.

   b. In the OI and LBD zoning districts, principal signs shall have a maximum sign area of 20 square feet and a maximum height of six feet.
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c. In the CBD, GBD, IND and CMU zoning districts, principal signs shall have a maximum sign area of 40 square feet and a maximum height of six feet, except that multi-tenant developments on lots with 400 feet or more of street frontage may have one freestanding sign with a maximum sign area of 100 square feet and a maximum height of 15 feet. Sign area and height for lots with street frontage less than four 400 feet shall be prorated.

d. Pole signs shall only be internally illuminated.

e. Monument signs may be internally or externally illuminated.

4. Free-standing signs. Free-standing signs are permitted in all required yards, and front yard buffer areas (only).

5. Incidental signs shall have a maximum sign area of three square feet and a maximum height of two and one-half feet.

6. Sidewalk signs shall meet the following requirements:

a. One sidewalk sign is allowed per business.

b. A maximum height of four feet and a maximum width of two and one-half feet are allowed.

c. The sign shall only be displayed when the business is open.

d. Illumination of any type is prohibited.

e. Signs must be placed on the sidewalk in front of the building, no further than 12 feet from the building.

f. Signs shall be placed to allow a minimum passable space on the sidewalk of six feet, may not otherwise impede pedestrian movements, or create a conflict with any provision of the Americans with Disabilities Act.

7. Subdivision signs shall meet the following requirements:

a. One subdivision sign per entrance is allowed.
b. A maximum sign area of 20 square feet and a maximum height of six feet are allowed.

c. Subdivision signs shall only be externally illuminated.

B. Building signs.

1. The total area of all building signs shall not exceed the following allowances:
   a. One square foot per linear foot of building frontage for a building set back less than 20 feet from the front property line.
   b. Two square feet per linear foot of building frontage for a building set back 20 feet or more from the front property line.
   c. The total area of all building signs shall not exceed 300 square feet per building.

2. Buildings containing multiple building signs shall be required to submit a common signage plan meeting the requirements of § 157.108.

3. Only the following types of building signs are allowed for permitted, nonresidential uses in all residential zoning districts: identification, incidental, and wall signs. A permit is required for such sign and will only be issued upon compliance with all requirements for each applicable specific sign type.

4. Canopy, awning and marquee signs must conform to the following requirements:
   a. Only one canopy sign is allowed per street frontage.
   b. Only one marquee sign is allowed per street frontage.
   c. Signs on an awning, canopy or marquee shall not exceed 20 percent of the total area of the awning, canopy or marquee and shall be limited to the name of the business inside.
   d. Awnings, canopies and marquees shall only have signage on those surfaces that face a public street or which are oriented towards pedestrians on the sidewalk in front of the building. No part of a canopy sign shall extend above, below or beyond any portion of the canopy.
   e. Illumination.
      1) Marquees shall only be internally illuminated.
2) Lights may be installed underneath awnings, canopies and marquees only if they are directed to point toward the ground, and are not used to illuminate the awning, canopy or marquee.

f. A minimum clearance of eight feet is required between the bottom edge of an awning, canopy or marquee and the sidewalk, pavement or ground surface.

5. Identification signs shall be limited to one per building, with a maximum sign area of two square feet and a maximum height of eight feet.

6. Incidental signs attached to a building shall have a maximum sign area of three square feet.

7. Integral roof signs shall conform to the following requirements:
   a. One integral roof sign is allowed per street frontage.
   b. The maximum sign area allowed for an integral roof sign is 20 square feet.
   c. An integral roof sign shall not extend more than four feet from the building.

8. Projecting signs must conform to the following requirements:
   a. One projecting sign is allowed per street frontage.
   b. The maximum sign area allowed for a projecting sign is 10 square feet.
   c. A minimum clearance of eight feet is required between the bottom of the sign and the sidewalk, pavement or ground surface.
   d. The maximum distance a projecting sign shall project from a building is four feet.
   e. Signs hanging over sidewalks shall not project from the building wall to an extent that they obstruct the view of pedestrians, bicyclists or motorists, or of street intersections, traffic signs, devices or signals.
   f. Projecting signs shall not be mounted higher than 12 feet.
   g. All projecting signs shall be mounted at right angles to the building wall.
   h. Projecting signs shall only be externally illuminated as specified in the illumination provisions of this section.

9. Wall signs must conform to the following requirements:
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a. Wall signs may be externally or internally illuminated as specified in the illumination provisions of this section.

b. No wall sign shall project more than 12 inches from the wall to which it is mounted, nor shall it extend beyond any point of the wall, a roof line, parapet wall, or mansard roof; except that signs shall not project beyond the face of the building a maximum of three inches in the Corridor Overlay District.

c. If a building is located on a corner lot, a wall sign on the side of the building may not exceed 50 percent of the maximum size allowable in that zoning district.

d. Permitted nonresidential uses in residential zoning districts (i.e. churches, schools, etc.) shall have a maximum of one wall sign, with a maximum sign area of 20 square feet and a maximum height of 15 feet.

e. In the OI zoning district, a maximum of one wall sign, with a maximum sign area of 30 square feet and a maximum height of 15 feet, shall be allowed.

f. The maximum sign area allowed in the CBD, GBD, LBD, IND, and CMU zoning districts is as follows:

1) One square foot per linear foot of building frontage for a building set back less than 20 feet from the front property line.

2) Two square foot per linear foot of building frontage for a building set back 20 feet or more from the front property line.

3) No individual sign shall exceed 100 square feet unless the building is set back at least 100 feet from the front property line.

g. The maximum sign height allowed in the CBD, GBD, LBD, IND and CMU zoning districts is as follows:

1) In the CBD and LBD zoning districts, the maximum sign height is 20 feet.

2) In the GBD, CMU and IND zoning districts, wall signs may extend to the height of the building.

10. The size of any window sign or cumulative size of all window signs shall not exceed 30 percent of the size of the individual window on which they are located. This requirement shall apply to windows fronting any public street. The total accumulated size of window signs on all windows of a building shall not exceed 300 square feet.
C. **Changeable copy signs.**

1. Changeable copy shall be permitted only on permanent principal and institutional freestanding signs, marquee signs, canopy signs and wall signs, and shall comply with all of the regulations of such signs as applicable, and as outlined in this section.

2. The portion of a sign that includes changeable copy letters shall not exceed 50 percent of the total area of the sign.

3. Changeable copy by electronic or automated means is allowed; however copy cannot be changed more than three times per day.

**157.108. COMMON SIGNAGE PLAN REQUIRED**

A. A common signage plan shall be required to issue a permit involving any of the following:

1. Two or more contiguous lots or parcels under the same ownership developed as a coordinated site.
2. A single lot or parcel with more than one principal use or building (not including accessory structures) or qualifying on the basis of street frontage for more than one freestanding sign; and
3. A Planned Development District (PDD).

B. The plan shall contain all information required for sign permits as stated in § 157.114, and shall specify standards for consistency among all signs on the lot or parcel affected by the plan with regard to:

1. Lettering or graphic style;
2. Lighting;
3. Location of each sign on the building;
4. Materials; and
5. Sign proportions.

C. For all lots or development tracts in all zoning districts containing multiple uses or buildings, the common signage plan shall limit the number of freestanding signs to a total of one for each street in which the lots included in the plan have frontage, and shall provide for shared or common usage of such signs.

D. Once approved by the Zoning Administrator, the common signage plan shall become binding on all businesses and uses occupying the affected lots, but may be amended by filing a new or revised plan that complies with all the requirements of this subchapter.
E. If any new or revised common signage plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within 18 months, all signs not conforming to the proposed amended plan or the requirements of this subchapter in effect on the date of submission.

157.109. TEMPORARY SIGNS

The following conditions shall apply to temporary signs.

A. Temporary signs shall not exceed three square feet in residential zoning districts and 32 square feet in nonresidential zoning districts.

B. Temporary signs shall be removed or replaced every 30 days, unless otherwise stated in this section.

C. Temporary signs are prohibited in the public right-of-way or on any public property, utility poles, or street signs.

D. Temporary signs shall be limited to one per street frontage.

E. Temporary signs shall not be illuminated.

F. Political signs are temporary signs that are also subject to the following restrictions:
   1. Political signs must be removed by the candidate or his designee within seven days after the election to which they apply.
   2. Political signs shall not be placed within 200 feet of any polling place as required by S.C. Code of Laws Section 7-25-180.

G. Banners are allowed with a permit only in the CBD, GBD, LBD, OI, IND and CMU zoning districts.
   1. Banners must be attached to a building and cannot exceed 32 square feet.
   2. Only one banner shall be allowed per building.
   3. Banners are allowed only if the combined square footage of the banner and all other signs does not exceed the maximum square footage allowed for building signs.

157.110. FLAGS

A. No permit shall be required to display a flag.

B. Each business shall be allowed a maximum of three flags, with each flag being a maximum of five feet by eight feet.
C. All flags must be displayed from a permanent mounting on the building or on a flag pole.

D. Only one flag can advertise the business.

E. The area of the advertising flag shall not exceed the maximum sign area allowed for building signs.

F. The flag of the United States shall be flown in accordance with the United States Flag Code, and the flag of the State of South Carolina shall be flown in accordance with protocols established by the State of South Carolina.

157.111. EXEMPT SIGNS

The following signs, or alterations or repair to such signs, shall be exempt from the requirements of this section:

A. An official sign or notice issued by any court, public agency or office;

B. Directional, warning, traffic or informational signs authorized by the City of Camden, Kershaw County or any agency of the State of South Carolina;

C. 911 address signs, provided such signs are limited to one per lot and do not exceed two square feet in area; and

D. Official historic plaques and markers as well as memorial signs and grave markers which are noncommercial in nature.

E. One onsite temporary real estate sign per street frontage provided that no sign measures more than six square feet in area.

157.112. PROHIBITED SIGNS

All signs not expressly permitted by this ordinance are prohibited. Such signs include, but shall not be limited to, the following:

A. Any sign that does not meet the requirements of this ordinance;

B. Off-premise signs;

C. Signs that contain any moving, flashing or animated lights, visible moving or movable parts, give the appearance of motion or the illusion of blinking, alternating, chasing, contracting, expanding, flashing, fading, repeating, oscillating, pulsating, rotating, rolling, running, scrolling, strobing or twinkling, or that simulate moving video images;

D. Neon signs, except for “Open” or “Closed” signs that do not exceed two square feet in area;
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E. Inflatable signs, including balloons;

F. Roof signs;

G. Any sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on or off the property, and any sign that is pulled by a vehicle;

H. Any sign that emits a sound, odor, steam, bubbles, particulates or similar device that attracts attention;

I. Any sign which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress, provides light or air, or impedes stormwater;

J. Any sign and/or sign structure that may be confused with or mimics a governmental or traffic direction/safety sign;

K. Any sign which interferes with the effectiveness of or obscures any traffic sign, device, or signal;

L. Signs using the words “stop”, “danger” or any other word, phrase, symbol or character in a manner that might reasonably mislead, confuse or distract a vehicle driver;

M. Signs painted, tacked, nailed, posted, pasted, glued or otherwise attached to trees, rocks, or other natural features, fences, telephone or utility poles or painted on the roof of any building visible from any public thoroughfare;

N. Abandoned or unsafe signs. Any sign which is determined by the Zoning Administrator as being insecure, in danger of falling, or otherwise endangering the public safety shall be immediately removed by its owner unless it is repaired and made to otherwise comply with the requirements of this ordinance.

O. Any sign that exhibits statements, words or pictures of a pornographic or obscene nature;

P. Signs that use mechanical devices to create wind pressures in order to cause movement or swirling in order to attract attention to the sign;

Q. Portable signs, except sidewalk signs that comply with the requirements in § 157.107(A)(6);

R. Strobe lights;

S. Pennants, moving signs and motorized signs;
T. Any spot light or laser, moveable or non-moveable, for the purpose of attracting attention to or otherwise advertising a location;

U. Illuminated highly reflective signs that hamper the vision of motorists, pedestrians or cyclists;

V. Any sign (other than a government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street or right-of-way, unless otherwise permitted herein; and

W. Any sign that the Zoning Administrator determines obstructs the view of bicyclists or motorists using any street, or approach to any street intersection.

157.113. SIGNS IN THE PUBLIC RIGHT-OF-WAY

Signs shall not extend into or be installed within the public right-of-way, except for the following:

A. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;

B. Bus stop signs erected by a public transit agency and bench and bus shelter signs in association therewith;

C. Informational signs of a public agency or utility regarding its facilities;

D. Emergency signs;

E. Directional signs of a temporary nature for such events as yard sales, auctions, public gatherings, and the like may be erected 48 hours before such events, must be removed within 48 hours after such an event, which shall not exceed 72 total hours in duration;

F. Church signs in accordance with state law;

G. Canopy and marquee signs that comply with the requirements of this subchapter;

H. Projecting signs that comply with the requirements in § 157.107(B)(8);

I. Sidewalk signs that comply with the requirements in § 157.107(A)(6); and

J. Awning signs in the CBD zoning district, provided they comply with the requirements in § 157.107(B)(4).
157.114 APPLICATION REQUIREMENTS FOR SIGN PERMITS

A. Each application for a sign permit shall contain the following information:

1. Identification of ownership and/or leaseholder of property on which the sign is to be erected, including street address;

2. Name and address of the owner of the sign;

3. Site sketch plan, with dimensions showing the location of the sign with respect to the property and right-of-way lines, building and setback lines, buildings, parking areas, existing freestanding signs, and buffer yards;

4. Correct size, shape, configuration, face area, height, nature, number and type of sign to be erected, including the size of letters, graphics, clearances, connection and support methods;

5. The value of sign and sign structure;

6. Colors of awning, if applicable, and a sketch of how the sign will affix and relate to the awning; and

7. Colors of sign background.

B. The Zoning Administrator may waive any of the information requirements listed above if they are deemed unnecessary to process an application.

C. For a freestanding sign exceeding 36 square feet in area, the applicant shall include a drawing by a qualified professional and a written certification from such that the sign is structurally sound and safe, does not constitute a hazard to persons or property on the premises, on adjoining property, or in the vicinity of its location, and the sign is in compliance with all building and other construction codes and the requirements of this chapter.

157.115 SIGNS FORFEITED

Any sign installed or placed on public property or within a public right-of-way, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies in this subchapter, the city shall have the right to recover the costs of removal and disposal of the sign from the owner or person placing the sign.

157.116 NONCONFORMING SIGNS

Nonconforming signs shall be subject to the requirements set forth in § 157.193(C)(9) – Nonconforming Signs, subject to the requirements set forth in § 157.212 – Enforcement.
**157.117 ABANDONED SIGNS**

Any existing sign that is abandoned or advertises a business no longer operating shall be removed.
157.123. PARKING REQUIREMENTS

A. General Requirements.

1. Permanent off-street parking for all structures and uses of land, except parking for individual single-family residences, shall conform to the minimum requirements of § 157.123(I) - Off-Street Parking Table. These standards, to be used as a guide to the Zoning Administrator, are based on parking standards for general land use categories. The developer is ultimately responsible for ensuring that sufficient parking is provided.

2. Off-street parking facilities provided to comply with the provisions of this Article shall not be reduced below the requirements of this Article.

3. In sections of the Central Business District (CBD) that are west of Market Street, north of Clyburn Lane, and south of Lafayette Street, no off-street parking will be required for all uses, except that adequate off-street parking and unloading spaces must be provided, in compliance with this Article, for churches, daycare centers, schools, and residences.

4. Off-street parking is permitted in yard and setback areas required by this Zoning Ordinance, but shall not be permitted in any required buffer area.

B. Calculation of Off-Street Parking Requirements.

1. The number of parking spaces required shall be calculated so that fractional portions of parking spaces are considered a full space.

2. Calculation for required off-street parking for any bar, lounge, nightclub, or restaurant shall include all seats located in outdoor seating areas.

C. Change or Expansion of an Existing Use.

1. Change in the use of an existing structure or site shall require compliance with the minimum parking requirements applicable to the new use.

2. Any expansion of an existing building or use shall require review by the Zoning Administrator to determine additional off-street parking necessary to accommodate the expansion area or change, per the requirements of § 157.123(I) – Off-street Parking Table.

3. Any addition of dwelling units, personnel, seats, chairs, or other similar changes shall require review by the Zoning Administrator to determine additional parking
necessary to accommodate that addition or change, per the requirements of § 157.123(l) – Off-street Parking Table.

D. **Parking for Uses Not Listed in Table.** Parking for uses not expressly provided for in section 157.123(l) - Off-street Parking Table shall be determined by the Zoning Administrator, who shall apply the unit of measurement set forth in the table for a use that he deems to be most similar to the proposed use.

E. **Multiple Uses.** Combined parking areas serving two or more principal uses shall contain spaces equal in number to the total of spaces required for all principal uses served. This requirement is also in effect if the principal uses are the same or have the same parking requirements.

F. **Location of Parking.** Required off-street parking must be provided on the same lot or parcel or within 500 feet of the principal use for which it is required, in a parking facility the title to which and/or easement for the use of which runs with and/or is appurtenant to the title of such principal use, offsite in an area approved by the city as shared parking for the use, or where such parking is to be provided by a public garage or facility, approved by the Zoning Administrator. Shared parking areas are encouraged and shall be permitted whenever the Zoning Administrator determines that the minimum parking requirements can be met for each use based upon the number of spaces needed for each use, the frequency of the use of spaces by each use, and the timing of the use of spaces for each use.

G. **Parking in the Central Business District.** City parking lots may be used to satisfy the off-street parking requirements for residential uses located on the upper floors of commercial buildings in the Central Business District (CBD) per review and approval by the Zoning Administrator.

H. **Off-Street Parking Requirements.**

<table>
<thead>
<tr>
<th>Use</th>
<th>2012 NAICS</th>
<th>Off-Street Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Residential Uses, including Manufactured Home Parks (except Multi-Family Dwellings)</td>
<td>NA</td>
<td>2.0 per dwelling unit or designated manufactured home space</td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>NA</td>
<td>1.5 spaces per one bedroom unit; 2.0 spaces per unit for all others</td>
</tr>
<tr>
<td>Accessory Uses to Residential and Non-Residential Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Apartment to Residential Use</td>
<td>NA</td>
<td>1.0 per apartment</td>
</tr>
<tr>
<td>Upper Story Residential above Non-Residential Use</td>
<td>NA</td>
<td>1.0 per Dwelling Unit</td>
</tr>
<tr>
<td>Accomodation and Food Services</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Article VIII. PARKING AND LOADING

#### Sections 157.123 – 157.124

<table>
<thead>
<tr>
<th>Use</th>
<th>2012 NAICS</th>
<th>Off-Street Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and Breakfast Inns</td>
<td>721191</td>
<td>1.0 per guestroom, 2 spaces for owner, 1 space per staff member</td>
</tr>
<tr>
<td>Drinking Places</td>
<td>7224</td>
<td>1.0 per 150 sf GFA</td>
</tr>
<tr>
<td>Full and Limited Service Restaurants</td>
<td>7221, 7222</td>
<td>1.0 per 150 sf GFA</td>
</tr>
<tr>
<td>Hotels and Motels</td>
<td>72111</td>
<td>1.1 per rental unit</td>
</tr>
<tr>
<td>Rooming and Boarding Houses</td>
<td>72131</td>
<td>1.0 per bedroom</td>
</tr>
<tr>
<td>RV Parks and Recreational Camps</td>
<td>7212</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Special Food Services, except for Mobile Food Services (NAICS 72233)</td>
<td>7223</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td><strong>ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Administrative and Support and Waste Management and Remediation Services (except as listed below)</td>
<td>561, 562</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Business Support Services</td>
<td>5614</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td>Landscape and Horticultural</td>
<td>56173</td>
<td>1.0 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Remediation and Other Waste Treatment and Disposal</td>
<td>5629</td>
<td>1.25 spaces per employee</td>
</tr>
<tr>
<td>Salvaging and Scrap Steel Cutting</td>
<td>56292</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td><strong>AGRICULTURE, FORESTRY, FISHING AND HUNTING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support Activities for Crop Production and Forestry</td>
<td>1151, 1153</td>
<td>1.0 per 1,000 sf GFA</td>
</tr>
<tr>
<td><strong>ARTS, ENTERTAINMENT AND RECREATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other Amusement and Recreation Industries</td>
<td>71399</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Amusement Parks and Arcades</td>
<td>7131</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Arboreta and Botanical Gardens</td>
<td>71213</td>
<td>1.2 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Bowling Centers</td>
<td>71395</td>
<td>5.0 per lane</td>
</tr>
<tr>
<td>Fitness and Recreation Sports Centers</td>
<td>71394</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td>Golf Courses (public and private) and Country Clubs</td>
<td>71391</td>
<td>1.0 per 4 members based on maximum anticipated membership</td>
</tr>
<tr>
<td>Historical Sites</td>
<td>71212</td>
<td>1.2 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Horse Racing, Training Only</td>
<td>711212</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Independent Artists, Writers and Performers</td>
<td>7115</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Marinas</td>
<td>71393</td>
<td>1.5 per slip or berth</td>
</tr>
<tr>
<td>Museums and Art Galleries (not retail)</td>
<td>71211</td>
<td>1.2 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Nature Parks</td>
<td>71219</td>
<td>1.2 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Other Gambling Industries</td>
<td>713290</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Performing Arts Companies</td>
<td>7111</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td>Public Parks, Playgrounds and Community Centers</td>
<td>71399</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Spectator Sports (Commercial)</td>
<td>7112</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Tennis and Swimming Clubs</td>
<td>71391</td>
<td>1.0 per 4 members based on maximum anticipated membership</td>
</tr>
<tr>
<td>Zoos</td>
<td>71213</td>
<td>1.2 per 1,000 sf GFA</td>
</tr>
<tr>
<td><strong>CONSTRUCTION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Construction Uses</td>
<td>236-238</td>
<td>1.0 per 1,000 sf GFA</td>
</tr>
</tbody>
</table>
## Article VIII. PARKING AND LOADING

