

Article VI. Design Standards

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.

		APPLICABILITY			
		All Commercial	Downtown Core	COM	COL
“X” means that the standard is required and compliance shall be determined by staff.					
1	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.	X			
2	Awnings shall be made of canvas, vinyl or similar material.		X		X
3	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.		X		X
4	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.		X		X

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.

		APPLICABILITY			
"X" means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	COM	COL
5	There shall be a coordinated plan for multiple awnings on a single building.	X			

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.

		APPLICABILITY			
"X" means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	CMOL	COL
1	Front building façades shall be substantially parallel to the front property line except that: a) The entrance of corner buildings may be oriented to front the corner; b) Buildings interior to a development site may be arranged to front a common courtyard, parking area, driveway; 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 d) Sideyard houses built to conform to historic design principles shall be exempt from this requirement.	X			
2	All loading docks, storage areas, solid waste, maintenance equipment and similar items shall be screened from public view.	X			

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.

		APPLICABILITY			
"X" means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	CMOL	COL
3	Any side of a non-residential building that faces an arterial or collector street shall be treated as a building façade for the purposes of applying the standards of this ordinance.	X			
4	Additions and new construction shall maintain the existing building wall pattern by extending the building front from side lot line to side lot line, except that an appropriate architectural wall or similar design feature may be used instead of a building extension.	X			

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.

		APPLICABILITY			
"X" means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	CMOL	COL
1	The exterior finish material on all facades shall be limited to brick, stucco, fiber cement siding (e.g. HardiePlank).		X		X
2	Concrete block, sheet metal and corrugated metal are prohibited as an exterior wall material on all buildings except for the rear side of commercial and industrial buildings that area screened from public view. However, textured or patterned concrete block which mimics the appearance of brick, stone, or hard stucco is permissible.		X	X	X

C. Exterior materials.

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APPLICABILITY

		APPLICABILITY				
		All Commercial	Downtown Core	CMOL	COL	
"X" means that the standard is required and compliance shall be determined by staff.						
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.	X				
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.

		APPLICABILITY			
		All Commercial	Downtown Core	CMOL	COL
“X” means that the standard is required and compliance shall be determined by staff.					
1	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.		X		
2	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.		X		
3	Doors and windows that operate as sliders are prohibited along frontages.		X	X	X
4	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.		X		X
5	Flat roofs shall have a parapet wall along the front façade of the building.	X			
6	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.	X			
7	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.	X			
8	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.		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.

		APPLICABILITY			
“X” means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	CMOL	COL
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.	X			
10	All openings, including porches, and windows, with the exception of shopfronts, shall have a width that does not exceed height.		X		X

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.

		APPLICABILITY			
“X” means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	CMOL	COL
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. 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		X		X
2	Blank or uninterrupted building facades visible from the corridor shall be designed in a manner that reduces the	X			

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.

		APPLICABILITY			
"X" means that the standard is required and compliance shall be determined by staff.		All Commercial	Downtown Core	CMOL	COL
	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.)				
3	No single multi-family development shall contain more than 10 acres or 140 units.	X			
4	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.	X			

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.

		APPLICABILITY			
		All Commercial	Downtown Core	CMOL	COL
“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.

		APPLICABILITY			
		All Commercial	Downtown Core	CMOL	COL
"X" means that the standard is required and compliance shall be determined by staff.					
1	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.	X	-		
2	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.		X	X	X

B. Trash, garbage and recycling.

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

		APPLICABILITY			
		All Commercial	Downtown Core	CMOL	COL
"X" means that the standard is required and compliance shall be determined by staff.					
1	All trash and recycling receptacles and storage areas shall be located away from public streets and screened entirely from public view.	X			
2	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.	X			

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.

		APPLICABILITY			
		All Commercial	Downtown Core	CMOL	COL
"X" means that the standard is required and compliance shall be determined by staff.					
1	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.	X			
2	Drive-thru windows, freestanding ATMs, and similar devices shall not be placed between the primary façade of a building and the public street.	X			