Sections 157.123 – 157.124

<table>
<thead>
<tr>
<th>Use</th>
<th>2012 NAICS</th>
<th>Off-Street Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EDUCATIONAL SERVICES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Educational Uses (except Elementary and Secondary Schools)</td>
<td>6112-6117</td>
<td>5.0 per classroom, plus 2 per admin. office</td>
</tr>
<tr>
<td>Elementary Schools</td>
<td>6111</td>
<td>2.0 per classroom, plus 5 admin. spaces</td>
</tr>
<tr>
<td>Secondary Schools</td>
<td>6111</td>
<td>5.0 per classroom, plus 10 admin. spaces</td>
</tr>
<tr>
<td><strong>FINANCE AND INSURANCE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Finance and Insurance Uses, Including Pawn Shops (except Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender)</td>
<td>522-525</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender</td>
<td>52239</td>
<td>1.0 per 200 sf GFA</td>
</tr>
<tr>
<td><strong>HEALTH CARE AND SOCIAL ASSISTANCE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child and Adult Care Services</td>
<td>6244</td>
<td>1.0 per 200 sf GFA</td>
</tr>
<tr>
<td>Community Care Facilities for the Elderly</td>
<td>6233</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Community Food and Housing, and Emergency and Other Relief Services</td>
<td>6242</td>
<td>1.0 per 150 sf GFA</td>
</tr>
<tr>
<td>Home Health Care Services</td>
<td>6216</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Hospitals</td>
<td>622</td>
<td>0.7 per bed</td>
</tr>
<tr>
<td>Individual and Family Services</td>
<td>6241</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Medical and Diagnostic Laboratories</td>
<td>6215</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Nursing Care Facilities</td>
<td>6231</td>
<td>0.4 per bed</td>
</tr>
<tr>
<td>Offices of Physicians, Dentists and Other Health Practitioners</td>
<td>6211</td>
<td>1.0 per 150 sf GFA</td>
</tr>
<tr>
<td>Other Ambulatory Health Care Services</td>
<td>6219</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Other Residential Care Facilities</td>
<td>6239</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Outpatient Care Centers</td>
<td>6214</td>
<td>1.0 per 150 sf GFA</td>
</tr>
<tr>
<td>Residential Mental Retardation, Mental Health and Substance Abuse Facilities</td>
<td>6232</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Social Assistance</td>
<td>624</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Vocational Rehabilitation Services</td>
<td>6243</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td><strong>INFORMATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Information Uses (except as listed below)</td>
<td>51</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Libraries and Archives</td>
<td>51912</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Motion Picture and Video Distribution</td>
<td>51212</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Motion Picture Theaters, Drive-in</td>
<td>512132</td>
<td>By administrative review</td>
</tr>
<tr>
<td>Motion Picture Theaters, except Drive-Ins</td>
<td>512131</td>
<td>1.0 per 5 seats</td>
</tr>
<tr>
<td><strong>MANUFACTURING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Manufacturing Uses (except Nonmetallic Mineral Products and Primary Metal)</td>
<td>31-33</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Nonmetallic Mineral Products (stone, glass, clay, concrete)</td>
<td>327</td>
<td>1.0 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Primary Metal</td>
<td>331</td>
<td>1.0 per 1,000 sf GFA</td>
</tr>
</tbody>
</table>

City of Camden, SC

ZONING ORDINANCE

VIII-4
## Article VIII. PARKING AND LOADING

**Sections 157.123 – 157.124**

<table>
<thead>
<tr>
<th>Use</th>
<th>2012 NAICS</th>
<th>Off-Street Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OTHER SERVICES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Other Personal Services</td>
<td>81299</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td>Animal Shelters and Pounds</td>
<td>812910</td>
<td>1.0 per 1,000 sf GFA</td>
</tr>
<tr>
<td>Automotive Repair and Maintenance</td>
<td>8111</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Business, Professional, Labor, Political and Similar Organizations</td>
<td>8139</td>
<td>1.0 per 250 sf GFA</td>
</tr>
<tr>
<td>Car Washes - Full service</td>
<td>811192</td>
<td>1.0 per employee</td>
</tr>
<tr>
<td>Civic and Social Organizations</td>
<td>8134</td>
<td>1.0 per 250 sf GFA</td>
</tr>
<tr>
<td>Coin-Operated Laundries and Drycleaners</td>
<td>81231</td>
<td>1.0 per 250 sf GFA</td>
</tr>
<tr>
<td>Commercial and Industrial Machinery and Equipment Repair and</td>
<td>8113</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Maintenance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crematories</td>
<td>81222</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Dry Cleaning and Laundry Services (except coin-operated)</td>
<td>81232</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Electronic and Precision Equipment Repair and Maintenance</td>
<td>8112</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Footwear and Leather Goods Repair, Shoe Shine Shop</td>
<td>81143</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td>Funeral Homes and Funeral Services</td>
<td>81221</td>
<td>5.0 plus 1.0 per 2 seats main assembly</td>
</tr>
<tr>
<td>Grantmaking and Giving Services</td>
<td>8132</td>
<td>1.0 per 250 sf GFA</td>
</tr>
<tr>
<td>Linen and Uniform Supply</td>
<td>81233</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Personal and Household Goods Repair and Maintenance</td>
<td>8114</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Personal Care Services (includes Barber and Beauty shops, Nail</td>
<td>8121</td>
<td>2.5 per chair or basin</td>
</tr>
<tr>
<td>Salons, except for Tattoo Parlors and Sexually Oriented Businesses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(NAICS 812199)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet Care Services, except Veterinary (NAICS 54194) and Animal</td>
<td>81291</td>
<td>1 per 1,000 GFA</td>
</tr>
<tr>
<td>Shelters and Pounds (NAICS 812910)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious Organizations</td>
<td>8131</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Sexually Oriented Businesses</td>
<td>812199</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Social Advocacy Organizations</td>
<td>8133</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Tattoo Parlors</td>
<td>812199</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td><strong>PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Professional, Scientific and Technical Services Uses, including</td>
<td>54</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Veterinary Services (except Photographic Studios, Portraits)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Photographic Studios, Portraits</td>
<td>541921</td>
<td>1.0 per 300 sf GFA</td>
</tr>
<tr>
<td><strong>PUBLIC ADMINISTRATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Public Administration Uses (except Correctional Institutions and</td>
<td>92</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Fire Protection</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Correctional Institutions</td>
<td>92214</td>
<td>By Administrative Review</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>92216</td>
<td>4.0 per bay</td>
</tr>
<tr>
<td><strong>REAL ESTATE AND RENTAL AND LEASING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-warehouses and Self Storage Units</td>
<td>53113</td>
<td>1.0 per 6 storage units</td>
</tr>
<tr>
<td>Real Estate</td>
<td>531</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>Rental and Leasing Services</td>
<td>532</td>
<td>1.0 per 500 sf GFA</td>
</tr>
<tr>
<td>Video Tape and Disc Rental</td>
<td>53223</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td><strong>RETAIL TRADE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Retail Uses, including Urban Mixed Use Buildings (except as</td>
<td>44-45</td>
<td>1.0 per 350 sf GFA</td>
</tr>
<tr>
<td>listed below)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

City of Camden, SC

**ZONING ORDINANCE**
I. **Design Standards.** Where off-street parking is required, the following design and development standards shall apply:

1. **Parking Dimensions.**

   a. **Parking stalls.** Parking stalls shall be not less than 9 feet by 19 feet, except that a maximum of 10 percent of the total number of stalls may be 8.5 feet by 18 feet. However, the dimensions of all parallel parking stalls shall be not less than nine feet by 24 feet.
b. Minimum isle width shall be as follows:

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>One Way Traffic</td>
</tr>
<tr>
<td>30 degrees</td>
<td>13 feet</td>
</tr>
<tr>
<td>45 degrees</td>
<td>13 feet</td>
</tr>
<tr>
<td>60 degrees</td>
<td>18 feet</td>
</tr>
<tr>
<td>90 degrees</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

c. No parking aisle serving the general public that contains more than 10 parking spaces shall dead end. Any parking aisle that dead ends shall be provided a suitable turnaround.

2. Construction.
   a. All off-street parking areas for 10 or more vehicles shall be paved with asphalt, concrete, brick pavers, or approved pervious pavement and pavers as detailed in § 157.123(I)(2), except for areas used for overflow, special events, and peak parking, and parking areas serving single-family detached and duplex housing. However, parking designed to accommodate the regular parking of heavy construction and industrial vehicles may be allowed to pave those areas with suitable gravel. Any parking for 10 or more vehicles on such site intended to park automobiles, small service vehicles, and similar passenger vehicles shall be paved.

   b. Surfaces for all driveways and off-street parking areas for less than 10 vehicles may consist of asphalt, concrete, crushed stone, gravel, approved pervious pavement and pavers as detailed in § 157.123(I)(2), or other similar material approved by the Zoning Administrator, except for areas used for overflow, special events, and peak parking, and parking areas serving single-family detached and duplex housing.

   c. Parking lot construction shall be designed to minimize off-site storm water runoff.

   d. Driveways and parking areas which are required to be paved shall be paved with a minimum 10 foot wide apron made of asphalt, concrete, brick pavers, or similar hard material approved by the Zoning Administrator and suitable for driveway use, which extends at least 10 feet from the edge of the public street to prevent washout into the public street and to protect the edge of pavement. This standard shall not apply to single-family residential and duplex uses.
e. Alleys shall be paved with asphalt or concrete and shall be designed and constructed to withstand regular use by heavy vehicles such as garbage trucks. All alleys paved with asphalt shall have continuous concrete edges a minimum of twelve inches in width.

f. Pedestrian crosswalks shall be incorporated into the design and construction of parking lots in all mixed use and commercial districts wherever pedestrians are likely to cross to access parking or other buildings.

3. **Low Impact Design Required.** Low impact design (LID) of all parking areas is required to control stormwater and meet the city’s stormwater goal that post-construction discharge does not exceed pre-construction discharge, as reviewed and approved by the City Planner. General LID standards and requirements are detailed in § 157.194 – **Low Impact Design Required** and apply to all parking areas. Specific low impact design standards for parking lots are as follows:

   a. Bioretention/biofiltration swales designed within planting islands and around the perimeter shall be a minimum of 10 feet in width. If curbing is not placed around the swale, stop blocks must be used for each parking space to prevent vehicles from entering the swale.

   b. Permeable pavements are permitted including interlocking paving systems and porous pavement, provided handicapped spaces and pathways are designed and installed to meet ADA requirements. Open-grid pavers may be used in peripheral and overflow parking areas.

   c. If curbing is used to provide a barrier around swales or other landscaped or natural areas designed to receive stormwater from the site regular gaps in the curbing must be provided to allow stormwater runoff to drain into these areas as planned without ponding in parking spaces or drive aisles.

4. **Separation from Walkways and Streets.** Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffers as provided in § 157.138 (J) – **Parking Lot Landscaping.** In smaller parking lots with less than 10 spaces, off-street parking spaces shall be separated from walkways, sidewalks, streets, alleys, required yards and buffer areas by curbing or a landscaped buffer area per the requirements of § 157.138(J) – **Parking Lot Landscaping,** as approved by the Zoning Administrator.

5. **Entrances and Exits.** Curbing or other approved barriers, including landscaping as provided in § 157.138(J) – **Parking Lot Landscaping,** shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All off-street parking areas shall be designed so that all movement onto a public street is in a forward motion. No driveway may be located closer than 40 feet to a street.
intersection measured in a straight line from the closest point of the driveway to the closest point of the edge of pavement or curb line of the intersection.

6. **Onsite turnaround required.** Onsite turnaround area adequate to accommodate typical passenger vehicles shall be provided for all parking spaces.

7. **Marking.** Off-street parking, except for single-family detached residential use, shall be clearly marked on the ground by painted lines, curbs or other means to indicate individual spaces. Signs or markers, as approved by the Zoning Administrator, shall be used as necessary to ensure efficient and safe vehicle operation on the lot.

8. **Lighting.** Adequate lighting shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be shielded so as to prevent sky glow and light trespass onto adjacent residential areas, public streets and rights-of-way.

9. **Landscaping.** Off-street parking areas for 10 or more vehicles shall be landscaped in accordance with the provisions of § 157.138(J) – Parking Lot Landscaping.

10. **Maintenance.** All off-street parking areas shall be maintained in a clean and orderly condition, removing and/or controlling dust, debris and weeds to the extent possible on a regular basis, at the expense of the owner or lessee and not used for the sale, repair, dismantling or servicing of any vehicles or equipment, except for service and auto repair stations.

11. **Circulation.** All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets. This standard shall not apply to single-family detached residential, duplex, patio home and townhouse developments.

12. **Drive-thru Stacking.** In addition to required parking spaces, drive–thru facilities shall provide a minimum of five stacking spaces per drive–thru facility, window, or bay. Stacking spaces shall be located entirely outside of a required driveway or parking isle needed to access required parking spaces. The following exceptions shall apply to the five stacking spaces required hereunder:

   a) Fast food restaurants shall have an additional five stacking spaces. A minimum of five of the total stacking spaces shall be located at or prior to the ordering station.
   b) Non–automated car washes shall only be required to have at least two stacking spaces per bay, one of which for each bay is located for use as a dry down area.
   c) Automated car washes shall be required to have an additional two stacking spaces per bay.
J. **Parking for the Physically Handicapped.** Parking for the physically handicapped shall be provided per the requirements of the Americans with Disabilities Act (ADA) of 1990, as amended; and the International Building Code, as amended and adopted by the City of Camden. Each space shall be paved, prominently outlined in blue paint, and shall include appropriate signage provided per the requirements of the ADA and the International Building Code.

K. **Parking, Storage, or Use Of Campers, Boats, Trailers, or Recreational Vehicles in Residential Zones.** One such vehicle no longer than 17 feet may be stored or parked in the front yard or side yard of a residential lot. Vehicles must be parked at least five feet from adjacent side or rear property lines. A maximum of 3 vehicles of any size may be parked in the rear yard area unless they are stored in an enclosed building. However, any such vehicles may be parked anywhere on the lot in order to load or unload for up to 24 hours.

M. **Parking, Storage, or/and Use of Non-Recreational or Commercial Vehicles and Equipment in Residential Zones.**

1. All vehicles must maintain current license plates. Unlicensed vehicles shall not be stored or parked on any lot zoned for residential use, unless in completely enclosed buildings.

2. In the RE, R-15, R-10, R-6, or OI Districts:
   
   a. Only one commercial delivery vehicle that is less than 24 feet in length or contains fewer than 3 axles is allowed on a residential lot and only if parked in the rear yard area or parked within an enclosed building.

   b. Vehicles used for commercial, industrial, farm, or construction purposes are prohibited on street or highway rights-of-way, except when actively involved in pick up or delivery to the residence.

   c. Only one commercial vehicle longer than 24 feet or containing more than 2 axles, one construction trailer, or one piece of construction equipment is allowed on a residential lot and only if parked within an enclosed building.

   d. Cars or pick-up trucks (with or without signs) which are used for commercial purposes may be parked anywhere on a residential lot.

   e. Moving trailers, vans, or POD storage units may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed two weeks while owners are moving in or out of a residence.
f. Dumpsters used for debris during construction or renovation of a residence may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed six months.

g. Moving vans or trailers which are parked on a residential lot to store furniture or other personal property during the renovation of the residence may be parked or placed in the rear yard area, no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed six months. If placement of the moving van or trailer is not possible, the Zoning Administrator may approve placement in a side yard.

N. **Parking Vehicles for Sale.** In all residential zones, only one item (motor vehicle, recreational vehicle, boat, trailer or other large item of personal property) may be offered for sale and may only be parked in the front or side yard area for a total accumulated period not exceeding 60 days per year. Such vehicles may be parked in the rear yard for an indefinite period of time. Placement of all such vehicles shall meet the requirements of § 157.123(L and M) based on the type of vehicle that is for sale.

O. **Bicycle Parking.** Parking areas on lots adjacent to a marked bicycle route, bike lane, or shared use facility shall include a conveniently and safely located bike rack providing parking for a minimum of 10 bicycles.

157.124. **OFF-STREET LOADING**

A. **General Requirements.**

1. All uses shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or private street. Truck unloading areas shall be located in the rear of the building.

2. Off-street loading and unloading space shall in all cases be located on the same lot or parcel of land as the uses they are intended to serve.

3. Adequate onsite turnaround area shall be provided for all loading and unloading areas.

4. Off-street loading and unloading areas shall be designed to avoid or minimize safety issues or traffic congestion.

5. Loading areas shall be located so as not to be visible from residences, residentially zoned districts, streets or public rights-of-way unless appropriately screened per the requirements of § 157.139 - Screening.
157.136. INTENT

In order to maintain and enhance the existing tree coverage in Camden, promote careful landscaping of outdoor areas, soften and enhance the manmade environment, reduce summer heat and provide shade, and to assist with stormwater drainage, the following minimum standards shall apply in all zoning districts unless otherwise noted.

157.137. LANDSCAPING STANDARDS

The landscaping standards included in this section shall apply, as appropriate, to all required landscaped areas in this article.

A. General Standards.

1. Commercial outparcels shall be vegetated and maintained by the property owner while vacant to maintain an attractive appearance. Vegetation shall consist of turfgrass, shrubs, trees, live ground cover, annuals, perennials, ornamental grasses or other vegetative cover that will secure the soil and create an attractive appearance.

2. All required plantings installed shall be: 1) nursery grown stock that is free from pests or growth problems, 2) installed and maintained according to best management practices and standards set forth by the American Nursery and Landscape Association, ANSI Z60.1-2004, as amended; and 3) selected from the List of Approved Plant Species for the City of Camden and List of Approved Tree Species for the City of Camden as provided by the Urban Forester.

3. All required landscaping shall be included in the required site plan as provided in § 157.211(D) – Permits.

4. All required plantings shall be installed in a manner that insures the availability of sufficient soil and water for healthy growth and that is not intrusive to above and below ground utilities.

5. Only landscaping and approved fences, berms and walls shall be permitted within a required buffer or street buffer area, except that sidewalks and other pedestrian walkways, bicycle paths, aboveground utilities, drainage ways, and approved signs shall be permitted where they do not comprise of more than twenty percent of the total area of the required buffer or street buffer or compromise the ability of the site to meet the intent and planting requirements herein. Underground utilities are
permitted wherever they do not interfere with the ability to provide the required buffer or street buffer area and landscaping.

6. Clustering and/or random spacing of plants and trees is encouraged to produce a natural appearance in the landscape, except where uniformity is required for opaque screening.

7. Landscaping, including berms, shall be installed and maintained so as not to interfere with the sight distance requirements of this Zoning Ordinance or the sight distance needs of vehicular traffic in parking areas and at entrance and exit locations.

8. Small maturing trees are required to be substituted for required large maturing trees whenever overhead utility lines are present or planned.

9. Native species and related cultivars are encouraged.

10. Monocultures shall be avoided in formally designed parks, buffers, screens, or in conjunction with a streetscape plan as approved by the Urban Forester.

11. Shrubs and trees shall be installed no closer than two feet to a curb, gutter, sidewalk or building. Small maturing trees shall be planted no closer than 10 feet to a building, medium maturing trees no closer than 20 feet to a building and large maturing trees no closer than 25 feet to a building, unless otherwise required in Article IX.

12. Shrubs shall not be planted within six feet of tree trunks.

13. In landscaped areas adjacent to parking spaces or street curbs, no plant material with the potential to reach over six inches in height may be located within twelve inches of the curb or other protective barrier. This is intended to protect planted materials from damage by car bumpers and car doors.

14. The Urban Forester will conduct inspections as needed to determine that required landscaping is properly installed and maintained as provided in this Article.

15. The Urban Forester may require changes to any planting schedule or plant size requirement and may require plant substitution when, in their opinion, the size, nature, and/or spacing of plantings will compromise the safety and security of the public.
16. The Urban Forester may approve revisions to landscaping in an approved site plan in order to accommodate seasonal planting problems or a lack of plant availability as long as:

   a. There is no significant reduction in the quantity of plant material.
   b. There is no significant change in the size or location of plant materials.
   c. The plant substitutions are of the same general category and have the same general design characteristics as the materials being replaced.

B. **Tree Size.**

The following standards shall apply to all required trees at the time of planting.

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Caliper(^1) at Planting (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Maturing Tree</td>
<td>1.5”</td>
</tr>
<tr>
<td>Medium Maturing Tree</td>
<td>1.5”</td>
</tr>
<tr>
<td>Small Maturing Tree</td>
<td>1.0”</td>
</tr>
</tbody>
</table>

\(^1\) *Caliper shall be measured six inches above the ground.*

C. **Existing Vegetation.**

1. Except when necessary to provide access to a site or to insure the safety and security of people and property, any significant tree located within a public right-of-way or undeveloped required yard or buffer on any development site except individual single-family residential properties shall be retained unless approved for removal by the Urban Forester during site plan review per the requirements of § 157.141 – *Tree Conservation*. In addition, every reasonable effort shall be made to protect and retain existing trees not actually lying in planned roadways, drainage ways, building foundation sites and construction activity areas on all development sites. A plan for protection of existing vegetation shall be submitted and approved by the Urban Forester prior to clearing, grading or development of the site.

2. Existing vegetation shall count towards meeting the requirements of this section as long as such are:

   a. Free from pests or structural problems;
   b. Clearly shown on the site plan;
   c. Approved by the Urban Forester prior to development as meeting the intent of the landscaping requirements;
   d. Not considered invasive or noxious plants; and
   e. Adequately protected before and during grading and development of the site.
3. Along streets and property boundaries that are forested and are to be maintained in a forested condition by the property owner, new buffer planting requirements may be reduced or eliminated upon approval of the Urban Forester to minimize grading and enhance conservation of existing, mature trees.

4. No residential lot shall be clear cut unless a tree replacement plan is approved by the Urban Forester. The plan shall contain a minimum of 4 trees of which at least one shall be required to be in the front yard. A minimum of 1 tree shall be a large maturing tree. Newly planted trees shall meet the minimum size in §157.133(B).

D. Irrigation.

Except for individual single family lots, all newly-planted and relocated plant material shall be watered by permanent irrigation systems. Trees shall be watered at a rate of five gallons per inch of caliper at least one time per week or as needed based on soil and weather conditions. All other vegetation shall be watered sufficiently to ensure healthy growth and longevity in the landscape.

E. Landscape Installation and Maintenance Responsibility.

1. To insure compliance with this Article and to encourage required vegetation to be installed during the appropriate season and within the required time period as prescribed by this Article, a letter of compliance may be accepted by the city in lieu of installation prior to the issuance of a certificate of occupancy for the site. This letter shall be in the form of an affidavit signed by the property owner properly notarized, and shall:

   a. Acknowledge that such owner is aware of any landscaping and/or screening requirements which apply to the property; and

   b. Stipulate that he will comply with those requirements by a specific date within the next appropriate planting season, but in no case more than nine months after the date of the affidavit, unless otherwise approved by the Urban Forester; and

   c. Acknowledge that failure to comply with the provisions of this section within the time frame specified in the letter shall constitute a violation of this section which shall subject the property owner to any and all enforcement actions permitted by law.

2. All landscape materials required or installed voluntarily by the developer, whether used for screening, buffering, open space, street buffers, or other required
landscaping areas shall be properly maintained by the property owner. Maintenance includes all actions necessary to keep landscaping materials healthy, neat and orderly in appearance, and free of litter and debris. Any landscape material lost, stolen, or vandalized, or which has died or become irreparably or irreversibly damaged, by disease, pests, or for any other reason shall be removed and replaced unless, in the determination of the Urban Forester, the maturity of the remaining vegetation compensates for the loss of an individual shrub or tree, thereby causing the intent of the landscape standard to still be met without replacement. Maintenance of trees planted or included in landscaped areas must follow Best Management Practices included and referenced in Chapter 100 - Trees of the City of Camden Code of Ordinances as provided by the Urban Forester.

157.138. BUFFERS

A. **Purpose.** The purpose of a landscaped buffer is to help provide transition between different types of land uses, to break up or soften the appearance of paved surfaces, to protect significant water bodies and to provide the shade and greenery necessary to create a livable urban environment. Notwithstanding any other requirements of this section, buffers shall be required for all development as follows.

B. **Applicability.** Buffers shall be required whenever new development is approved or an existing building is expanded by more than 20 percent.

C. **Location.** Buffers shall not be located on any portion of an existing street or right-of-way; however, they may occupy part or all of any required front, side or rear yard setback. Property buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line.
D. **Use of Buffers.** A buffer may be used for passive recreation. All other uses are prohibited, including off-street parking. However, where permitted, freestanding signs may be installed in required buffers. To prevent damage to existing trees, overhead utility lines and underground pipes cannot be installed in buffers. With approval of the Zoning Administrator, such pipes may cross, but shall not run longitudinally within, the buffer.

E. **General Requirements.**

1. Planting requirements in buffer areas may be altered on a case-by-case basis by the Urban Forester in locations where the required buffer is wholly or partially within an existing easement.

2. Along areas that are scheduled for easement or right-of-way acquisition or expansion by the SC Department of Transportation in the near future, the Urban Forester may allow a postponement of all or a portion of the buffer planting. Whenever postponement is allowed, a letter of compliance pursuant to this section shall be required.

3. Where the location of existing permanent buildings on an existing site reduces the area available for a buffer, buffer requirements shall be met to the maximum extent practicable.
4. Where implementation of the buffer requirements on an existing site would require the removal of parking spaces, the Zoning Administrator may approve a reduction of up to 20 percent of the required parking spaces in order to make room for required landscaping.

F. **Exceptions.** In the event that unusual topography or elevation of a development site, the size of the parcel to be developed, the soil or sub-surface condition of the site would make strict adherence to the requirements of this section serve no meaningful purpose or would make it physically impractical to install and maintain the required buffer plantings, the Urban Forester may alter the requirements of this section as long as the existing features of the development site comply with the spirit and intent herein. Such an alteration may occur only at the request of the property owner who shall submit a plan to the Urban Forester showing existing site features that would buffer or screen the proposed use and any additional buffer materials the property owner will plant or construct to buffer the proposed use.

G. **Street Buffers.**

1. Street buffers shall be required along all streets for new development sites, except residential development with no more than four units; redevelopment sites; residential subdivisions; and expansion of a commercial building by more than 20 percent except that street buffers shall not be required in the CBD district.

2. All required street buffers shall be no less than six feet in width at any point and average eight feet in width, as measured perpendicularly to the street, along the entire length of the property.

3. Large maturing trees shall be planted unless overhead utility lines or other factors require the use of medium or small maturing trees, as approved by the Urban Forester. Fractions generated by applying the minimum number of plants to the actual linear footage of the buffer shall be rounded up to the next whole number. (For example, 125 feet of buffer length would be required to have two large trees or three medium trees or four small trees.) The planting schedule for street buffers shall be as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Number Per Linear Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Maturing Trees</td>
<td>.015</td>
</tr>
<tr>
<td>Medium Maturing Trees</td>
<td>.04</td>
</tr>
<tr>
<td>Small Maturing Trees</td>
<td>.06</td>
</tr>
</tbody>
</table>
4. In addition to the tree planting requirements, a minimum of 30 percent of the buffer area shall be planted in a combination of approved shrubs, perennials, ornamental grasses, live ground cover, or turfgrass, except that additional plantings may not be required in significant natural forested areas maintained within the street buffer if so approved by the Urban Forester. All other areas, including bare ground under trees, shall be covered in a minimum of three inches of mulch. Spacing and arrangement of plant material must be primarily based on the mature dimensions of the plants.

5. Berms shall be allowed to augment required street buffer plantings as long as a minimum of 50 percent of all required trees and plantings shall be planted along the street front portion of the berm.

H. Property Buffers.

1. The purpose of a property buffer is to minimize the potential negative impact between adjacent land uses and streets, and to promote land use compatibility.

2. Property buffers shall be required along all applicable property boundaries for new development sites, redevelopment sites, major subdivisions, and whenever an existing nonresidential use is expanded by more than 20 percent except that property buffers shall only be required in the CBD district when a proposed nonresidential development is adjacent to an existing residential unit.

3. The property buffer width shall be established for new development as follows:

<table>
<thead>
<tr>
<th>PROPOSED USE</th>
<th>EXISTING USE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential, SF &amp; Duplex¹</td>
</tr>
<tr>
<td>Residential, SF &amp; Duplex</td>
<td>0</td>
</tr>
<tr>
<td>Residential, MF</td>
<td>20'</td>
</tr>
<tr>
<td>Manufactured Home Park</td>
<td>40'</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>30'</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>40'</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>30'</td>
</tr>
</tbody>
</table>

¹ Existing residential and residually zoned properties

4. The total number of trees required shall be determined by the size in square feet of the required buffer, divided by the area needed for each tree. Only one size tree will be required for the buffer area (for example, a buffer area 600 square feet in size
would be required to have 3 large trees or 4 medium trees or 6 small trees.) The use of evergreen trees and plants are strongly encouraged. Large maturing trees shall be planted unless factors such as overhead utility lines or buffer size require the planting of smaller trees. Such substitutions must be approved by the Urban Forester. In addition to the tree planting requirements, a minimum of 40 percent of the buffer area shall be planted in a combination of approved shrubs, annuals perennials, live ground cover, ornamental grasses, or turfgrass. All areas shall be maintained in a minimum of three inches of mulch. Plant materials shall be designed and installed in a manner that provides variability of height at maturity. Spacing and arrangement of plant material must be primarily based on the mature dimensions of the plants. The property buffer planting schedule shall be as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Maturing Trees</td>
<td>1 per 200 square feet of buffer area</td>
</tr>
<tr>
<td>Medium Maturing Trees</td>
<td>1 per 150 square feet of buffer area</td>
</tr>
<tr>
<td>Small Maturing Trees</td>
<td>1 per 100 square feet of buffer area</td>
</tr>
</tbody>
</table>

5. The width of a property buffer may be reduced up to 50% if a fence or wall is included.

I. **Riparian Buffers.** A riparian buffer is required along perennial and intermittent streams, rivers, ponds, and lakes per the requirements of § 157.194 – Low Impact Design.

J. **Parking Lot Landscaping.** The following standards shall apply to all new parking areas with 10 or more spaces and all expansions to existing parking areas which add 10 or more spaces, unless otherwise noted. In an expansion, only the area of expansion is required to be included in the calculation; however, the landscaping may be provided anywhere within the parking area.

1. Plant material shall be selected and arranged to insure the maximum safety of the public. No landscaping area shall be designed, installed or maintained in such a way that it provides cover or refuge for criminal activities.

2. Plant material is required along 10 percent of the length of exterior building walls and structures to provide separation between the building and the vehicular surface area.

3. Landscaped islands at least 200 square feet in size and a minimum of five feet on any side shall be placed at the ends of each row of parking spaces. Intermediate islands at least 200 square feet in size and a minimum of five feet on any side shall be placed throughout the parking lot so that no parking space is further than 60 feet from a tree, as measured from the end or edge of the parking space. One tree is
required at the end of every row of parking, even if the row terminates at a buffer area.

a. Each landscaped island shall include one large maturing tree unless there is an overhead utility line or street light present, in which case a small or medium maturing tree shall be planted.

b. In addition to the tree planting requirement, a minimum of 20 percent of each landscaped island shall be planted in a combination of small maturing shrubs, perennials, annuals, ornamental grasses, and/or live ground cover. All other areas shall be maintained in a minimum of three inches of mulch wherever plant material is placed.

4. Landscaped areas within or adjacent to parking areas must be protected from vehicular damage by a raised curb, wheel stops or approved equivalent barrier of at least six inches in height.

5. Alternative, creative landscaping plans that incorporate larger islands or different spacing of landscaped areas than required in this section may be approved by the Urban Forester, as long as the minimum area of landscaping and minimum number of trees is provided.

157.139. SCREENING

A. **Purpose.** The purpose of screening is to provide a visual barrier between an unsightly or out of scale feature and the view from public streets and abutting properties.

B. **Opaque screening required.** Unless otherwise specified in this section, all required screening shall be opaque. An opaque screen is intended to exclude all visual contact with the screened feature from an adjacent property, public street, or right-of-way. An opaque screen may be composed of a wall, fence, building, or berm; planted vegetation; existing vegetation; or a combination thereof; as approved by the Zoning Administrator. A wall, fence, or building, or combination thereof, must be used to screen dumpsters and loading and delivery areas. The compliance of a planted vegetative screen or existing vegetation will be determined by the Urban Forester on the basis of average mature dimension and density of foliage of the proposed or existing plant species, and/or field observation of existing vegetation. Vegetated screens must be opaque in all seasons of the year. Therefore, all plant material used shall be evergreen, must be selected from the List of Approved Plant Species for the City of Camden and List of Approved Tree Species for the City of Camden, and must be installed and maintained per the requirements of this chapter.
C. **Structural screens.** If structural materials are used for screening, such as for walls or fences, such structure must be augmented with vegetation to soften the appearance of the structure. Such structures used to screen dumpsters and loading and delivery areas in the CBD are exempt from this requirement. Plants required for buffer landscaping per the provisions of this chapter may be incorporated to satisfy these requirements, per approval by the Urban Forester. Such vegetation shall be planted or in the case of incorporation of existing vegetation shall exist on the side of the fence or wall that faces away from the land use or feature that requires screening.

D. **Height of required screening.** The height of required screening shall be sufficient to block the view of the feature for which the screening is required from the adjoining property that is to be provided such protection. All required screening shall be opaque to a height of at least six feet above grade at maturity.

E. **Length of required screening.** The length of a required screen shall be that which is necessary to totally visually screen the feature from protected properties, streets, and rights-of-way as provided in this section. The Zoning Administrator may approve accommodations for reasonable access and use, as necessary.

F. **Screening required for features.** To maximize site line obstruction, a screen shall be placed immediately adjacent to the feature to be screened except as otherwise approved by the Zoning Administrator. The Zoning Administrator may approve accommodations for reasonable access, use, and maintenance of the features and equipment, as necessary. Screening to minimize views from adjacent existing residential properties, properties in residential zoning districts, roads and public rights-of-way shall be required for the following features.

1. Mechanical equipment for all non-residential uses at ground level and mounted on roofs, including, but not limited to HVAC equipment, transformers and generators;
   a. Roof mounted mechanical equipment shall not be visible in any direction from any adjacent existing residential properties, properties in residential zoning districts, roads and public rights-of-way. Where it can be clearly demonstrated that such equipment is not visible from any adjacent existing residential properties, properties in residential zoning districts, roads and public rights-of-way, the Zoning Administrator may waive screening requirements.
   b. Screening of roof-mounted equipment shall be accomplished by solid and permanent roof-mounted screens, compatible with the architectural style, materials and color of the building upon which the equipment is located.

2. Garbage and Trash Collection Areas, including dumpsters;
3. Delivery and Loading Areas; and

4. Open storage areas accessory to non-residential uses must be totally screened from public view.

G. **Fences and walls.** All fences and walls shall meet the requirements of § 157.059(D)(4) – *Fences and Walls.*

F. **Berms.** The following standards shall apply to all berms.

1. No structures, including fences, shall be placed on a berm unless approved by the Urban Forester as part of the landscaping requirements for a development site.

2. Berms shall not be used for the display of vehicles or other merchandise.

3. If included in the landscape design, berms shall:
   
   a. Have a minimum height of eighteen inches, a minimum crown width of two feet, and a side slope with a width to height ratio of no greater than three to one (3:1). No berm shall exceed four feet in height once the soil settles.
   
   b. Be designed and constructed with an undulating appearance which mimics, as much as is practicable, a natural topographical feature of the site.
   
   c. Be substantially planted and covered with live vegetation. No berm shall consist entirely of turfgrass, ground cover, mulch or similar material.
   
   d. Be fully installed, planted, stabilized and maintained prior to certification of zoning compliance.
   
   e. Be designed to prevent standing water or to impede the flow of stormwater from adjacent properties.

4. **Berm Soil.** The following standards shall apply to soil to be used as a planting berm.

   a. The soil shall be imported topsoil or manufactured topsoil from off-site sources.

   b. The soil should be obtained from naturally well-drained sites where topsoil occurs at least four inches deep, but shall not be obtained from agricultural land, bogs or marshes.
c. Berm soil shall be free of stones of one inch or larger in any dimension; roots, plants, sod, clods, clay lumps, or pockets of coarse sand; contaminants such as chemicals, construction materials and building debris, fuels, and other extraneous materials harmful to plant growth; and obnoxious weeds and invasive plants, including but not limited to quackgrass, Johnsongrass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, ground ivy, perennial sorrel, and bromegrass.

d. The soil shall not be infested with nematodes, grubs, other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens.

e. Soil for berms shall be friable and with sufficient structure to give good tilth and aeration. Soil shall be within a pH range of 6.2 to 6.8.

f. **Soil Analysis Required.** For each soil type included in the berm soil, a soil analysis and a written report by a qualified soil-testing laboratory must be provided that states percentages of organic matter; pH; and mineral and plant-nutrient content of the soil.

g. **Soil-Testing Laboratory Qualifications.** Soil analyses for berm soil must be conducted by an independent laboratory or university laboratory, recognized by the South Carolina Department of Agriculture, with the experience and capability to conduct the testing indicated.

**157.140. OPEN SPACE**

A. **In General.** In order to continue the development of a system of quality open spaces and recreation areas throughout the city’s jurisdiction, the following standards shall apply to all developments and all open space and recreation areas in all zoning districts unless otherwise noted.

1. In developments with 20 or more multi-family residential units (including townhouses and patio homes) or manufactured home parks with more than nine manufactured homes, open space shall account for a minimum of 20 percent of the total land area of the site. In developments with 20 or more single-family detached residential units, open space shall account for a minimum of 10 percent of the total land area of the site.

   a. No existing development, building or structure meeting the criteria above shall be expanded or enlarged unless the minimum open space requirements of this section are met.
Article IX. LANDSCAPING, BUFFERS, OPEN SPACE, TREES

Sections 157.136 – 157.141

b. In single-family detached developments, open space may not include any required yard, setback or buffer area for individual residential lots or parcels.

c. In multi-family developments and manufactured home parks, required buffer areas may be included in open space if held in common ownership.

2. Public open space and recreation areas, except environmental open space, shall:

a. Have direct access from public streets;

b. Be visible and easily accessible; and

c. Have multiple points of entry.

3. All open space and recreation areas, except environmental open space, shall be well separated from moving vehicles by vegetation, fencing, walls, sidewalks or a combination of those elements.

4. Open space not meeting the criteria of environmental open space shall be substantially clustered around the edges of the development to buffer the development against adjacent tracts of land, especially land used for agriculture and low density residential development.

5. The land used for required open space and recreation areas, except environmental open space, shall have an average slope of five percent or less with no portion of the land exceeding a 15 percent slope.

6. Required open space and recreation areas may be public or private. The planning, construction, and maintenance of privately owned facilities shall adhere to the following:

a. Private open space intended to count towards the open space requirements of this section shall be held and maintained by a legally constituted homeowner’s association or corporation. Land designated as open space may not be separately sold, subdivided or developed.

b. High maintenance cost facilities such as swimming pools shall not be counted in determining compliance with the minimum open space and recreation area requirements of this section. Bridges along pedestrian and bicycle paths and similar high cost facilities shall not be permitted as an integral part of any required open space or recreational area unless no feasible alternative exists.
c. Each phase of a phased development shall meet the minimum requirements for open space and recreational areas. All plans for such developments shall demonstrate compliance for each phase. No certificates of occupancy shall be issued until all such required facilities have been installed or bonded by the developer and approved by the city.

d. The responsibility for the perpetual maintenance of open space shall be with the owner. Maintenance for required open spaces shall include ensuring that no hazards, nuisances or unhealthy conditions exist; and keeping the property neat and orderly in appearance and free of litter and debris. Failure to adequately maintain open space shall constitute a violation of this ordinance and shall subject the owner to any and all remedies permitted herein.

157.141. TREE CONSERVATION

A. **Purpose.** The Tree Conservation requirements for the City of Camden are intended to promote the conservation of healthy and structurally sound trees for the purpose of protecting the public safety, health and welfare through benefits of such trees, including, but not limited to the following.

1. Improving air quality through the reduction of carbon dioxide and provision of oxygen.

2. Reducing air pollution by filtering dust and other unwanted airborne particles.

3. Filtering and purifying of stormwater passing through the ground to drinking water aquifers.

4. Stabilizing soil as an effective component of soil conservation, and erosion and flood control.

5. Providing shade, which reduces ambient temperatures and makes outdoor areas more habitable during warmer months.

6. Assisting in the reduction of noise levels and glare.

7. Assisting in the retention and improvement of the character and appearance of the City, which increases the desirability of the area and consequently has a positive impact on residential and economic growth and property values.

B. **Unlawful to Remove, Cut or Damage Significant Trees.** Unless authorized by the terms of this section or approved by the Urban Forester during site plan review, no person shall cut down, remove, irreparably or irreversibly damage or destroy any significant tree located...
within a public right-of-way, or required buffer, setback, yard, landscaped area or open space, except when necessary to provide access to a site or insure the safety and security of people and property or when located on a single-family property. Violations of this ordinance are subject to any and all remedies, fines and fees as specified herein and in § 157.212(D) – Penalties for Landscape, Tree Conservation and Buffer Violations.

C. **Platting of Subdivisions.** Developers shall design projects so that buildable areas exist on lots to minimize the need for future builders to remove significant trees to achieve a reasonable use of an individual lot.

D. **Tree Conservation on Undeveloped or Redeveloped Properties.**

1. Removal of significant trees on all properties, except for single-family residential properties, shall be prohibited prior to any land disturbance on the site and prior to securing a grading permit, land development permit and/or building permit for new construction or development, redevelopment, or expansions to buildings or site elements such as parking lots or service areas. However, on parcels of 20 acres or more that are designated as tree plantations, trees internal to the property may be removed prior to development as long as a 50 foot wide undisturbed tree protection zone is defined on the perimeter of the property, as identified on the site plan and approved by the Urban Forester. Within such specified tree protection zone, no trees or other vegetation may be removed without the approval of the Urban Forester, except to accommodate permitted driveways and new roads.

2. All significant trees must be identified on the site plan and reviewed by the Urban Forester prior to any land disturbance on the site, and to securing a grading permit, land development and/or building permit. Notwithstanding this requirement, on parcels of 20 acres or more that are designated as tree plantations, the applicant will not be required to identify individual significant trees. *It is required that applicants for grading, land development and/or building permits request a preliminary review of the site plan by the Urban Forester to maximize protection of significant trees while enabling efficient use of the property before finalizing all site, development and construction plans.*

3. Replacement is required for the removal of significant trees identified on the site plan and approved by the Urban Forester, except as exempted in §157.141(F)(4). One tree of appropriate caliper at the time of planting, as provided in §157.137(B) - *Tree Size*, selected from the List of Approved Tree Species for the City of Camden and approved by the Urban Forester, is required to be planted in a suitable location on the property to replace each tree removed. Replacement trees must be planted according to the Chapter 100 - *Trees* of the City of Camden Code of Ordinances as provided by the Urban Forester. Trees included as part of required buffer areas and parking lot landscaping may be counted as replacement trees. A tree replacement
plan, including the location, genus and size (DBH) of the tree to be removed; and the species and proposed locations and caliper at the time of planting (as provided in §157.137(B) - Tree Size) of replacement trees, must be approved by the Urban Forester prior to site plan approval.

4. On parcels of 20 acres or more in size that are designated as tree plantations, where trees internal to the property are to be removed prior to development as provided in §157.141(E)(1) above, required tree replacement shall be 15 large maturing trees per acre for each area that is cleared. Such trees shall be selected from the List of Approved Tree Species for the City of Camden and planted according to the Chapter 100 - Trees of the City of Camden Code of Ordinances as approved by the Urban Forester. Trees included as part of required buffer areas and parking lot landscaping may be counted as replacement trees.

5. If replacement of significant trees to be removed is not possible due to factors including, but not limited to, the inability of the site to accommodate the required replacement trees, or site or development constraints, at a minimum, a fee in an amount established by the City of Camden Fee Schedule shall be assessed for each significant tree removed, which shall be deposited into the City of Camden Tree Fund.

6. In order to ensure the replacement of trees according to this section, where it is determined that trees can be replaced, a bond, letter of credit, or other surety satisfactory to the City shall be deposited with the Zoning Administrator in an amount and of a term satisfactory to the Urban Forester prior to issuance of a certificate of occupancy or any use of the property. Trees shall be replaced, in compliance with this section, within the term of any such surety. In the event that adequate replacement trees have not been planted within 30 days of the expiration of any such surety, the City shall be granted the ability to draw upon the funds of any such surety in order to fund the planting of replacement trees as shown on the approved site plan.

7. Individual single family residential lots shall contain a minimum of 4 trees of which at least one shall be required to be in the front yard. A minimum of 1 tree shall be a large maturing tree. Newly planted trees shall meet the minimum size in 157.133(B).

E. **Tree Protection.** Before and during any land disturbance, construction or development, the following measures shall be utilized to protect significant trees, including tree crowns and roots, designated for retention and protection per the site plan as approved by the Urban Forester.

1. Prior to clearing/grading/land disturbance, construction and/or development of a property, the owner shall be responsible for any and all tree and root protection
necessary to protect identified significant trees from damage before, during and after construction. All significant trees, as well as other existing and newly planted vegetation that is required by the landscaping and buffer provisions, shall be protected with a sturdy and visible fence before any land disturbance begins. At a minimum, such Tree Protection Zone (TPZ) shall be established and be equal to a one foot radius on the ground for every inch of Diameter at Breast Height (DBH) of each significant tree to be protected.

2. The location of the TPZ fencing and method of construction shall be noted on the site plan. Tree protection fencing shall be installed and remain in place and in good condition until all clearing/grading/land disturbance, development and construction activities are completed. The tree protection fencing shall be constructed from any material substantial enough to prohibit and keep out vehicles, people, and all other activities associated with the clearing/grading/land disturbance, development and construction process, as approved by the Urban Forester. Examples include wood posts and rails, chain link fencing, wire fencing and posts, and other substantial materials. Tree protection fencing shall be a minimum of four feet high.

3. All Tree Protection Zones shall be designated as such with “Tree Protection Zone – Caution Do Not Enter” signs posted visibly on all sides of the fenced protection area, with lettering and colors that provide maximum readability in terms of distance and contrast.

4. No soil disturbance or compaction, stock piling of soil or other construction, paving or landscaping materials, vehicular traffic, or storage of heavy equipment is allowed in the tree protection zones of trees to be retained.

5. In situations where strict adherence to the provision of tree protection zones is not possible due to factors including, but not limited to, site conditions, overlapping tree protection zones, or grade changes, the Urban Forester may, through field determination and consultation, allow modifications to the required tree protection zone based on accepted best practices and procedures.

F. Tree Removal Permit Required for Existing Developed Properties.

1. Permit Required. Except for single-family residential properties, a permit shall be required for the removal of any significant tree as specified in § 157.211(D) - Permits.

2. Responsible Party. The property owner will be held responsible for all actions related to tree damage and removal.
3. **Acceptable Reasons for Tree Removal.** Removal of significant trees shall be permitted for the following reasons.

   a. The tree is dead.
   
   b. The tree is affected by a pest or disease problem that is untreatable or treatment is impractical and will result in rapidly declining tree health or a hazardous condition.
   
   c. The tree is in irreversible decline due to mechanical damage, poor maintenance or environmental stresses or a combination thereof and its condition cannot be improved with standard maintenance techniques.
   
   d. The tree has an uncorrectable structural defect that results in an increased risk of whole or partial tree failure.
   
   e. The tree is reducing existing or proposed site visibility of traffic signs/signals, intersections or other situations, which may endanger life or property and the correction of the problem, will result in crown reduction encompassing more than 50 percent of the normal canopy.
   
   f. The tree is in an existing or proposed restricted growth space resulting in conflict with the surrounding hardscape or infrastructure and the conflict cannot be resolved.
   
   g. The tree is in conflict with overhead utility lines and proper pruning cannot adequately reduce the conflict without severely disfiguring the tree or will result in crown reduction encompassing more than 50 percent of the normal crown.
   
   h. The tree is in conflict with proposed site reconfiguration/improvements or above/below ground utility upgrades and the conflict cannot be resolved or the correction of the problem will result in severe disfigurement of the tree or severe root damage which compromises structural stability or will result in crown reduction encompassing more than 50 percent of the normal crown.

4. **Replacement of Trees Removed.** All trees removed per an approved tree removal permit shall be replaced within 90 days after removal unless a longer period of time is approved by the Urban Forester after determining that construction activities or weather conditions warrant an extension. Trees that have been removed shall be replaced by a tree of comparable size at maturity and of appropriate caliper at the time of planting, as provided in § 157.137(B) - Tree Size, selected from the List of Approved Tree Species for the City of Camden and approved by the Urban Forester. All replacement trees shall be planted in suitable locations on the property as approved by the Urban Forester. Replacement trees must be planted according to the Tree Installation Specifications for the City of Camden as provided by the Urban Forester.

5. **Tree Replacement Not Possible.** If tree replacement on the property is not possible for reasons approved by the Urban Forester including, but not limited to, unique site
conditions, safety concerns, and/or limitations of reasonable use of the property, the property owner may submit a request in writing to the Urban Forester to pay a fee to the City of Camden Tree Fund in lieu of replacing the tree(s). The request shall include information that demonstrates why the on-site planting of replacement tree(s) is not possible. A fee in an amount established by the City of Camden Fee Schedule shall be assessed for each significant tree removed, which shall be deposited into the City of Camden Tree Fund as provided in § 157.212(E) – Establishment of City of Camden Tree Fund.

G. Exemption for the Removal of Significant Trees. In the event that a tree poses a severe or imminent threat to public safety or property, such as a result of a catastrophic event or when a tree is irreparably damaged, the Urban Forester may waive the requirements of this section. Written and photographic documentation must later be submitted to the Urban Forester, describing the threat which initiated the removal. The Urban Forester may require replacement of any trees which are removed where it is determined that the threat resulted from negligence.

H. Tree Maintenance. Maintenance of significant trees protected before and during development, planted as replacements for significant trees that were removed during development, or otherwise planted or protected by the provisions of the Tree Conservation Section, must be maintained using Best Management Practices included and referenced in the City of Camden Tree Maintenance Requirements as provided by the Urban Forester.

I. Forestry Activity.

1. Permitted Forestry Activity. Pursuant to the provisions of the South Carolina Forestry Management Act Section 48-23-205, forestry activities are permitted on all forestland parcels within the City of Camden.

2. “Forestland” means land supporting a stand or potential stand of tree valuable for timber products, watershed or wildlife protection, recreational use, or for other purposes.

3. “Forestry Activities” include, but are not limited to, timber harvest, site preparation, controlled burning, tree planting, application of fertilizers, herbicides, pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.

4. “Stand” means a contiguous group of trees sufficiently uniform in age-class distribution, composition and structure and growing on a site of sufficiently uniform quality, to be a distinguishable unit. A mixed stand is composed of a mixture of species, a pure stand is composed of essentially a single species and in a stratified mixed stand different species occupy different strata of the total crown canopy.
5. All Forestry Activities are permitted on Forestland that is:
   a. Taxed on the basis of its present value as forestland under S.C. Code of Laws Section 12-43-220(d); or
   b. Managed in accordance with a forest management plan that is prepared or approved by a South Carolina Registered Forester; or
   c. Certified under the Sustainable Forestry Initiative, the Forest Stewardship Council, the American Forest Foundations Tree Farm System, or any other nationally recognized forest certification system; or
   d. Subject to a legally binding conservation easement under which the owner limits the right to develop or subdivide the land; or
   e. Managed and harvested in accordance with the best management practices established by the State Forestry Commission pursuant to S.C. Code of Laws Section 48-36-30 as determined by the Urban Forester.

6. **Time Restrictions on Permit Issuance after Completion of Certain Forestry Activities.** In the event that the Zoning Administrator determines that any Forestry Activity on Forestland, that is otherwise permitted pursuant to subsection 5(a)-(e) above, has resulted in a change in the land from Forestland to nonforest or nonagricultural use, the Zoning Administrator may deny a grading permit, building permit or land development permit for a period of either:
   a. One year after the completion of a timber harvest if the activity results in the removal of all or substantially all of the trees from the parcel.
   b. Five years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees from the parcel and the harvest was a willful violation of City regulations.

K. **Site Monitoring and Inspections.** The Urban Forester shall have access to all active and recently completed development, redevelopment and construction sites and all sites upon which land disturbance is planned or is occurring, to make sure that the requirements of § 157.141 – Tree Conservation, including any modifications approved by the Urban Forester, are being met.

L. **Violations and Enforcement.** Provisions for violations and enforcement of § 157.141 – Tree Conservation are provided in § 157.212(D) – Penalties for Landscape, Tree Conservation and Buffer Violations.
157.148. PURPOSE

The purpose of this Article is to establish performance standards for all land, land uses and improvements in the City of Camden in order to promote compatibility among uses, protect and enhance the character of the city, and to protect the health, safety and welfare of the city by minimizing offsite impacts related to light and glare, noise, odor, vibration, and pollution.

157.149. LIGHT AND GLARE

The purpose of this section is to provide standards for outdoor lighting and glare which will provide for nighttime safety, security and utility while reducing light pollution and light trespass.

A. **Applicability.** The provisions of this section shall apply to any and all exterior artificial light sources not having specific special regulations.

B. **Exemptions.** The following are exempted from the requirements of this section.

1. Lighting fixtures and standards required by federal, state, county or city agencies, including street lights within public rights-of-way.

2. Outdoor lighting fixtures used or required by law enforcement, fire and emergency services, transportation or similar governmental agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.

C. **Lighting.** Exterior lighting of buildings, properties, developments, signs or other features, and for any use, including, but not limited to, residential, commercial and industrial uses, shall meet the following requirements.

1. Exterior light fixtures shall be directed so that no light spills over onto adjacent properties or rights-of-way.

2. Because of their unique requirement for nighttime visibility and their limited hours of operation, stadiums, ball fields, playing fields and tennis courts are exempted from the general standards of this section. However, lighting for these outdoor recreational uses shall be shielded to minimize light and glare trespass onto adjacent and nearby properties.

3. No flashing lights shall be permitted.
4. No installation or erection of any lighting which may be confused with warning signals, emergency signals or traffic signals shall be permitted.

5. Pole heights that are appropriate to the lighting application shall be used; however, under no circumstances shall light poles exceed thirty-five feet.

6. Mounted fixtures shall not exceed the height of the building or structure on which they are mounted.

7. All on-site roadway intersections within a manufactured home park or a multi-family residential, commercial or mixed-use development containing two or more separate structures shall be provided with a street light and street lights shall be provided along roadways in the interior of such developments at not less than 400-foot intervals.

D. **Glare.** No light source or direct or sky reflected glare, whether from exterior lighting, high temperature processing, combustion, welding, or otherwise, shall be visible from beyond any property line. Light sources shall be arranged, hooded or otherwise controlled to deflect light (both direct and reflected) away from adjoining property or public rights-of-way.

1. **Safety Hazard.** Any artificial light source which creates glare observable within the normal range of vision from any public walk or thoroughfare under normal weather conditions is considered a safety hazard and is prohibited.

2. **Nuisance.** Any artificial light source which creates glare observable within the normal range of vision, under normal weather conditions, from any property other than the property where the light source is located is considered a nuisance and is prohibited.

**157.150. ODOR**

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive to a person of normal sensibilities at the property line of adjacent properties or rights-of-way.

**157.151. VIBRATION**

A person, business or industry may not cause or permit, beyond the property line of any such vibration source, vibration of sufficient intensity to cause another person of normal sensibilities to be aware of the vibration by such direct means as sensation of touch or visual observation of moving objects. The observer shall be located at or within the property line of the receiving property or right-of-way when vibration determinations are made. This standard shall not apply...
to vibrations created during the process of construction between the hours of 7:00 a.m. and 9:00 p.m.

157.152. PERFORMANCE STANDARDS FOR MANUFACTURING, MINING, AND WASTE COLLECTION, TREATMENT, DISPOSAL AND REMEDIATION

The following performance standards shall be applied, in addition to those provided in §§ 157.149 through 157.151, to ensure that all manufacturing uses (NAICS 311-339); mining (NAICS 211-213); and waste treatment, disposal and remediation systems (NAICS 5621, 5622 and 5529) shall produce no injurious or obnoxious conditions related to the operation of such uses sufficient to create a nuisance beyond the premises. Additionally, waste treatment, disposal and remediation systems, including landfills, must be in compliance with DHEC requirements. Furthermore, the Zoning Administrator may require that an engineer certify that the proposed project will not violate the restrictions listed herein.

A. **Noise.** All noise shall be muffled so as not to be offensive to a person with normal sensibilities due to noise level, intermittence, beat frequency or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed the values provided below where measured at the property line of any such sound-emitting source. If sound levels are suspected to be offensive to a person with normal sensibilities by the Zoning Administrator through observation, the property owner will be required to conduct and document noise level tests as needed to demonstrate that the noise generated does not exceed the values provided for herein. Such tests must be conducted at the cost of the property owner by a qualified professional with proven expertise in the area of noise level measurement and testing.

1. The maximum permissible noise level at the property line of any such sound-emitting source for noise radiated continuously from a facility between the hours of 9 p.m. and 7 a.m. (night time) shall be 65 decibels (dB), and between 7 a.m. and 9 p.m. (day time) shall be 70 dB. Where the lot containing such use is adjacent to a residence or residential zoning district, the permissible noise levels shall be 10 dB less than those above.

2. Such measurements are expressed in terms of the Equivalent Sound Level and all measurements taken shall compute the Equivalent Sound Level.

3. Noise levels shall be measured with a sound level meter that conforms to the most current specifications as recommended by the American Standards Institute (ANSI). The meter shall be set for a “slow” response when taking measurements. An A-weighted filter constructed in accordance with the specifications of ANSI, which automatically takes into account the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements in relation to the requirements of this section.
4. Impact noises, generated by sources that do not operate more than one minute in any one-hour period, are permissible up to a level of 10 dB in excess of the figures listed in § 157.152 (A)(1), except when the lot containing such use is adjacent to a residence or a residential zoning district.

5. Noises emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements.

B. **Air Pollution.**

1. The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control (DHEC).

2. Air pollution emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these requirements.

C. **Odor.** There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive to a person with normal sensibilities at the property line. Any process which may involve the creation or emission of any such odor shall be provided with both primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.

D. **Fumes and Vapors.** There shall be no emission of any fumes or vapors of a noxious, toxic or corrosive nature which can cause damage or irritation to health, animals, vegetation, or to any form of property.

E. **Heat, Cold, Dampness or Movement of Air.** Industrial activities which could produce any adverse effect on the temperature, motion or humidity of the atmosphere beyond the lot line shall not be permitted. Any use requiring an operation producing an intense heat shall be performed with the necessary shielding to prevent such heat from being detectable at the property line of the site on which the use is located.

F. **Toxic Matter.** The measurement of toxic matter shall be at ground level of habitable elevation and shall be the average of any 24-hour sampling period. The release of any airborne toxic matter shall not exceed the quantities permitted for those toxic materials currently listed in *Threshold Limit Value*, adopted by the American Conference of Governmental Industrial Hygienists. If a toxic substance is not contained in said listing, the applicant shall satisfy the Zoning Administrator that the proposed levels will be safe to the general population.

G. **Exterior Illumination.**
Article X. PERFORMANCE STANDARDS

Sections 157.148 – 157.152

1. All operations, activities, and uses shall be conducted so as to comply with the performance standards governing exterior illumination prescribed in § 157.149 and below.

2. Requirements for maximum intensity by light source and type of area are provided in the following table. Illumination shall be measured from any point outside the property. If illumination is found to be extending onto neighboring properties by the Zoning Administrator, the property owner will be required to conduct appropriate light/illumination level tests as needed. Measurements are to be conducted by Illumination Engineering Society of North American (IESNA) standards.

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<tr>
<th>Light Sources</th>
<th>Light Sources Visible in:</th>
<th>Residential or Medical Areas</th>
<th>Commercial or Industrial Areas</th>
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</thead>
<tbody>
<tr>
<td>Bare Incandescent Bulbs</td>
<td>15 watts</td>
<td>40 watts</td>
<td></td>
</tr>
<tr>
<td>Illuminated Buildings</td>
<td>15 ft. candles</td>
<td>30 ft. candles</td>
<td></td>
</tr>
<tr>
<td>Backlighted or Luminous Background signs</td>
<td>150 ft. lamberts</td>
<td>250 ft. lamberts</td>
<td></td>
</tr>
<tr>
<td>Outdoor Illuminated Signs and Poster Panels</td>
<td>25 ft. candles</td>
<td>110 ft. candles</td>
<td></td>
</tr>
<tr>
<td>Any Other Unshielded Sources, Intrinsic Brightness</td>
<td>50 candela per sq. cm</td>
<td>50 candela per sq. cm</td>
<td></td>
</tr>
</tbody>
</table>

H. Radiation Hazard Standard. All operations, activities and uses shall comply with the regulations of the U.S. Atomic Energy Commission set out in Chapter 1 of Title 10 of the Code of Federal Regulations which apply to byproduct material, source material and special nuclear material, as those terms are defined by the Atomic Energy Act of 1954, as amended, (42 U.S.C. 2014(e), (z), and (aa)). No activity, operation or use shall cause radiation emissions which are in violation of the Radiation Health and Safety Act of 1968 (PL 90-602), as amended, or the implementing regulations of the SC Department of Health and Environmental Control established pursuant thereto.

I. Electromagnetic Radiation and Interference Standard. No activity, operation or use shall cause electromagnetic radiation interference that: (a) adversely affects persons or the operation of any equipment across lot lines and (b) is not in conformance with the regulations of the Federal Communications Commission.

J. Liquid and Solid Waste Standard. Any activity, operation or device which causes or tends to cause the discharge or other release of liquid or solid waste into public sanitary sewers, storm drains or public waters shall comply with applicable laws, rules and regulations governing such discharge or release, including but not limited to the Federal Water Pollution Control Act as well as state and local provisions regulating sewers and sewage.

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disposal, pollution of state waters, maintenance and cleanliness of storm drainage facilities, garbage, trash and refuse, and erosion and sediment control.

**K. Compliance guarantee.** The applicant of a permit for a manufacturing or processing plant which would produce any of the elements as noted in this subsection shall acknowledge in writing his understanding of the performance standards applicable to the proposed use and shall submit with the permit application an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this chapter and the property owner shall be subject to any and all penalties or enforcement actions permitted by this Zoning Ordinance.
Article XI. Development Agreements

157.165. PURPOSE AND INTENT

The purposes of a Development Agreement are to coordinate the provision of adequate public facilities with the timing of development and otherwise document the terms of subject developments in accordance with S.C. Code § 6-31-10 Development Agreements. In doing so, Development Agreements provide both the city and the developer with assurances, thereby providing more certainty in the land development process.

157.166. APPLICABILITY

A Development Agreement is a voluntary agreement between the city and an applicant that may be required by the city when an applicant decides to proceed with a development that would not otherwise be approved due to one or more of the following conditions:

A. The city finds that there is the need to coordinate the provision of adequate public facilities, which may include water, sewer, stormwater, transportation, school or other mutually agreed-upon public facilities, with development generating the need for those facilities;

B. The city finds that there is the need for specific development conditions associated with a planned development; or

C. The city finds that there is the need to document other specific conditions applicable to the timing, intensity, location or design of a development.

157.167. MINIMUM REQUIREMENTS

A. The city may enter into a Development Agreement with a developer pursuant to the South Carolina Local Government Development Agreement Act of 1993, as amended, provided that the property contains a minimum of 25 acres or more of highland and the development will have a maximum build-out time as shown in the following table:

<table>
<thead>
<tr>
<th>Acres of HighLand</th>
<th>Maximum Years to Complete Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>25-250</td>
<td>5</td>
</tr>
<tr>
<td>251-1,000</td>
<td>10</td>
</tr>
<tr>
<td>1,001-2,000</td>
<td>20</td>
</tr>
<tr>
<td>2,001+</td>
<td>negotiable</td>
</tr>
</tbody>
</table>

B. Each development agreement must be approved by the city through the adoption of an ordinance after complying with all of the provisions contained in the South Carolina Local Government Development Agreement Act of 1993, as amended.
C. Development agreements shall not be used to simply rewrite the zoning ordinance or land development regulations to suit a particular development, but shall be based upon the need to establish a clear understanding of development conditions consistent with the intent of this Article and the provisions of §157.166 – Applicability.

157.168. CONTENTS OF AGREEMENT

While each Development Agreement will be unique to the applicable development, agreements must include the following:

A. **Description and owners.** A legal description of the property and names of legal and equitable owners.

B. **Duration.** Development must be projected to take place over a period authorized by §157.167. The termination date may be extended by agreement.

C. **Uses.** Project details shall be provided including use of buildings and land, dimensional standards, design standards, use conditions, performance standards, and a phasing plan as proposed. Where the development bound by a Development Agreement abuts property that conforms to the Zoning Ordinance and the Comprehensive Plan, the development agreement must demonstrate that any development within 100 feet of the property line will be compatible with the adjoining property in use and intensity or separated from it by an effective buffer that meets the requirements of Article IX.

D. **Onsite and offsite improvements.** Development agreements shall include a description of onsite and offsite improvements including public facilities to serve the development. Such description shall specify who the improvements will serve, when they will be provided, and who will fund them. Development standards for the construction of such improvements shall also be provided.

E. **Dedication.** Development agreements shall include a description and physical location of the reservation or dedication of land for public purposes and open space. All land set aside for open space must meet one of the purposes for open space as specified in the Zoning Ordinance.

F. **Permits.** Development agreements shall include a description of all local, state, and federal permits needed or approved. A statement shall be included that failure to list a permit does not relieve the developer from complying with the law.

G. **Comprehensive plan.** Development agreements shall include a statement that the development is consistent with the City of Camden Comprehensive Plan, Zoning Ordinance, and, where applicable, the Land Development Regulations.

H. **Conditions.** The proposal shall list any development conditions, terms, restrictions or requirements necessary for public health, safety or welfare.
I. **Historic preservation.** Development agreements shall include a description of provisions for preservation and restoration of historic structures, sites, and identified vistas.

J. **Deed restrictions and restrictive covenants.** A draft copy of proposed deed restrictions and restrictive covenants shall be provided at the time of application, if applicable. Deed restrictions and restrictive covenants must be recorded prior to or concurrent with final approval of the Development Agreement. The development agreement shall stipulate that the developer agrees that failure to record those documents as required shall render the agreement null and void and may result in termination or revocation of permits and approvals made subject to that agreement at the discretion of the city.

K. **Timing and phasing.** Development agreements shall include completion dates for development and infrastructure within the project by phase.

L. **Responsible government.** If more than one local government is a party to the agreement, the local government responsible for overall administration of the agreement shall be specified.

M. **Other matters.** Include any other matter not inconsistent with the law. A provision shall be included for application of new laws.

**157.169. AMENDMENT AND TERMINATION**

Development agreements may be amended or terminated only upon consent of all parties involved.

**157.170. CONSISTENCY**

The Planning Commission shall review development agreements for consistency with the Comprehensive Plan and this subchapter and shall make a recommendation to City Council.

**157.171. PUBLIC HEARINGS**

The City of Camden shall hold at least two public hearings on a development agreement. Notice of the public hearings shall be advertised in a newspaper of general circulation at least 15 days prior to the hearing date. The date, time and place of the second public hearing shall be announced at the first public hearing. The published notice shall state the location of the property, proposed uses, and where copies of the agreement may be obtained.

**157.172. ADOPTION**

A simple majority vote of City Council members present and voting shall be required to approve the development agreement. Each development agreement shall be approved by adoption of an ordinance.
157.173. RECORDING

Development agreements shall be recorded in the land records of Kershaw County within 14 days after the execution of the agreement. If recordation does not occur within 14 calendar days after the date of approval, such agreement shall be considered null and void.

157.174. REQUIRED REVIEW; FAILURE TO CURE MATERIAL BREACH

Each development agreement shall be reviewed one time at least every 12 months by the city planning staff. In the event that the developer is determined to have materially breached the terms of the development agreement, the Zoning Administrator shall serve notice, in writing, within a reasonable time after such determination is made. Such notice shall set forth with reasonable particularity the nature of the breach, the evidence supporting such a determination, and a reasonable period of time during which the developer may cure the breach or rebut any such determinations. In the event that the developer fails to cure any such material breach and fails to rebut the findings supporting the existence of such a breach, and provided that the City and the developer are unable to mutually agree to amendments to the development agreement that meet the concerns of the City, the City may, by ordinance, terminate or modify the development agreement accordingly.

157.175. COMPLIANCE WITH STATE AND FEDERAL LAWS

Development agreement provisions shall be subject to all state and/or federal laws enacted after the agreement is executed that effect the development and shall contain a provision acknowledging this fact.
Article XII. General Provisions and Regulations

The regulations contained in this chapter are intended to clarify, supplement or modify the regulations set forth elsewhere in this ordinance.

157.182. USE OF LAND OR STRUCTURES

A. **Conformity With Regulations.** No land or structure shall be used or occupied and no structure or portions thereof shall be constructed, erected, altered, enlarged, or moved, unless in conformity with all of the regulations specified for the district in which it is located.

B. **Number of Permitted Dwellings Per Lot.** No more than one duplex or single-family detached dwelling shall be permitted on a lot of record; except as provided for in § 157.04 - Accessory Apartments.

C. **Minimum Requirements Established.** The minimum lot area, yards, buffer areas, and open space required by the regulations for each lot, parcel or building existing at the time of the passage of this chapter shall not be encroached upon or reduced, or considered as required yards or open space for any other building. Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements established by this chapter for the district in which they are created.

157.183. GRADING AND CLEARING

No lot shall be graded or disturbed prior to issuance of a zoning permit.

157.184. STREET FRONTAGE AND ACCESS REQUIRED

Each lot or parcel shall abut a public street and shall have direct deeded vehicular and pedestrian access to such street with the following exceptions:

A. Any lot for which a residential use has been legally established prior to the effective date of this ordinance in accordance with provisions permitting establishment of use on a lot served by a private and exclusive recorded easement of at least 15 feet in width connecting said lot to a public street, may be used as if it abutted a street, provided that it is served by a driveway located on the easement.

B. Any lot for which a non-residential use has been legally established prior to the effective date of this ordinance in accordance with provisions permitting establishment of use on a lot served by a private, exclusive recorded easement of at least 15 feet in width connecting said lot to a public street, may be construed in the same manner as a lot abutting a street provided that it is served with a driveway built to city standards located on the permanent, recorded easement.
C. A development site consisting of one or more legal lots of record which is developed under a coordinated, approved site specific plan and which is accessed solely by driveways shall only be required to abut a public street along some portion of the development site, the minimum distance of which shall be determined by the city to be adequate for public and emergency vehicle access but which shall not be less than 35 feet.

D. A multi-family, townhouse, condominium, or industrial development site consisting of one or more legal lots of record which is developed under a coordinated, approved site specific plan may be permitted, on a case-by-case basis, to be served by a private street network and shall only be required to abut a public street along some portion of the development site, the minimum distance of which shall be determined by the city to be adequate for public and emergency vehicle access but which shall not be less than 35 feet.

E. Lots created for utility facilities, including but not limited to water towers, electric and gas substations, telecommunication towers, and satellite receivers, may be created without frontage or deeded access as long as a legally enforceable access easement a minimum of 15 feet in width has been granted and documentation for such has been received by the City Planner at the time of final plat approval.

157.185. ONE PRINCIPAL BUILDING PER LOT; EXCEPTIONS

Only one principal building and its customary accessory building(s) may be erected on any lot, except that multiple buildings may be erected on a single lot as permitted by use and district regulations.

157.186. LOT SIZE

No building lot (development site), even though it may consist of one or more adjacent lots of record, shall be reduced in size such that the requirements of this ordinance cannot be met, or the performance standards for building design cannot be respected. This prohibition shall not be construed to prevent the purchase, dedication, or condemnation of narrow strips of land for public utilities or street or sidewalk right-of-way purposes.

157.187. BUILDING TYPE

A. Manufactured housing shall not be used as permanent structures except where permitted in § 157.029(D) – Table of Permitted Uses.

B. Modular buildings shall not be used as permanent structures unless such are placed on a permanent masonry foundation, have secured a certificate of occupancy, and meet all of the other design standards for buildings in the district in which they are located.
157.188. STANDARDS FOR CONSTRUCTION; DEVELOPER RESPONSIBILITY

Where standards and responsibility for infrastructure construction, including but not limited to streets, sidewalks, and landscaping, are specified in this ordinance the City of Camden standards, as set out in the Land Development Regulations for the city, shall control.

157.189. DRIVEWAYS

A. No driveway or other point of access to the street shall be constructed, relocated, or altered unless the driveway has been approved by the City of Camden.

B. For development projects composed of multiple buildings and lots, access to the pre-existing public street system shall be determined by the location of proposed intersecting streets, topography, and other general site characteristics. No parcel of land which is a functional part of the overall development, even though it may be removed by the developer from the rest of the project area by subdivision or by metes and bounds description, shall be permitted to have driveway access to the public streets bounding the project area unless so approved by the city as part of the development project.

157.190. NEGATIVE ACCESS EASEMENTS PROHIBITED

Private negative access easements in which no driveway or other vehicle or pedestrian access is permitted to a lot from an adjacent public street, shall be prohibited, except those easements required by the city to limit driveways on existing public streets.

157.191. VISIBILITY AT INTERSECTIONS; SIGHT TRIANGLE

No planting shall be placed or maintained and no fence, building, wall or other structure shall be constructed in such a manner as to obstruct visibility between a height of two and a half feet and 10 feet measured from the upper face of the nearest curb or pavement within any required sight triangle.

A. Street and railroad intersections. Sight triangles shall be maintained at all street intersections and where streets intersect rail lines. These sight triangles shall be defined as a 10 x 40 foot triangle bounded on two sides by the edge of pavement or curb of the streets or railway and on the third side by a straight line connecting the endpoints of the other two sides.
B. **Driveways.** Sight triangles shall be maintained where driveways intersect streets. These sight triangles shall be defined as a 10 x 10 foot triangle bounded on one side by the edge of pavement or curb of the street, one side by the edge of driveway, and on the third side by a straight line connecting the endpoints of the other two sides. In the event that a driveway crosses a sidewalk, then the edge of sidewalk furthest from the street shall be used as a side in place of edge of pavement or curb.

C. **Exceptions.** Properties located in the CBD shall not be required to meet the sight distance requirements.

**157.192. MEASUREMENTS**

A. **Distances.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. Measurements are also taken along the shortest distance between two points.
B. **Measuring Sign and Structure Height.**

1. **Measuring building height.** Procedures for the measurement of building height are provided in § 157.084(B).

2. **Measuring height of signs and other structures.** The height of other structures such as signs, flag poles and fences is the vertical distance from the ground level immediately under the structure to the top of a structure, excluding exempted portions. When chimneys and other objects are allowed to exceed the base height of the zone by a set amount, that set amount is measured to the top of these objects.
157.193. NONCONFORMITIES

Any parcel of land, use of land, easement, building or structure lawfully existing on the date of any text change in this ordinance, the time of annexation into the City’s jurisdiction, or on the date of a zoning map change that does not conform to the use or dimensional requirements of the district in which it is located may be continued and maintained in accordance with the provisions of this section and other applicable provisions of this ordinance. Nonconformities may continue, but the provisions of this section are designed to curtail substantial investment in nonconformities and to bring about their eventual conformity or elimination.

A. Nonconforming lots.

1. **Vacant lots.** Vacant lots for which plats or deeds have been recorded in the office of the Register of Deeds for Kershaw County, which fail to comply with the minimum area or other dimensional requirements of the districts in which they are located, may be used for any of the uses permitted in the district in which it is located, provided that:

   a. Where the lot area is not more than 20 percent below the minimum specified in this ordinance, and other dimensional requirements are otherwise complied with, the Zoning Administrator is authorized to issue a certificate of zoning compliance.

   b. Where the lot area is more than 20 percent below the minimum specified in this ordinance, or other dimensional requirements cannot be met, the Board of Zoning Appeals may, in its discretion, approve as a variance such dimensions as shall conform as closely as possible to the required dimensions.

2. **Recombination of nonconforming vacant lots.** When the owner of a nonconforming vacant lot also owns land adjacent to the nonconforming lot, and the adjacent land or portion thereof can be combined with the nonconforming vacant lot to create a conforming lot or a more conforming lot (without creating other nonconformities), such owner shall, before selling or beginning any construction thereon, so combine the nonconforming lot and the adjacent land to create such lot.

3. **Nonconforming occupied lots.** Nonconforming lots occupied by buildings or structures that fail to comply with the dimensional requirements for the district in which they are located may continue to be used, provided the specific nonconformity is not increased.
B. Nonconforming uses.

1. Nonconforming uses of land or structures may continue only in accordance with the provisions of this section.

2. A nonconforming use shall not be expanded. Expansion shall include an intensification of use, a physical expansion that results in increased capacity or activity associated with the use, an extension of the hours of operation or number of days of activity, and any similar change in activity or location.

3. A nonconforming use shall not be moved from one location on a site to another location on the same site unless the property owner can demonstrate to the satisfaction of the City Planner that the relocation of the use will not increase the impacts of such use on the public, will not adversely affect adjacent properties, and will not have the effect of making the nonconformity more permanent.

4. A nonconforming use shall not be changed to any other use unless the new use conforms to the standards of the zoning district in which it is located. Once a nonconforming use is changed to a conforming use, a nonconforming use shall not be re-established.

5. Where a nonconforming use is discontinued or abandoned for a period of 180 days, then the use shall not be re-established or resumed and any subsequent use of the land or structure shall conform to the requirements of these regulations.

6. No structural changes shall be made in any structure occupied by a nonconforming use except as follows:

   a. Those structural changes ordered by an authorized official in order to insure the safety of the structure shall be permitted.

   b. Maintenance and repairs to keep a structure in sound condition shall be permitted.

   c. Structural changes necessary to convert the nonconforming use to a conforming use shall be permitted.

   d. An existing nonconforming residential structure may be enlarged or altered provided that no additional dwelling units result therefrom. Any such enlargement or alterations shall be in compliance with all yard requirements of the district and/or use.
Article XII. General Provisions

Sections 157.182 – 157.197

e. The structure and its accompanying use may be moved to another location on the lot so long as the structure meets all applicable requirements of the district.

f. Expansion of a nonconforming use of a building or structure into portions of the structure that, at the time the use became nonconforming, were already erected and arranged or designed for such nonconforming use is permissible.

C. Nonconforming structures.

1. A nonconforming structure, devoted to a use permitted in the zoning district in which it is located, may continue only in accordance with the provisions of this section.

2. Normal repair and maintenance may be performed to allow the continuation of a nonconforming structure.

3. Any nonconforming structure may be enlarged if the expansion does not increase the nonconformity.

4. Structural changes necessary to convert the nonconforming use to a conforming use shall be permitted.

5. A nonconforming structure shall not be moved unless it thereafter conforms to the standards of the zoning district in which it is located.

6. A nonconforming structure, destroyed or damaged so that more than forty percent of the value of such structure remains, may be repaired or restored if:

   a. A building permit for the repair or restoration is issued within six months of the date of the damage and remains valid until the repairs or restoration are complete.

   b. The structure conforms to the standards of the regulations for the zoning district in which it is located; however, if the structure is used for the same purpose as before the destruction, the new structure may be rebuilt using the same materials.

   c. The total amount of space devoted to a nonconforming use is not increased and the degree of nonconformity in the structure is not increased.
7. If the zoning administrator determines the building or structure has been damaged to such an extent that the repair costs will exceed 60 percent of the fair market value of the damaged building or structure immediately before the damage was incurred, future use of the building and site shall conform to the regulations of the district in which it is located. However, any building or structure listed on the National Register of Historic Places or any building certified as a state historic building may be rebuilt or restored to its original dimensions or the dimensions of the building or structure before such damage occurred, provided such restoration conforms to the Secretary of Interior Standards for Rehabilitation. For the purposes of this section, the extent of damage or destruction shall be determined by comparing the estimated cost of repair or restoration with the current assessed tax value.

8. A nonconforming structure shall not be replaced with another nonconforming structure regardless of the degree of nonconformity.


   a. Nonconforming signs, if present anywhere on the site, shall be removed prior to issuance of a change of use permit, issuance of a grading permit, or commencement of new construction on the site.

   a. Nonconforming signs shall be brought into compliance with the requirements of this section whenever one or more of the following occurs:

      1) The name of the business is changed;

      2) The occupancy classification of the business is changed; or

      3) The cost of renovation or repair of the building or sign exceeds 50 percent of its replacement cost.

D. Nonconforming feature.

A nonconforming feature is a physical characteristic that was lawfully established (or for which a vested right had been established) before the effective date of this Article or a subsequent amendment thereto, but does not conform to the applicable standards set forth in §157.193(C) or §157.193(E). Nonconforming features include, but are not limited to physical characteristics of development that exceed allowable maximum standards (e.g. impervious surface and height), and those that lack or fall short of required minimum standards (e.g. sight triangle, off-street parking and loading spaces buffer width and lighting standards).

Nonconforming features may be continued subject to the following limitations:
1. No action shall be taken which increases the degree or extent of the nonconforming feature. Any enlargement, extension, structural alteration, parking changes, and other changes to lot design and access shall conform to all current requirements of this Article.

2. For development existing (or for which a vested right had been established) before the effective date of this ordinance, as amended, nonconforming features created by a change in regulations may continue to exist, and structures with such nonconforming features may be reconstructed if demolished or destroyed.

E. Additional requirement for nonconforming accessory uses and structures.

No nonconforming accessory use or accessory structure shall continue after the principal use or structure is terminated by abandonment, discontinuance, damage, or destruction unless such accessory use or accessory structure thereafter is made to conform to the standards for the zoning district in which it is located.

F. Additional requirements for manufactured home parks.

1. Nonconforming manufactured home parks may not be expanded or increased in size which shall include adding spaces to the park;

2. When a site at a nonconforming manufactured home park is vacated, another manufactured home may not be placed on that site;

G. Changes of tenancy and/or ownership.

There may be a change in tenancy or ownership of an existing nonconforming use or structure provided there is no change in the nature or character of such nonconforming use or structure except as provided herein and all other applicable requirements of this ordinance are met (e.g., parking, screening, landscaping, etc.).

157.194. LOW IMPACT DESIGN REQUIRED

In order to balance growth needs with environmental protection, reduce municipal infrastructure and utility maintenance costs (streets, curbs, gutters, sidewalks, storm sewer), reduce storm water management costs, preserve the integrity of ecological and biological systems, protect water quality by reducing sediment, nutrient, and toxic loads to water bodies, and to preserve trees and natural vegetation, low impact design is required for all non-residential projects and all residential projects containing more than ten dwelling units. All projects shall meet the following criteria.
A. Post-development discharge rates shall not exceed pre-development discharge rates from any development site. Engineering detail and documentation including a stormwater plan for the site shall be required at the time of application as specified in § 157.211(D) – Permits, which provides evidence that this requirement has been met.

B. Site design shall minimize impervious surface and alteration of natural vegetation and topography.

1. Clearing and re-grading on a development site shall be minimized.

2. Clearing shall be done in phases to minimize the amount of bare ground at any one time.

3. New streets, whether dedicated to the public or private internal drives serving multiple tenants on a single parcel, shall be designed in such a way as to minimize the total amount of impervious surface.

4. Curb and guttering that directs the first inch of rainfall to an offsite stormwater conveyance shall be prohibited unless such conveyance is designed to discharge to an adjacent bioretention island or detention pond that has been approved by the city.

5. Shared parking shall be used whenever possible.

6. Open space areas set aside in residential cluster developments may be used for onsite treatment of stormwater.

C. Landscape design shall integrate natural features into the footprint of each parcel under development and ensure that water resources are protected.

1. Riparian buffer required. A minimum of 50 foot undisturbed vegetated buffer is required along all perennial streams and around all other water bodies as follows.

   a. Exceptions. Ephemeral streams, ditches, and manmade ponds and lakes located outside of natural drainage ways shall not be subject to the provisions of this subsection.

   b. Measurement. The buffer shall be measured landward from the top of bank of streams and the mean high water line of all other water bodies.

   c. Permitted uses. The following uses shall be permitted by right in all riparian buffers.
(1) Natural or pervious footpaths no more than four feet in width providing a homeowner direct access to the stream or water body.

(2) Passive recreational and educational uses that require limited areas of disturbance and minimal impervious surfaces including non-motorized recreational and greenway trails constructed of natural or pervious surfaces located no closer than 25 feet from the stream or water body within existing or planned public or private easements, approved as part of a site specific development plan.

(3) Buffer planting that does not require grubbing or grading of more than 100 square feet or the removal of natural cover for more than 48 hours.

(4) Streambank stabilization including live staking and other natural planting techniques to control erosion.

(5) Maintenance of plant materials as needed, including pruning, trimming and removal of dead or dying plant materials, per applicable requirements as provided in § 157.137 – Landscaping Standards and § 157.141 – Tree Conservation.

d. **Prohibited uses.** Any use not expressly permitted by § 157.194(C)(1)(c) shall be prohibited.

e. **Protection during development and construction.** Existing vegetation in riparian buffers shall be protected during all development and construction activities per the requirements of § 157.137(C) – Existing Vegetation and § 157.141 – Tree Conservation.

2. No stormwater shall be directly discharged into a jurisdictional wetland without onsite pretreatment.

D. **To the maximum extent practicable, natural and vegetated stormwater management systems such as swales, rain gardens, constructed wetlands, and bioretention cells shall be used to manage stormwater and comply with federal and local stormwater regulations.**

1. Low impact development design guidelines created by and available through SCDHEC shall serve as the minimum design standards for the City of Camden.

2. Roof top runoff shall be directed to rain gardens, bioretention areas, or cisterns, or may be allowed to sheet flow to any acceptable onsite stormwater treatment area.

3. Onsite curb and guttering shall be designed to direct stormwater to acceptable onsite treatment areas and shall not allow stormwater to sheet flow off of the site.
E. The type and design of low impact techniques proposed and built shall be approved by the City Planner and meet the intent and standards of the South Carolina Department of Health and Environmental Control best management practices as detailed in the latest edition of the Best Management Practices Handbook.

**157.195. RESIDENTIAL CLUSTERING PERMITTED**

To encourage open space and conservation areas, cluster subdivisions are permitted in all zoning districts permitting single-family residential uses in accordance with the following zoning criteria:

A. Residential subdivisions are permitted to cluster lots and to reduce lot sizes in order to compensate for the minimum open space requirements established herein; however, density shall not be permitted to increase for the development site as a whole.

B. For lots along the exterior boundary of a cluster subdivision, setbacks for yards adjacent to such exterior boundaries shall be not less than two times the setbacks required for the district in which the subdivision is proposed to be located.

C. Permanent open space conserved as part of the cluster subdivision shall be designed to serve one of the stated purposes for cluster subdivisions or shall be so arranged as to mitigate the impacts of clustering on adjoining properties and shall meet all requirements for open space as stated in § 157.140.

D. The minimum lot size and interior lot setbacks may not be reduced to less than 50 percent of the minimum lot size and setbacks for the district in which the cluster subdivision is located.

**157.196. AFFORDABLE HOUSING**

A. **Purpose.** The purposes of providing incentives for the inclusion of affordable housing in new or substantially enlarged residential developments are:

1. To provide affordable housing as a portion of certain new development within the community;

2. To implement the affordable housing goals, policies, and objectives contained in the City of Camden’s comprehensive plan;
3. To ensure the opportunity of affordable housing for employees of businesses that are located in or will be located in the community; and

4. To maintain a balanced community that provides housing for people of all income levels.

B. **Density Incentives.** The following incentives may be applied for and pursued by the developer of a multi-family housing development that includes more than 10 housing units.

1. One additional fair market value dwelling unit may be added for every one affordable dwelling unit included in a housing development.

2. In no case shall the overall development density, including dwelling units added through density incentives, exceed a factor of 1.25 of the by-right development density as determined by the zoning district in which the development is located.

C. **Compliance.** An affordable housing development shall comply with the following criteria:

1. Affordable housing units in an Affordable Housing Development shall be mixed with, and not clustered together or segregated in any way from, market-rate units.

2. If the Affordable Housing Development Agreement contains a phasing plan, the phasing plan shall provide for the proportional development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in an Affordable Housing Development.

3. The exterior appearance of affordable housing units in an Affordable Housing Development shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.

D. **Affordable Housing Development Agreement.**

1. Prior to the issuance of a building permit for any units in an Affordable Housing Development or any development in which an affordable housing incentive is requested, the applicant shall have entered into an Affordable Housing Development Agreement with the City of Camden. The development agreement shall set forth the commitments and obligations of the City of Camden and the applicant.
2. The applicant shall execute any and all documents deemed necessary by the City of Camden in a form to be established by the City Attorney, including, without limitation, restrictive covenants, deed restrictions, and related instruments (including requirements for income qualification for tenants of for-rent units) to ensure the continued affordability of the affordable housing units in accordance with the provision of these incentives. These shall include, but are not limited to the following assurances:

   a. The affordable housing units shall be leased to and occupied by eligible households.

   b. The affordable housing units shall be leased at rent levels affordable to eligible households for a period of 30 years from the date of the initial certificate of occupancy.

   c. Subleasing of affordable housing units shall not be permitted without the express written consent of the City Planner.

157.197. MURALS

A. **Purpose.** The purpose of this section shall be to provide for the regulation of the location and installation of murals within the limits of the city.

B. **General Provisions.** No person shall install, construct, paint or modify any mural without prior approval of City Council. City Council shall have the sole authority to approve a mural pursuant to the procedure set forth herein.

C. **Specifications.**

   1. Murals may only be approved in the CBD and GBD zoning districts.

   2. The owner of record of the building on which a proposed mural is to be placed shall, in writing, consent to the placement of the mural on the property, agree to maintain the mural and consent to restore the wall or façade upon which the mural is placed to its prior existing condition if the mural is not properly maintained.

   3. Upon removal or failure to maintain a mural, the owner shall paint the entire surface with quality exterior paint guaranteed by the manufacturer to last a period of at least 10 years.
Article XII. General Provisions

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4. Neither the subject nor location of a mural shall constitute a significant traffic hazard, endanger public health or safety, or be detrimental to the use and enjoyment of other property in the immediate vicinity of the proposed mural.

5. Artificial lighting shall not be used to illuminate a mural.

D. Mural Application and Review.

1. No person shall install, construct, paint or modify a mural without first submitting an application and obtaining approval of City Council.

2. An application for a mural shall contain the following minimum information:
   a. Five copies of a color sketch of the proposed mural drawn to scale.
   b. Five copies of a sketch drawn to scale of the proposed building to be covered by the mural.
   c. A written description of the type of paint to be used and expected life span and maintenance plan for the mural.

3. Application Submittal and Review.
   a. Applications shall be submitted to the Zoning Administrator with an application fee in the amount of $150.00. The Zoning Administrator will review the application for completeness only. Incomplete applications will be returned to the applicant with comments indicating deficiencies.
   b. Upon receipt of a completed application, City Council shall hold a public hearing on the proposed mural prior to voting to approve or deny the application. Notice of the time and place of the hearing shall be published in a newspaper of general circulation in the area at least 15 days prior to the public hearing.
   c. Within 30 days following the public hearing, City Council shall vote to approve or deny the application, failing in which the application shall be deemed to be approved.
   d. Regular maintenance of a mural shall not require an application fee or public hearing.
4. **Appeal.** Any person having a substantial interest in the decision of the City Council may appeal from a decision of Council to the Circuit Court in and for the county by filing with the Clerk of Court a petition in writing setting forth plainly, fully and distinctly why the decision is contrary to law. The appeal must be filed within 30 days of the decision of City Council.
Article XIII. Administration and Enforcement

157.211. ADMINISTRATION

A. The Staff.

1. The City Planner. The City Planner shall have the following powers and duties to be carried out in accordance with these ordinances which include, but are not limited to:

   a. To serve as staff to the Planning Commission and the Board of Zoning Appeals with regard to their functions under these ordinances, and to inform such bodies of all facts and information at their disposal with respect to applications for amendments to the text of these ordinances, amendments to the zoning maps, appeals, variances, permit requests, and any other matters brought before them under this ordinance.

   b. To maintain the text of these ordinances and the zoning maps.

   c. To maintain development review files and other public records related to the administration and enforcement of these ordinances.

   d. To review applications for zoning permits filed under these ordinances.

   e. To recommend and comment on proposed amendments to these ordinances and to the zoning maps.

   f. To establish such rules of procedure and permit application forms as are necessary and proper for the administration of their responsibilities under these ordinances.

   g. To determine street classifications.

2. The Zoning Administrator. The Zoning Administrator shall issue permits required hereunder and enforce the provisions of the zoning ordinances as set out herein except for enforcement duties specifically assigned to the City Planner. If the Zoning Administrator finds that any of the provisions of this ordinance have been or are being violated, he shall notify, in writing, the person responsible for such violations, indicating the nature of the violation and order that necessary actions be taken to correct the violation. He shall order discontinuances of illegal uses of land, buildings, or structures, removal of illegal buildings or structures, or of illegal additions, alterations or structural changes, discontinuance of any illegal work being done and shall take any other action authorized by this ordinance to insure compliance therewith.
3. The Urban Forester. The Urban Forester shall review permit applications, recommending and approving landscaping and tree conservation plans, and otherwise assisting with the administration and enforcement of this ordinance as may be specified herein or directed by the city manager.

4. The City Manager. The City Manager shall appoint the City Planner, the Zoning Administrator, and the Urban Forester and shall have the authority to exercise any and all duties and authorities assigned to such.

B. The Boards.

1. The Planning Commission. The Planning Commission (“Commission”) shall have certain duties related to this ordinance including, but not necessarily limited to, the following:
   a. To review and from time to time initiate changes to this ordinance.
   b. To review and make recommendations on applications for changes to this ordinance or the zoning maps.

2. The Board of Zoning Appeals.
   a. Establishment.

   A Board of Zoning Appeals (“Board”) is hereby established for the City of Camden. Said Board shall consist of five members, who shall be citizens of Camden and appointed by city council for overlapping terms of four years. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment and any member may be removed by the council for cause, after a public hearing. Members shall serve without pay, but may be reimbursed for any expenses incurred while representing the board.

   b. Powers and duties.

   The Board shall have the following powers and duties:

   1) To hear and decide appeals according to the procedures of this section, where it is alleged there is an error in any order, decision, determination, or interpretation made by the Zoning Administrator or other administrative official in the administration and enforcement of this ordinance.

   2) To grant variances from the terms of this ordinance according to the standards and procedures prescribed herein.
Article XIII. ADMINISTRATION AND ENFORCEMENT

Sections 157.211 – 157.212

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c. **Meetings.** Meetings of the Board shall be held at the request of the chair at such times and place as the chair may determine and shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, an indication of such fact. Final disposition of permits, appeals or variances shall be recorded in the minutes, indicating the reasons of the Board therefore, all of which shall become a part of the public record.

d. **Quorum.** A quorum shall be required to take any official action, with three members present constituting a quorum.

e. **Elections and appointments.** The Board shall elect a chairperson and a vice-chairperson from its members, who shall serve for one year, or until reelected. The city manager shall appoint a secretary to the board from among city staff.

f. **Rules of procedure.** The Board shall adopt rules and bylaws in accordance with S.C. § 6-29-790.

g. **Hearings.** The Board shall fix a reasonable time for hearing matters referred to it. Public notice of Board hearings required under these ordinances shall be in accordance with the South Carolina Code of Laws. A sign shall be posted on or adjacent to the property affected, with at least one such sign being visible from each public thoroughfare that abuts the property. All forms of notice shall occur at least 15 days prior to the announced hearing, and each shall indicate the nature of the proposed change, identification of the affected property, and time, date and place of the hearing.

h. **Decisions of the Board of Zoning Appeals.**

1) In exercising the above powers, the concurring vote of the majority of the members present and voting shall be required to reverse or affirm, wholly or in part, or modify any order, requirement, decision, or determination of the Zoning Administrator or other administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, and to that end, shall have the powers of the officer from whom the appeal is taken and may direct the issuance of a permit. The Board, in its execution of the duties provided for herein, may subpoena witnesses and, in case of contempt may certify such fact to the circuit court having jurisdiction.

2) All final decisions and orders of the Board must be in writing and be permanently filed in the office of the Board as public record. All findings of fact and conclusions of law must be separately stated in final decisions.
or orders of the board which must be delivered to parties of interest by certified mail.

i. **Re-hearings and appeals from a decision of the Board of Zoning Appeals.**

1) **Rehearing.** An application for a rehearing shall be made in the same manner as provided for in original appeal within a period of thirty days after the Board’s decision has been filed with the City Planner. In addition, specific information to enable the Board to determine whether or not there has been a substantial change in facts, evidence, or conditions of the case, shall be presented in writing or graphically. A rehearing shall be denied by the Board, if, in its judgment, such change in facts, evidence or conditions have not been proven. In the event that the board finds that a rehearing is warranted, it shall thereupon proceed in the same manner as for the original hearing.

2) **Waiting period required.** Upon the denial of an original application or adverse ruling on appeal, or upon the denial of an application for which a rehearing has been conducted, whichever is applicable, a similar application may not be filed for a period of one year after the date of denial of the original application.

3) **Appeals.** A person who may have a substantial interest in any decision of the Board or an officer or agent of the city may appeal from a decision of the Board to the circuit court in and for Kershaw County by filing with the clerk of court a petition in writing setting forth plainly, fully and distinctly why the decision is contrary to law. The appeal must be filed within 30 days after the decision of the Board is mailed. Alternatively, a property owner whose land is the subject of a decision of the Board may appeal by filing a notice of appeal with the circuit court accompanied by a request for pre-litigation mediation in accordance with § 6-29-825 of the S.C. Code of Laws.

C. **The City Council.** The City Council (“Council”) shall have the following duties related to this ordinance:

1. To review and from time to time initiate changes to this ordinance.

2. To decide upon any application or request for amendment to this ordinance or the zoning maps.

3. To take any other action not otherwise delegated to staff, the Planning Commission or Board of Zoning Appeals as the City Council may deem desirable and necessary to implement the provisions of this ordinance.
D. Permits.

1. Permit required. No building or land shall hereafter be used or occupied, no building, sign or structure shall be erected, expanded or moved, and no significant tree shall be removed on any lot except single-family residential lots until a zoning permit as required by this ordinance has been issued. The form and content of such permit, when not expressly set out in this ordinance, shall be determined by the City Planner and may include any information required for the applicant to demonstrate intent to comply with the zoning ordinances. Zoning permit forms shall be available at the office of the Zoning Administrator.

2. Permit type. Permits shall be required for any use unless specifically exempted by this ordinance, conditional uses, and removal of significant trees on any lot except single family residential lots.

3. Expiration of permit. Any permit issued by the Zoning Administrator or other administrative official under the provisions of the zoning ordinance shall become null and void after a period of six months from the date of issuance of the permit unless a valid building permit has been issued related to the work authorized by the permit or, if a building permit is not required, substantial work has begun. Once a zoning permit has expired, construction work on the property in question must immediately cease and may not commence until a new zoning permit has been issued.

4. Condition of approval. Zoning permits issued on the basis of site plans, architectural renderings, landscaping plans, and other information submitted as part of the zoning permit application process authorize only the use, arrangement, construction, and change set forth in such approved plans and applications. Uses, arrangements, construction, or changes that differ from those authorized by any such permit shall be deemed a violation of this ordinance.

5. Right of appeal. If a request for a zoning permit from the Zoning Administrator or other administrative official is disapproved or if a ruling of the Zoning Administrator or other administrative official is questioned, the aggrieved party may appeal such ruling to the Board in accordance with § 157.211(F).

6. Permits for uses by right and uses with conditions. A permit for a use by right and a conditional use shall be obtained from the Zoning Administrator or other administrative official. Applications for a permit shall be made on a form provided by the Zoning Administrator or other administrative official.

7. Application requirements for a grading (land disturbing) permit. Requirements for a grading permit are contained in the South Carolina Stormwater Management and Sediment Reduction Ordinances hereby adopted by reference.
8. **Site plan required.** Site plans shall be required as part of the permit application process for any of the following:

   a. New structures.

   b. Expansions to existing structures.

   c. Any new use not contained within an existing building except:

      i. Agricultural uses which do not involve the construction of buildings, containment pens for livestock, swine, or poultry, or the construction of sediment or animal waste lagoons;

      ii. Temporary or seasonal uses unless the Zoning Administrator cannot otherwise determine compliance with parking or screening requirements.

   d. Any change in impervious surface area on lots located within a watershed overlay district.

   e. Any significant change in required landscaping or buffer areas.

9. **Site plan requirements.** A site plan shall consist of the following elements, except that the Zoning Administrator has the authority to waive any application requirement where the proposed type or scale of use makes that information unnecessary or impractical.

   a. **Graphic materials required for plans.** Site plans shall be drawn to scale on a map of the property. A scale shall be used which insures that all features are legible. All site plans shall include the following detail:

      i. A location map that shows the project in relation to the larger planning area.

      ii. Proposed title of the project.

      iii. The name of the applicant.

      iv. Name of the project designer and developer.

      v. The name of the development.

      vi. A north arrow.
Article XIII. ADMINISTRATION AND ENFORCEMENT

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vii.  A legend.

viii. A scale, including a bar scale.

b.  Conditions on the site. Site plans shall show existing and proposed features of the site including proposed changes to existing features. Such features shall include, but shall not be limited to, the following:

i.  Natural, historic, and open space features.

ii. Existing vegetation (wood, pastureland, etc.).

iii. Streams, ponds or rivers.

iv. Historic sites.

v. Fragile environmental areas.

vi. The location of significant trees, as required, including the DBH, genus (e.g. oak, elm, maple, etc.) location, proposed tree protection zone, and a note for each significant tree to be removed stating the reason for removal. See § 157.141 – Tree Conservation for acceptable reasons for tree removal.

vii. The location and general landscape and vegetative composition of natural areas that are intended to be incorporated in required buffers or landscaped areas.

viii. Contour lines shown as dotted lines at no more than five foot intervals (this may be modified by the Zoning Administrator depending upon topography).

c.  Legal and man-made features. Site plans shall show legal and man-made features of the site. Such features shall include, but shall not be limited to, the following:

i.  Existing and proposed property lines, public and private easements including utility easements (e.g. water, sewer, electric, power, stormwater, and telephone).

ii. The zoning of the property and adjacent properties, including zoning district lines. (Note: some uses may require identification of zoning district designations as much as one thousand feet from the proposed development site. Please consult Article IV – Conditional Uses of this
ordinance regarding the proposed use, or contact the Zoning Administrator for more information.)

iii. Project phase lines.

iv. Lot dimensions.

v. Existing and proposed street rights-of-way and existing streets clearly marked or noted as public or private. This shall include alleys and planned points of ingress and egress.

vi. Parking and loading areas clearly indicating the dimensions of parking spaces, aisles, maneuvering areas, stacking spaces and driveways.

vii. Stormwater structures and conveyances, including all engineered stormwater control structures and proposed connections to or extensions of public systems.

viii. Existing and proposed utilities and utility rights-of-way, including water, sewer, electric, power, telephone and street lighting.

ix. The location and dimensions of all structures, including freestanding signs.

x. A lighting plan with sufficient detail to determine compliance with the lighting standards of this ordinance.

xi. All sidewalks, trails, and pedestrian paths.

xii. The location, dimensions, and composition (plants, ground covers, materials, etc.) of all landscaping, berms, fences, walls, screening, and buffering.

xiii. The general location and number of dwelling units for multi-family projects.

xiv. A tabulation of the number of acres in the project by use, and existing and proposed impervious surface ratios for nonresidential uses.

xv. The location, size, and dimensions of all recreational areas and areas intended to remain as permanent open space, clearly indicating whether such open space areas are intended to be offered for dedication to the public.
xvi. The location, size and dimensions of all open space to be held by the public or in common ownership including the percentage of the total site that is set aside as such and a description of its purpose and use.

10. **Design and landscaping information required.** Whenever a proposed project would be subject to one or more of the design standards, landscaping, lighting, environmental, or fencing/wall requirements of this ordinance, architectural renderings sealed by an architect and/or site or feature plans (e.g., landscaping, lighting, etc.) sealed by a qualified professional shall be required as part of a complete application, except that the Zoning Administrator or review board (the board with authority to review the request) may exempt minor modifications that do not require such renderings or plans to demonstrate an intent to comply with the ordinances. Whenever required, such plans shall be prepared in sufficient detail at a sufficient scale to determine compliance with relevant sections of this ordinance. In addition, any such development shall, prior to the release of the certificate of occupancy, submit as-built drawings sealed by a qualified professional that demonstrate with reasonable accuracy that what was constructed and any and all site modifications including tree removal conform to the permit and the requirements of this ordinance. The Zoning Administrator or other administrative official at his discretion may accept sealed statements from qualified professionals as demonstration of compliance for any item.

11. **Sign detail required.** Whenever a new sign or change in existing sign would require the issuance of a permit, detailed designs showing all relevant information required to determine compliance with the sign ordinances shall be required as part of a complete application and shall include, but not limited to the following:

   a. Common signage plan, where applicable, in accordance with the requirements of § 157.077.

   b. Identification of ownership and/or leaseholder of property on which the sign is to be erected, including street address.

   c. Name and address of the owner of the sign.

   d. Site plan sketch with dimensions (legible, understandable non-professionally drafted plan is acceptable) showing the location of the sign with respect to the property and right-of-way lines, building and setback lines, and buildings, parking areas, existing free-standing signs, and buffer areas.

   e. Correct size, shape, configuration, face area, height, nature, number and type of sign to be erected, including the size of letters, graphics, clearances, connection, and support methods.
f. The value of the sign and sign structure.

g. Colors of awning.

h. Colors of sign background (§ 157.105(G)).

i. The Zoning Administrator may waive any of the informational requirements listed above deemed unnecessary to process an application.

j. For freestanding signs exceeding 40 square feet in area, the applicant shall include a drawing by a registered South Carolina engineer or architect and a written certification from a registered South Carolina engineer or architect that the sign is structurally sound and safe, does not constitute a hazard to persons or property on the premises, on adjacent property, or in the vicinity of its location, that the sign is in compliance with all building or other construction codes and the requirements of this ordinance.

12. Other requirements. In addition to information required in this subsection, other information or documents deemed relevant by the Zoning Administrator or review board shall be required, including but not limited to evidence of approval of sedimentation and erosion control plans, prior to issuance of a zoning permit.

E. Inspections for compliance. The Zoning Administrator or other appropriate administrative official or authorized representative thereof may make or require inspections of any land disturbing activity, construction or any maintenance required by this zoning ordinance to ascertain whether such activity is in compliance with the provisions of this ordinance as well as with approved permit applications, plats and/or plans.

F. Appeals.

1. The Board shall hear and decide appeals from any order, requirement, decision, or determination made by the Zoning Administrator or other administrative official pertaining to this ordinance. An appeal may be taken by any person aggrieved by such order, requirement, decision or determination.

2. An appeal to the Board shall be made within thirty days of the effective date of the order, requirement, decision, or determination made by the Zoning Administrator or other administrative official.

3. An appeal stays all legal proceedings in furtherance of the action appealed from, unless the Zoning Administrator or other administrative official from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him/her, that by reason of facts stated in the certificate a stay would, in his/her
opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order which may be granted by the board or by a court of record on application, on notice to the City Planner and on due cause shown.

4. A notice of appeal, specifying the grounds thereof, shall be filed with the Zoning Administrator on a form to be provided by the Zoning Administrator or other administrative official. Once an appeal is filed, the Zoning Administrator shall immediately transmit all papers with reference to the case to the City Planner and the Board.

5. The board of zoning appeals shall fix a reasonable time for the hearing of an appeal and shall give due notice of the hearing to any parties in interest and at least fifteen days’ public notice of the hearing of such appeal in a newspaper of general circulation in the area.

6. The Board may reverse or affirm, in whole or in part, or may modify the order, requirement, decision, or determination with reference to the appeal.

G. Variances.

1. When unnecessary hardships would result from carrying out the strict letter of this ordinance, the Board shall have the power to vary or modify any of the ordinances or provisions of this ordinance relating to the use, construction or alteration of buildings or structures or the use of the land so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

   a. Anyone requesting a variance shall file such with the City Planner on a form provided by the City Planner. After filing, the request shall be heard at the next available Board meeting. Posting and notification requirements for Board hearings are provided in § 157.211 (B)(2)(g).

   b. The Board, in considering an application for a variance, shall give due consideration to the following:

      1) No nonconforming use of land or structures in the same district, and no permitted use of land or structures in other districts shall be considered grounds for the granting of a variance.

      2) The request for a variance to establish a use not otherwise permitted within the zoning district where the property in question is located shall not be granted.
3) The fact that property may be used more profitably will not be considered in granting a variance.

4) No variance shall be granted that would extend physically a nonconforming use of land, or that would change the zoning district boundaries shown on the official zoning map.

c. The Board, before granting a variance, shall make and explain all of the following required findings in writing:

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

2) These conditions do not generally apply to other property in the vicinity;

3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

d. The Board, in granting a variance, may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of this ordinance.

H. Amendments.

1. Authority. This ordinance, including the official zoning map, may be amended from time to time by the city council as herein specified, but no amendment shall become effective unless it shall have first been submitted to the Commission for review and recommendation.

2. Initiation. Any amendment to the zoning text or map, except for the classification of property to a conditional district may be initiated by:

   a. The city council or the planning commission.

   b. A property owner(s) when requesting an amendment regarding his own property, upon filing an official petition including a complete application.

   c. An authorized representative of the property owner(s).
3. **Application for a text amendment.** A petition for amendment to the text of this ordinance shall consist of:

   a. A completed application form. Application forms for amendments shall be obtained from the office of the City Planner.

   b. A written justification for the requested amendment including consistency of the proposal with city planning policies.

   c. All required fees.

   d. Any other information deemed necessary by the City Planner.

4. **Application for a map amendment.** A petition for amendment to the zoning map shall consist of:

   a. A completed application form. Application forms for amendments shall be obtained from the office of the City Planner.

   b. A list of adjoining properties including tax parcel numbers and the name and address of each owner. For the purposes of this section, adjoining properties shall include those properties where any portion of which lies within 100 feet of any boundary of the subject property if located across any public or private street.

   c. A map of the parcel and its relationship to the general area in which it is located.

   d. All required fees.

   e. Any other information deemed necessary by the City Planner or review board.

5. **Copies; transmission to boards.** The City Planner shall determine the number of copies of each petition and other required documentation to be submitted by the petitioner so that copies may be circulated to all appropriate staff, agencies, and boards for review and comment. All papers and other data submitted by the applicant regarding the amendment request shall be transmitted by the City Planner to the Commission.
6. **Withdrawal or amendment of petition.**
   
a. A petition filed according to this section may be withdrawn by the petitioner at any time up to the scheduling, by the planning commission, of the date of the public hearing on the petition.

b. If the petitioner wishes to withdraw the petition after the scheduling of the public hearing, the petitioner may file a request to withdraw with the City Planner. On the date scheduled for the hearing, the planning commission may approve the request for withdrawal if it finds that there are substantial circumstances favoring the withdrawal and that the withdrawal will not be detrimental to the interests of citizens affected by the petition.

c. No changes to the petition shall be made at the hearing, although potential changes proposed by the petitioner, planning commission, and other interested parties may be presented at the hearing and considered by the planning commission during their deliberations.

d. If the city council deems any amendment to be a substantial change to the petition, it shall defer action on the petition for thirty days to allow interested parties the opportunity to comment on the amendment to the petition.

e. If the city council deems any amendment to be an intensification of the petition, it shall call a new public hearing.

7. **Hearing.**
   
a. The Commission shall conduct the public hearing for each proposed amendment. All meetings of the planning commission shall be open to the public. At a meeting, any party may appear in person or by agent, or by attorney.

b. In cases involving rezoning, or other changes to the Official Zoning Map, conspicuous notice shall be posted on or adjacent to the property affected, with at least one such notice being visible from each public thoroughfare that abuts the property. Such notice shall be posted at least 15 days prior to the date scheduled for the public hearing on the matter and shall indicate the nature of the proposed change, identify the affected property, and the time, date and place of the hearing. Notice of a proposed rezoning shall be mailed to the owners of adjacent property and shall also be published in a newspaper with general circulation in Camden at least 15 days prior to the hearing.
c. Notice of any request for a change in the zoning map shall state that the Commission and city council may consider the application of any of the zoning districts to the property, not just the classification requested.

d. No member of the Commission shall participate in any way in decisions regarding matters where the member, a family member of the member, an individual with whom the member is associated, or a business with which the member is associated has an economic interest.

8. **Conduct of public hearing.**

   a. No amendment shall be adopted until after the Commission has held a public hearing on the proposed amendment and final action has been taken by the city council.

   b. The hearing shall be conducted by the Commission in accordance with rules and procedures established by the Commission.

   c. When presenting a petition for the reclassification of property to a general-use district, as opposed to a conditional zoning district, the petitioner shall refrain from using any graphic materials or descriptions of the proposed use or development site design, except for those which would apply to any use or development site design permitted in the requested district.

   d. In the event that the owner of property that is the subject of the amendment will be allowed to present oral or written comments to the planning commission, the City Planner shall provide notice no later than ten days prior to the scheduled date of the public hearing to any other interested members of the public, including adjoining property members, that they may provide comments in the same manner.

9. **Report, recommendation and decision.**

   a. No proposed amendment shall be approved unless it is first submitted to the Commission for a recommendation. The Commission shall make a recommendation to the Council to approve, approve with conditions, deny, or defer a decision on the proposed amendment within thirty calendar days after the submission of a completed petition meeting all the requirements provided for in this section. In the event that the Commission does not make such a recommendation to the Council within thirty days of the submission of a petition, the Commission shall be considered to have recommended approval of the proposed amendment.
b. Following review of the proposed amendment and the advertised public hearing, the Commission shall reach a decision regarding said amendment and report its findings and recommendation to Council for the required final action per § 157.211(J)(9)(c). The report and recommendation of the Commission shall be placed on the agenda of the Council at its next regular meeting.

c. The Council, after receiving the report and recommendation of the Commission, shall within a reasonable time either reject the proposed amendment or approve the proposed amendment, with or without modifications, or defer action until it has time to consider any new evidence. If no action is taken by city council within a reasonable time, then the proposed amendment shall be considered denied, unless otherwise specified by city council. Following final action by Council, any necessary changes shall be made to the official zoning map and/or text of the zoning ordinance. A written record of the type and date of such change shall be maintained by the City Planner.

d. In considering any petition to reclassify property the planning commission in its recommendation and the Council in its decision shall consider all of the following:

1) Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.

2) Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

3) The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

4) Whether the proposed reclassification will adversely affect a known archaeological, environmental, historical, or cultural resource.

e. When considering a petition to rezone property, the planning commission and the Council shall not evaluate the petition based on any specific proposal for the use of the property or design of the site.

f. In approving an amendment to rezone property the Council may change the existing classification of the property, or any part of the property covered by
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de the petition, to the classification requested or to any other classification or classifications permitted by this ordinance.

g. The Council may modify any proposed text amendment upon adoption of an ordinance enacting the amendment, without the withdrawal or modification of the petition or further public hearings, when, in the opinion of the Council, such a change is not material so as to require a separate public hearing.

10. Effect of the denial of a petition.

a. A petition for the reclassification of property that has been denied in whole or in part shall not be re-submitted within one year of the date of the Council’s action on the original petition.

b. The Council may, however, allow re-submission of a petition within the one-year restricted period if it determines that, since the date of action on the prior petition, one of the following criteria has been met:

1) There has been a similar change in the zoning district classification of an adjacent property.

2) The Council has adopted a new or amended plan for the area that changes public policy regarding how the property affected by the amendment should be developed.

3) Construction or expansion of a road, water line, sewer line, or other infrastructure has occurred or is to occur in such a time frame as to serve the property and comfortably accommodate the intensity of development allowed under the proposed classification.

4) There has been a substantial change in conditions or circumstances, outside the control of the petitioner, which justifies waiver of the one-year restriction on a new petition. This shall not include a change in the ownership of the subject property nor, in the case of a petition for reclassification to a conditional or overlay district, a change in the scale or features of the development proposed in the prior petition.
157.212. ENFORCEMENT

A. **Complaints.** Whenever a violation of this ordinance occurs, or is alleged to have occurred, the Zoning Administrator or other administrative official shall record and investigate such complaint, and take such action as provided by this ordinance. Complaints may be filed in writing or verbally, stating fully the cause and basis thereof.

B. **Penalties generally.** Where any building, structure or sign is or is proposed to be erected, constructed, reconstructed, altered, converted or maintained, or any building, structure, sign or land, or is proposed to be used in violation of this ordinance, the Zoning Administrator may in accordance with the provisions of S.C. Code § 56-7-80, as amended, issue an ordinance summons, or institute an injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate the violation or to prevent the occupancy of the building, structure or land. Each day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use continues shall be deemed a separate offense.

C. **Specific remedies.** Specific remedies for the violation of any provision of this ordinance include the following:

1. **Permit revocation.** The Zoning Administrator or other administrative official may revoke any zoning permit issued by staff after written notification to the permit holder when violations of this ordinance have occurred, when false statements or misrepresentations were made in securing the permit, work is being or has been done in substantial departure from the approved application or plan, or a permit has been mistakenly issued in violation of this ordinance.

2. **Stop work orders.** Whenever a building, structure or part thereof is being constructed, demolished, renovated, altered, or repaired in substantial violation of any applicable provision of this ordinance, the Zoning Administrator or other administrative official may order the specific part of the work that is in violation, or would be when the work is completed, to be immediately stopped. The stop work order shall be in writing, directed to the person doing the work, and shall state the specific work to be stopped, the specific reasons for cessation and the action(s) necessary to lawfully resume work.

3. **Criminal penalties.** Any person violating any provision of this ordinance shall upon conviction be guilty of a misdemeanor and shall be fined as determined by the court for each offense.

4. **Injunction.** Enforcement of the provisions of this ordinance may also be achieved by injunction. When a violation occurs, the Zoning Administrator or other
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administrative official may, either before or after the institution of other authorized action, apply to the appropriate division of court for a mandatory or prohibitory injunction commanding the defendant to correct the unlawful condition or cease the unlawful use of the property.

5. Order of abatement. In addition to an injunction, the Zoning Administrator or other administrative official may apply for and the court may enter into an order of abatement as part of the judgment in the case. An order of abatement may direct any of the following actions:

a. Buildings or other structures on the property be closed, demolished, or removed;

b. Fixtures, furniture or other moveable property be moved or removed entirely;

c. Improvements, alterations, modifications or repairs be made; or

d. Any other action be taken that is necessary to bring the property into compliance with this ordinance.

6. Withholding Approvals. Any violation of this ordinance shall constitute grounds for withholding new building permits directly related to said violation until the violation has been corrected, including the payment of all fines and fees and the planting of all trees and vegetation required as mitigation.

D. Penalties for landscape, tree conservation and buffer violations.

1. Where any landscaping, buffering, tree conservation or open space violation has occurred or is proposed to occur, the Zoning Administrator or Urban Forester may, in accordance with the provisions of S.C. Code § 56-7-80, as amended, issue an ordinance summons, or institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful action, or to correct or abate the violation or to prevent the occupancy of any building, structure or land associated with the violation. In addition to any other remedies for penalties in general specified herein, the following remedies shall apply for these types of violations:

a. If a significant tree is approved for removal and if the planting of a replacement tree is not possible per the provisions of § 157.141 – Tree Conservation, a fee in an amount of no less than $250 per tree as established by the City of Camden Fee Schedule shall be assessed against the property owner for each tree not planted.

b. Failure to plant replacement trees in accordance with this ordinance as required by the provisions of § 157.141 – Tree Conservation shall be subject to
a fee in an amount of no less than $500 as established by the City of Camden Fee Schedule for each tree not planted. No fine shall be assessed until the person or entity alleged to be in violation has been notified of the violation. Such notification shall identify the nature of the violation and shall set forth the measures necessary to achieve compliance; shall specify a date by which the person or entity must comply; and shall advise that failure to correct the violation within the time specified will subject that person or entity to any and all remedies including fines as outlined in this ordinance. If the site is not brought into compliance within the time specified in the notice of violation, a fine may be assessed from the date the notice of violation is received. The failure to plant each individual tree shall constitute a separate, daily and continuing violation.

c. The willful, purposeful or negligent removal of a significant tree before, during or after development shall be assessed in accordance with generally accepted industry evaluation methods such as those in the Guide for Plant Appraisal authored by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture. However, the maximum fine for each tree removed shall not exceed $20,000. No notice of violation is needed prior to the assessment of a fine issued pursuant to this subsection.

d. Irreparably injury or damage to, or destruction of trees protected by § 157.141 - Tree Conservation that result in the total loss of the tree shall be assessed in accordance with generally accepted industry evaluation methods such as those in the Guide for Plant Appraisal authored by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture. However, the maximum fine for each tree irreparably injured, damaged or destroyed shall not exceed $20,000. No notice of violation is needed prior to the assessment of a fine issued pursuant to this subsection.

e. Injury or damage to trees protected by § 157.141 - Tree Conservation that do not result in the total loss of the tree(s) shall be assessed for each tree in accordance with generally accepted industry evaluation methods such as those in the Guide for Plant Appraisal authored by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture. However, the maximum fine shall not exceed $1,000. No notice of violation is needed prior to the assessment of a fine issued pursuant to this subsection.

f. The fine for failure to install or maintain required tree protection measures in accordance with § 157.141 - Tree Conservation shall not exceed $1,000. No fine shall be assessed until the person or entity alleged to be in violation has been notified of the violation. Such notification shall identify the nature of the violation and shall set forth the measures necessary to achieve compliance; shall specify a date by which the person or entity must comply; and shall advise
that failure to correct the violation within the time specified will subject that person to any and all remedies including fines as outlined in this ordinance. If the site is not brought into compliance within the time specified in the notice of violation, a fine may be assessed from the date the notice of violation is received. The failure to install the required tree protection measures shall constitute a separate, daily and continuing violation. Injury or damage to, or destruction of, significant trees required to be protected resulting from inadequate or omitted tree protection measures constitute a separate violation which may subject the violator to penalties and fines as well.

2. Issuance of a fine or penalty does not relieve any party of complying with the mitigation requirements set forth in this article.

3. All fees collected shall be deposited into the City of Camden Tree Fund.

E. Establishment of the City of Camden Tree Fund. All fines and fees collected pursuant to the provisions of § 157.212(D) - Penalties for landscape, tree conservation and buffer violations shall be recorded and maintained in a special account to be known as the City of Camden Tree Fund. All such funds and accrued interest shall be used only for the purpose of funding the installation, maintenance and management of trees on public property within the City of Camden. The City shall maintain financial records of the Tree Fund including revenues and disbursements from the Fund.
157.219. GENERAL TERMS

Except as specifically defined herein, all words used in this ordinance have their customary dictionary definitions. For the purpose of this ordinance, certain words or terms used herein are defined as follows:

A. The word “city” means the City of Camden, South Carolina.

B. The words “city council” mean the city council of the City of Camden, South Carolina.

C. The words “board of zoning appeals” mean the City of Camden board of zoning appeals.

D. The words “planning commission” mean the City of Camden planning commission.

E. The words “city planner” mean the city planner for the City of Camden or his designee.

F. The words “zoning administrator” mean the zoning administrator for the City of Camden or his designee.

G. The words “urban forester” mean the urban forester for the City of Camden or his designee.

H. The word “ordinance” means the Zoning Ordinance of the City of Camden.

I. The words “shall,” “will” and “must” are mandatory; and the word “may” is permissive, except when the context of the particular use is negative (e.g., “may not”).

J. The word “lot” includes the words “plot,” “parcel” and “tract.”

K. The word “structure” includes the words “building” and “accessory structure.”

L. The word “street” includes the words “road” and “highway.”

M. The word “person” includes an individual, firm, association, organization, partnership, corporation, company, trust, governmental unit, and any combination thereof.

N. The words “zoning map” or “Official Zoning Map” shall mean the Official Zoning Map of the City of Camden.

O. The word “day” or “days” means calendar days unless otherwise specified.

P. Words used in the masculine gender include the feminine gender.
Q. Words used in the singular include the plural.

R. Any reference to a section shall mean a section of the Zoning Ordinance of the City of Camden, unless otherwise specified.

S. For purposes of interpreting this ordinance, certain words, concepts, and ideas are defined in § 157.220. Except as defined herein, all other words used in this ordinance shall have their customary dictionary meaning.

157.220. DEFINITIONS

"ACCESS ROUTE." Defined entrance and exit route for a property during construction, tree work or landscaping operations.

"AFFORDABLE HOUSING DEVELOPMENT AGREEMENT." A written agreement between an applicant for a development and the City of Camden containing specific requirements to ensure the continuing affordability of housing included in the development.

"AFFORDABLE HOUSING." Housing with a sales price or rental amount within the means of a household that may occupy moderate- and low-income housing. In the case of dwelling units for rent, affordable means housing for which the rent and utilities constitute no more than 30% of such gross annual household income for a household of the size that may occupy the unit in question.

"AFFORDABLE HOUSING DWELLING UNIT." Any affordable housing subject to covenants or restrictions requiring such dwelling units to be rented at prices preserving them as affordable housing for a period of at least 30 years.

"ANIMAL FEEDING OPERATION (AFO)." An agricultural operation where animals, including poultry, are kept and raised in confined situations. AFOs congregate animals, feed, manure and urine, dead animals, and production operations on a small land area. Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures, fields, or on rangeland. Animals are confined for at least 45 days in a 12-month period and there is not grass or other vegetation in the confinement area during the normal growing season.

"ANIMAL SHELTER, DOMESTIC." A pen, shelter, or structure where dogs or small domestic animals, not to include horses, cows, goats, swine including pot bellied pigs, sheep, ponies, grazing animals and fowl of any kind, are boarded or kept.

"AWNING." An architectural structure projecting from and supported by the exterior wall of a building, and composed of a material such as vinyl or canvas on a light gauge framework that may or may not be retractable.

"BED AND BREAKFAST HOME." A dwelling whose primary purpose is as the personal residence of the owner-operator, providing accommodation for compensation with no more than seven guestrooms. Only breakfast or an afternoon tea or social may be provided to overnight guests of the bed and breakfast home.
“BED AND BREAKFAST INN.” A residence occupied by the establishment manager providing accommodation for compensation with no more than seven guestrooms. Only breakfast or an afternoon tea or social may be provided to overnight guests of the bed and breakfast home.

“BEST MANAGEMENT PRACTICES (BMP).” Best-available, industry-recognized courses of action (in consideration of the benefits and limitations) based on scientific research and current knowledge.

“BUFFER.” A strip of land, improved by landscaping, berms, walls, or fences, or any combination thereof, designed to mitigate the extent of higher intensity land uses on neighboring lower intensity uses. A buffer is an area in which no activity is allowed other than passive recreation and necessary utility and maintenance functions such as transmission lines, underground conduits, or irrigation. The buffer area is described by a linear measurement from the property line inward and will vary depending on the nature of the activity and its location.

"BUILDABLE AREA." That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the required front, side and rear yard setbacks, open space, and applicable buffer area requirements have been met.

"BUILDING." Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons or property.

"BUILDING, ACCESSORY." A detached subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, domestic animal shelters, pool houses, and the like.

"BUILDING, PRINCIPAL." A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

“CALIPER.” The diameter measurement of the trunk taken six inches above ground level for trees up to and including four inch caliper. Caliper shall be measured 12 inches above ground level for larger trees.

“CANOPY.” A freestanding, open-sided structure, constructed of rigid or non-rigid materials, including, but not limited to, metal, canvas, wood, concrete, plastic or glass.

"CANOPY TREE." A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, and poplars.

“CHECK CASHING ESTABLISHMENT.” An establishment that regularly cashes checks, drafts and money orders for a fee, service charge or other consideration such as those services regulated by the State Board of Financial Institutions under S.C. Code Chapter 41 of Title 34.

"CHILD AND ADULT CARE SERVICES." Any home, center, agency or place, however styled, where children or adults not related to the operator are received for custodial care, apart from their parents or guardians, whether for compensation, reward, or otherwise during part or all of the day or night and upon any number of successive days or nights.
“CLEARING.” The act of cutting or removing vegetation.

"CLUB, PRIVATE." An organization catering exclusively to members and their guests including buildings and grounds with commercial activities serving the membership only.

"CLUSTER SUBDIVISION." A form of development for single-family residential subdivisions that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision and the resultant land area is devoted to open space.

"CONDITIONAL USE." A use of land or structure which is permitted in a district under conditions specified in the zoning ordinance.

"CONDOMINIUM." A unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

“CRITICAL ROOT ZONE.” The area of soil around a tree where the majority of the roots are located and that provide structural stability as well as uptake of water and minerals. In general the CRZ will be determined by the ratio of radial distance to DBH (i.e. – 2 radial feet for every 1 inch of DBH).

“DEFERRED PRESENTMENT LENDER.” An establishment that is a business regularly accepts a check from a borrower, drawn on the borrower’s bank account, to be presented for payment at a later date, and that charges a fee for the service such as those regulated under S.C. Code Chapter 39 of Title 34.

"DENSITY." The number of dwelling units per acre of land developed or used for residential purposes. Unless otherwise clearly stated, density requirements in this zoning ordinance are expressed in dwelling units per net acre; that is, per acre of land devoted to residential use and common open space exclusive of land utilized for streets, alleys, parks, playgrounds, school grounds, or other public uses.

“DENSITY BONUS.” An increase in the number of market-rate units on a site in order to provide an incentive for the construction of affordable housing pursuant to this ordinance.

"DEVELOPER." An individual, partnership or corporation (or agent therefor) that undertakes the activities covered by these regulations.

"DEVELOPMENT." Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

“DIAMETER AT BREAST HEIGHT (DBH).” Measurement of tree trunk diameter taken at breast height, which is measured 4.5 feet above ground level.

"DRIVEWAY." A paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

"DWELLING." One or more rooms providing complete living facilities for one family, including kitchen facilities or equipment for cooking or provisions for same, and including a room or multiple rooms for living, sleeping, bathing, and eating. Also known as a “DWELLING UNIT.”
"DWELLING, APARTMENT." (See definition for “DWELLING, MULTI-FAMILY”).

"DWELLING, ATTACHED." A dwelling unit attached to one or more other dwelling units by common vertical walls.

"DWELLING, DETACHED." A single dwelling unit, other than a mobile home, surrounded by open space or yards and which is not attached to any other dwelling by any means.

"DWELLING, DUplex." A detached house designed for and occupied exclusively as the residence of not more than two families, each living as an independent housekeeping unit.

"DWELLING, GROUP OCCUPIED." A dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.


"DWELLING, MULTI-FAMILY." A dwelling or group of dwellings on one lot containing separate living units for three or more families, but which may have joint services or facilities.

"DWELLING, PATIO HOME." A single-family detached or semi-detached dwelling unit that is built on a small lot and is generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

"DWELLING, SINGLE-FAMILY." A building containing one dwelling unit and that is not attached to any other dwelling by any means and is surrounded by open space or yards.

"DWELLING, TOWNHOUSE." A series of attached dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

"DWELLING UNIT." See “DWELLING.”

"DWELLING, ZERO LOT LINE." A zero lot line dwelling is a single-family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio home.

"EVERGREEN TREE." A coniferous or deciduous tree that remains green throughout the year.

“FAÇADE.” The exterior wall of a building that is set along a street.

"FACTORY-BUILT HOUSING." A three dimensional, transportable, factory-built structure designed for long term residential use. Such housing includes manufactured, mobile and modular homes.

“FAIR MARKET RENT.” - FMRs are gross rent estimates developed by the US Department of Housing and Urban Development that include the housing unit rent plus the cost of all utilities, except for phone service.
"FAMILY." One or more persons occupying a dwelling and living together as a separate housekeeping unit in one or more rooms with complete living facilities, including kitchen facilities or equipment for cooking or provisions for same, and including a room or rooms for living, sleeping, bathing, and eating. (Also see definition for” HOME FOR THE HANDICAPPED.”)

"FAMILY DAY CARE HOME." A family day care home is one in which care is given by a family member and not others during the day only for one to six children or adults, including the day care owner’s own children or parents.

"FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS." Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditioning, thermal and electrical systems.

"FENCE." A structural device erected to delineate a boundary or serve as an architectural element, barrier or screen. The term "wall" shall be interchangeable with fence.

“FORESTRY ACTIVITY.” Forestry activity includes, but is not limited to, timber harvest, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.

“FOREST MANAGEMENT PLAN.” A forest management plan is a document or documents prepared or approved by a forester registered in this State that defines a landowner’s forest management objectives and describes specific measures to be taken to achieve those objectives. A management plan shall include silvicultural practices, objectives, and measures to achieve them, that relate to a stand or potential stand of trees that may be utilized for timber products, watershed or wildlife protection, recreational uses, or for other purposes.

"GARAGE, PRIVATE." (As defined by the International Building Code.)

"GARAGE, PUBLIC." (As defined by the International Building Code.)

“GRADING.” Reshaping the ground surface to planned grades as determined by engineering survey evaluation and layout.

“GRADING PLAN.” One sheet of a complete set of development plans that depicts both original and finished grades of a development site.

"GROSS FLOOR AREA (GFA)." The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

“HOME FOR THE HANDICAPPED.” Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code § 6-29-770, a home serving nine (9) or fewer mentally or physically handicapped persons, providing 24-hour care, and approved or licensed by a state agency, department or under contract with the agency or department, is exempt from local zoning ordinance requirements. Residents of such a home are perceived as
a natural family, as if related by blood or marriage. Approval and licensing for such use is by the appropriate state agency, as provided in S.C. Code § 6-29-770.

"HABITABLE DWELLING." A dwelling meeting the minimum habitability requirements of this zoning ordinance, and other applicable regulations.

"HOME OCCUPATION." Any activity carried out for gain by a resident conducted as an accessory use in the resident’s dwelling unit.

"IMPERVIOUS SURFACE." Impervious surfaces are manmade or engineered surfaces that do not readily permit the absorption of fluids thereby causing stormwater runoff.

"IMPERVIOUS SURFACE RATIO." The impervious surface ratio is determined by dividing the total area of all impervious surfaces within the site by the total site area.

“INDUSTRY, HEAVY.” Any industrial establishment that cannot meet the definition of “INDUSTRY, LIGHT.” This category includes those industries primarily engaged in the manufacture of foodstuffs, textiles, electrical components or tobacco products, and the fabrication of wood, leather, paper, water or plastic products, as well as the processing and manufacturing of products from extracted or raw materials, the assembly of large or heavy machinery, and the storing or using of flammable, explosive, hazardous, or toxic materials used in industrial processes. Because of the nature of its operations and products, heavy industry could impact immediately adjoining properties and possibly the general area due to noise, odor, light, dust, vibration, glare, and air and water pollution.

“INDUSTRY, LIGHT.” An industrial establishment primarily engaged in the manufacturing, processing, fabrication, packing, or assembly of goods which, due to the nature of its operations and products, generally does not impact surrounding properties due to noise, odor, light, dust, vibration, glare, and air and water pollution.

“INVASIVE PLANT.” Any species capable of propagating that is not native to the Camden ecosystem, and whose introduction does or is likely to cause economic or environmental harm or harm to human health.

"JUNK OR SALVAGE." Any materials consisting of waste, discarded or salvage matter which is bought, sold, exchanged, stored, baled, packed or disassembled for profit, trade or hire, and shall include any vehicle damaged so as not to comply with state or federal safety regulations, incapable of self-propulsion or partially dismantled if retained on the premises for more than 72 hours whether for repair or not. The term "JUNK" shall also mean, but not be limited to old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, nonworking major appliances, and other old ferrous or non-ferrous material.

"JUNK OR SALVAGE YARD." Any premises where salvage or junk as defined herein are found and have been permitted to remain with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

“LAND DISTURBANCE.” Any activity that changes the physical conditions of land form, vegetation and hydrology, creates bare soil, or otherwise causes erosion or sedimentation.
Such activities include, but are not limited to clearing, removal of vegetation, stripping, grading, grubbing, excavating, filling, logging and storing of materials.

"LOT." A parcel of land considered as a unit. The terms "LOT," "LOT OF RECORD," "PROPERTY" or "TRACT," whenever used in this zoning ordinance are interchangeable.

(1) "LOT, CORNER." A lot located at the intersection of two or more streets.

(2) "LOT, DOUBLE FRONTAGE." A lot which has frontage on two streets which are on opposing ends of the lot.

(3) "LOT, INTERIOR." A lot, other than a corner lot, which has frontage on only one street other than an alley.

(4) "LOT, DEPTH." The distance between front and rear lot lines, measured along a line which is equal distance from the side lines.

(5) "LOT OF RECORD." A lot, the boundaries of which are filed as legal record.

(6) "LOT, WIDTH." The distance between the side lines of a lot, measured at right angles to its depth and at the minimum required front setback line.

"LOT AREA." The area contained within the boundary line of a lot.

"LOT LINE." A line bounding a lot which divides one-lot from another or from a street or any other public or private space.

"LOW IMPACT DESIGN." An innovative stormwater management approach that seeks to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

"LOW-INCOME HOUSING." Housing that is affordable for rental or ownership, according to the U.S. Department of Housing and Urban Development, and that is occupied, reserved, or marketed for occupancy by households with a gross family income that does not exceed 50% of the median family income for families of the same size within the county in which the housing is located.

"MANUFACTURED TOPSOIL." Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

"MARQUEE." Any permanent, roof-like structure projecting beyond a building, or extending along and projecting beyond the wall of a building, generally designed and constructed to provide protection from the weather.

"MEDIAN FAMILY INCOME." Means the median income level for Kershaw County, as established and defined in the annual schedule published by the U.S. Department of Housing and Urban Development, adjusted for family size.

"MINI-WAREHOUSE." A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.
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MIXED-USE BUILDING. A multi-story building containing two or more separate types of uses that covers at least 85% of a single lot or development site containing few, if any, onsite parking spaces.

"MOBILE OR MANUFACTURED HOME PARK." A lot or parcel with space, improvements and utilities for the long-term parking of two or more mobile or manufactured homes which may include services and facilities for the residents.

"MOBILE OR MANUFACTURED HOME PARK SPACE." A plot or ground within a mobile or manufactured home park designed for the accommodation of one unit.

“MODERATE-INCOME HOUSING.” Housing that is affordable for rental or ownership, according to the federal Department of Housing and Urban Development, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50% but does not exceed 80% of the median family income for households of the same size within the county in which the housing is located.

"MODULAR BUILDING UNIT OR MODULAR STRUCTURE." Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection. When meeting the requirements of the Modular Building’s Construction Act (S.C. Code § 23-43-10), said building unit or structure may be located in any of the city's several zoning districts.

“MULCH.” Organic material that is spread on the soil surface, normally around newly planted trees or other areas, to reduce weed growth, to retain soil moisture and moderate soil temperature extremes, to reduce compaction, to prevent damage from lawn-maintenance equipment, to reduce erosion, to improve soil quality and/or to improve aesthetic appearance of the landscape. Mulch can be composed of chipped, ground or shredded organic material such as bark or wood.

"MURAL." A graphic, artistic expression which covers a portion or all of a wall or building facade which is not intended for advertisement purposes.

"NONCONFORMITY." A nonconformity is any lot of record, use, building, structure, design element, or vegetation in existence prior to the effective date of this zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning ordinance.

"NON-RESIDENTIAL USE." A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

“NOXIOUS PLANT.” Any plant that can directly or indirectly injure crops and other useful plants, interests of agriculture or navigation, fish or wildlife resources, or the public health.

“OPEN SPACE.” Open space is any parcel or area of land or water, essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests. Open space shall include recreational areas, greenways, wooded areas, and environmental open space.
“OPEN SPACE, ENVIRONMENTAL.” Environmental open space is any pervious area set aside for the protection, enhancement, or creation of water quality buffers, wildlife habitat, view corridors, flood hazard mitigation, or similar environmental features and may or may not include public access. Such open space may be water bodies, forested land, pasture, cropland, wetlands, or similar open spaces approved by the zoning administrator. Water bodies may not constitute more than seventy-five percent (75%) of the required open space.

"OPEN SPACE RATIO." The open space ratio is a measure of the intensity of land use. It is calculated by dividing the total amount of open space within the site by the Total Site Area.

"PARCEL." A land area bounded by property lines that is recognized as such by the Kershaw County Assessor’s Office.

"PARK." A public facility open for recreation, with commercial activities for recreational uses only, open space and public gardens.

“PEST.” An organism, including but not limited to insects, bacteria or fungi, that is severely damaging, noxious, a nuisance or fatal to a plant.

“PUBLIC PROPERTY.” Any and all property deeded to or having a long-term easement to the City of Camden, SC Dept. of Transportation, Kershaw County, etc. Public property includes, but not limited to, parks, cemeteries, street rights-of-way, utility rights-of-way, school campuses, sidewalks, and streets.

“PUBLIC OR STREET TREE.” Any tree within the city limits that is growing in a street ROW, utility easement, city park, or city-owned parcel. To qualify as a public street tree, the tree must be in the ROW corridor as determined by measuring from the road center line to the tree’s center.

"PREMISES." A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

"PRINCIPAL USE." The primary or main use of land or structures, as distinguished from a secondary or accessory use.

“PRUNING, TOPPING.” An outdated and inappropriate pruning technique which severely removes live tree limbs with cuts made between nodes; also known as “tipping,” “heading,” “hat-racking,” “lollipopping,” or “stubbing.”

“PRUNING, TREE.” The deliberate removal of tree branches for a specific purpose such as young tree training, deadwood removal, utility line clearance, traffic or pedestrian clearance or to correct structural defects.

“QUALIFIED PROFESSIONAL.” A professional licensed and/or registered in the state of South Carolina performing services only in their areas of competence. This term shall include only registered land surveyors, registered engineers, registered architects, and registered landscape architects.

“RECREATION, PASSIVE.” Recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreation include, but is not limited to, wildlife viewing,
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hiking, observing and photographing nature, picnicking, walking, bird watching, bicycling, and running/jogging.

“REligious organization, Community.” A church or religious institution with a seating capacity of no more than 600 persons in the sanctuary or main activity area.

“REligious organization, large.” A church or religious institution with a seating capacity of more than 600 persons in the sanctuary or main activity area.

“right-of-way (row).” A defined area of land, usually a linear strip, dedicated for use as a street, crosswalk, railroad, for placement of utility transmission lines, sanitary storm sewer, or other similar uses.

“RisK tree.” A tree that is at risk for failure, either whole or in part, with the part large enough to cause damage and there exists within the falling distance of the tree or tree part a target, such as people, buildings, vehicles or hardscape.

"SeTback." The linear distance that establishes buildable and non-buildable area measured inward from the road right-of-way or adjoining property lines. Buildings and other principal structures comprising the activity of the site may not encroach upon this space. However, an accessory activity such as parking or a driveway may be located within the setback unless superseded by a buffer.

“SeTback line.” The linear distance from which a structure or use is separated from a designated point, such as a property line or road right-of-way.

"SexuAlly oriented Business." For purposes of this zoning ordinance, sexually oriented business operations shall mean and include the following:

1. "Adult arcade." Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

2. "Adult bookstore or Adult video store." A commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

   (a) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or

   (b) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing
"specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

3. **"ADULT CABARET."** A nightclub, bar, restaurant or similar commercial establishment which regularly features:
   
   (a) Persons who appear in a state of nudity; or
   
   (b) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
   
   (c) Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the description of it specified sexual activities" or "specified anatomical areas."

4. **"ADULT MOTEL."** A hotel, motel or similar commercial establishment which:
   
   (a) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or
   
   (b) Offers a sleeping room for rent for a period of time that is less than ten hours; or
   
   (c) Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten hours.

5. **"ADULT MOTION PICTURE THEATER."** A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

6. **"ADULT THEATER."** A theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

7. **"SEXUAL ENCOUNTER CENTER."** A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:
(a) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or

(b) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

"SIGN." Any object, device, display or structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, or direct attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

“SIGN AREA.” The entire advertising area of a sign excluding any framing, trim, or moulding, and the supporting structure.


"SIGN TYPE."

1. "ABANDONED SIGN." A sign structure that does not contain a sign for more than 120 days, or a sign not in use for 120 continuous days, or a sign advertising an organization or event no longer occupying the site on which the sign exists or to which it refers.

2. "AWNING SIGN." A sign that is mounted to or painted on an awning.

3. "BANNER." A sign made of lightweight fabric or similar material. An official flag and a corporate flag shall not be considered banners for the purposes of this zoning ordinance.

4. "BENCH SIGN." A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.
5. **“BUILDING SIGN.”** Any sign attached to any part of a building.

6. **“CANOPY SIGN.”** A sign that is mounted to or painted on a canopy.

7. **“CHANGEABLE COPY SIGN.”** A portion of a sign that includes letters that can be changed to communicate information concerning the activities of the organization.

8. **“DILAPIDATED SIGN.”** Any sign that is not properly maintained, insecure or otherwise structurally unsound, has defective parts in the support, guys and/or anchors, or that is unable to withstand wind pressure, as determined by the Zoning Administrator and applicable regulations in the adopted Building Code.

9. **“FLAG.”** Any fabric, banner or bunting containing distinctive colors, patterns or symbols, attached to a flagpole that is used as a symbol of government, political subdivision, or other entity.

10. **“FREESTANDING SIGN.”** A sign supported by a sign structure secured in the ground and which is wholly independent of any building for support.

11. **“IDENTIFICATION SIGN.”** A sign that identifies a building or a service within the building, using the name, symbol, address or date of the building, business or development.

12. **“INCIDENTAL SIGN.”** A sign containing no advertisement, logo or name that has a purpose secondary to the use of the lot on which it is located. Examples include, but are not limited to, "no parking", "entrance", "loading only" or other similar directions or information.

13. **“INTEGRAL ROOF SIGN.”** A sign whose structure is integrated into the structure of the roof and is an integral part thereof.

14. **“MARQUEE SIGN.”** Any sign attached to, in any manner, or made part of a marquee.

15. **“MONUMENT SIGN.”** A freestanding sign constructed on the ground with a continuous footing or foundation with the base of the sign at grade.

16. **“OFF-PREMISE SIGN.”** A sign or billboard, except those advertising garage or yard sales, that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

17. **“PENNANT.”** Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, that is usually suspended from a rope, wire or string, and usually in a series, and designed to move in the wind.

18. **“PERMANENT SIGN.”** A sign attached to a building, structure or the ground in some manner, and made of materials intended for more than short-term use.

19. **“POLE SIGN.”** Any freestanding sign mounted on a pole.
20. “POLITICAL SIGN.” A temporary sign announcing or supporting political candidates or issues for any national, state or local election.

21. “PORTABLE SIGN.” A sign that is not permanently affixed to a building, structure, or the ground.

22. “PRINCIPAL SIGN.” A freestanding sign that is the primary freestanding sign on the property, not including institutional or subdivision signs.

23. “PROJECTING SIGN.” A sign that is wholly or partly dependent on a building for support, and that projects more than 12 inches from such building.

24. “ROOF SIGN.” A sign that is mounted on the roof of a building, wholly dependent on the roof for support, and projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof. A sign mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

25. “SIDEWALK SIGN.” A freestanding, moveable sign not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure of one or more panels that form both the structure and the sign face, and which is intended to be placed on a sidewalk or pedestrian area.

26. “SUBDIVISION SIGN.” A sign identifying a residential land subdivision or planned development.

27. “TEMPORARY SIGN.” Any sign that is used for 30 days or less and is not permanently mounted.

28. “WALL SIGN.” Any sign attached to and within six inches of an outside wall, and confined within the limits of an outside wall of any building or structure, that is supported by that wall or building, and that displays only one sign surface. A sign attached to the exterior surface of a window shall be classified as a wall sign.

29. “WINDOW SIGN.” A sign that is attached to the interior face of a window.

“SIGNIFICANT TREE.” Any existing healthy and structurally sound tree which has a diameter a breast height (DBH) between eight inches and 25 inches.

"SOUTH CAROLINA MANUFACTURED HOUSING BOARD." Is authorized by State Statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which Board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the Board's Manufactured Housing Regulations, May 26, 1990, as amended.

"STREET." Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width that has been dedicated, deeded or designated for vehicular traffic, public or private.

"STREET, PRIVATE." A street not dedicated for public use or maintenance.

"STRUCTURE." (As defined by the International Building Code.)
"STRUCTURAL ALTERATION." Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

“STRUCTURAL DEFECT, TREE.” Any naturally occurring or secondary condition such as cavities, weak branch attachments, cracks or decayed wood in the trunk, crown or roots or a tree that may contribute to structural failure. Structural defects can lead to risk-tree designation based on the type, location, severity and/or number of the defect(s).

“TITLE LOAN LENDER.” An establishment that is a supervised lender which regularly extends short term vehicle secured loans such as those regulated by S.C. Code § 37-3-413 and accepts as security title to motor vehicles. The term does not include supervised lenders other than those specializing in short term vehicle secured loans or banks, credit unions, savings banks and like depository institutions.

“TRANSPLANTING, PLANTS.” Moving a plant to a new location.

"TRAVEL TRAILER OR RECREATIONAL VEHICLE." A structure that: (1) is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (2) is designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

“TREE.” A woody perennial plant, generally with a single trunk but sometimes having multiple trunks, with the potential to attain a mature size of at least five (5) inches in trunk diameter at 4.5 feet above the ground and a height of at least 15 feet.

“TREE MAINTENANCE.” Routine, periodic or occasional activities directed at maintaining or improving a tree’s health and condition. Maintenance activities include but are not limited to mulching, pruning, irrigation, fertilization, pest control, cabling and bracing and lightning protection system installation and/or any other accepted arboricultural practice.

“TREE PLANTATION.” A grouping of trees, either planted or naturally or artificially seeded, composed of at least 80 percent of the same species and approximately of the same height and diameter.

“TREE PROTECTION.” The active protection of a tree’s roots, trunk and crown for the purpose of avoiding damage to the living structure and to maintain tree health and structural integrity.

“TREE PROTECTION ZONE (TPZ).” A defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees before, during and after construction activities. The TPZ is defined by a physical barrier such as fencing, soil berms and signs.

“TREE REMOVAL.” The cutting of a tree near ground line which removes the tree’s trunk and crown. The tree stump and roots may or may not be removed along the trunk and crown.

“TREE ROOTS.” The below ground portion of a tree that includes large, woody roots that anchor and support the trunk and crown as well as the small, fibrous roots responsible for water and mineral uptake and gas exchange. Roots are generally located within the top 18
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inches of soil and may extend out from the trunk two to three times the width of the crown.

“TREE TRUNK.” The main woody stem of a tree that connects the roots to the crown and which supports the crown. It functions in the transport of water, minerals and carbohydrates from the crown to the roots and the roots to the crown.

“UPPER- STORY RESIDENTIAL.” A residential dwelling unit located above another use.

"USE." The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

"USE, ACCESSORY." A use of land or of a building or portion thereof clearly incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

"USE, INSTITUTIONAL." A public or private for-profit or non-profit educational, hospital, museum, religious or care use such as, but not limited to, daycares, congregate care, nursing care and hospice or palliative care.

"USE, PRINCIPAL." See “PRINCIPAL USE.”

"VARIANCE." A modification of the regulations of this zoning ordinance, granted by the Board of Zoning Appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the zoning ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

"VEHICLE, RECREATIONAL." A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodations for recreational, camping and travel use and including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes.

"VEGETATION." A living organism of natural growth, including, but not limited to, trees, shrubs, groundcovers, vines, grasses (both lawn and ornamental), herbaceous perennials, biennials, annuals, bulbs, ferns, mosses and lichens.

"YARD." An open space that lies between the principal or accessory building or buildings and the nearest lot line.

"YARD, FRONT REQUIRED." A yard extending the full width of the front of a lot between the front (street) right-of-way line and the front building setback line.

"YARD, REAR REQUIRED." A yard extending the full width of the lot in the area between the rear lot line and the rear building setback line.

"YARD, REQUIRED." That part of a yard between a lot line and the minimum required building setback lines, within which no structure shall be located and certain uses limited or prohibited as required by this zoning ordinance.

"YARD, SIDE REQUIRED." A yard extending the full length of the lot in the area between the side lot line and a side building setback line.
"ZONING DISTRICT." A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.