

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Commission meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **828 4377 0168**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*

PARTISAN POLITICAL ACTIVITY PROHIBITED

During this election season, please remain aware that engaging in partisan political activity during a County Commission meeting is prohibited. Oconee Code of Ordinances Section 2-61. "Partisan political activities" are those activities that are directed at the success or failure of a political party, candidate for political office, or political group.

Planning Commission agenda- 5:00 pm Monday, June 1st, 2020

Council Chambers - Oconee County administrative complex

Corridor planning sub-committee – 4pm – Conference Room.

1. Corridor planning

Planning Commission – 5PM- Council Chambers.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (read by chairman if any have been submitted)
5. Commission member comment
6. Approval of minutes from 05/18/2020
7. Census update
 - A. Discussion
8. Corridors
 - A. Discussion
9. Recreational vehicle park discussion
10. New Business
11. Old business
12. Adjourn

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at achapman@oconeesc.com.

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Minutes

5:00 pm- Monday, May 18, 2020

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson
Stacy Lyles
Andy Gramling

Staff Present

Adam Chapman
Vivian Kompier

Media Present

None

1. Call to Order – Ms. McPhail called the meeting to order at 5:00pm
2. Invocation by Ms. Lyles
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person) -
Mr. Jerry Barnett commented that if the public is not allowed into the meetings the members of the Boards & Commission should not be either.
5. Commission member comment – Ms. Lyles and Mr. Gramling would like to see the public in the meetings as well, only a few people show up and it would not be hard to social distance.
6. Approval of minutes from 3/2/2020 – Mr. Pearson made a motion to approve the minutes seconded by Mr. Vassey and approved 7/0.
7. County operations update – Oconee County is still open for business other than the Library and Parks and Recreation which will be reopening on a limited basis.
8. Clarification of motions and motions to rescind – The following motion was made at the

3/2/2020 meeting: Discussion regarding performance standards for specific uses in the County – Mr. Smith made a motion to go forward with this and set priorities and devise a letter for Council, seconded by Mr. Johnson and approved 5/2. Mr. Pearson and Mrs. Lyles voted against. Mr. Pearson made a motion to rescind the motion, seconded by Mr. Gramling and approved 7/0

Mr. Chapman clarified that Mr. Pearson should not have been able to rescind the motion because he voted against it.

Tonight a motion was made by Mr. Gramling to rescind the motion made on 3/2/2020 and Mr. Vassey seconded and was approved 7/0.

9. Census 2020 update – Mr. Chapman update that the count is still going on and that the government gave an extension of 120 days. West Union and Salem are the towns lagging behind.
10. Planning & Economic Development committee update – A motion was made at their meeting for staff to take the lead on the corridor plan development and return the specifics to the Planning & Economic Development committee coupled with the request that the Planning Commission not overlap or duplicate staff but supplement or assist staff. Staff and Administration is to come up with a plan send it to Planning & Economic Development so they can send it to Planning Commission. Destination Oconee already has a plan.
11. Brass Town Falls upgrade – Mr. Chapman informed the Commission about the upgrades that are needed at Brass Town Falls to make it sustainable.
12. USDA Community Compost and Food Waste Reduction – USDA is accepting applications **until 6/26/2020. Ms. McPhail would like us to apply for this grant using the County's grant person.**
13. Unfinished Business – None
14. New Business –None
15. Adjourn – The meeting was unanimously adjourned at 6.20pm.

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at achapman@oconeesc.com.

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Receive Updates



USDA Announces Cooperative Agreements for Community Compost and Food Waste Reduction

USDA Farm Service Agency sent this bulletin at 05/12/2020 02:21 PM EDT

May 2020



Farm Service Agency **Electronic News Service**

BULLETIN

GovDelivery

Having trouble viewing this email? [View it as a Web page.](#)

USDA Announces Cooperative Agreements for Community Compost and Food Waste Reduction

The U.S. Department of Agriculture (USDA) today announced the availability of \$900,000 for local governments to host a Community Compost and Food Waste Reduction (CCFWR) pilot project for fiscal year (FY) 2020. The cooperative agreements will support projects that develop and test strategies for planning and implementing municipal compost plans and food waste reduction plans. The agreements are offered through USDA's Office of Urban Agriculture and Innovative Production.

USDA will accept applications on [Grants.gov](https://www.usda.gov/grants) until midnight June 26, 2020. Projects should span two years with a start date of October 1, 2020 and completion date of September 29, 2022.

Cooperative agreements support projects led by local governments that: 1) generate compost; 2) increase access to compost for agricultural producers; 3) reduce reliance on, and limit the use of, fertilizer; 4) improve soil quality; 5) encourage waste management and permaculture business

development; 6) increase rainwater absorption; 7) reduce municipal food waste; and 8) divert food waste from landfills. USDA's Natural Resources Conservation Service will provide assistance for conservation related activities.

Priority will be given to projects that anticipate or demonstrate economic benefits; incorporate plans to make compost easily accessible to farmers, including community gardeners; integrate other food waste strategies, including food recovery efforts; and collaborate with multiple partners.

A webinar, which will be held on June 4, 2020, from 2 to 4 p.m. Eastern Daylight Time, will provide an overview of the cooperative agreements' purpose, project types, eligibility and basic requirements for submitting an application. Information on [how to register and participate in the webinar](#), or listen to the recording, will be posted at farmers.gov/urban.

More Information

Comments can be sent to UrbanAgriculture@usda.gov within 90 days, with the subject line "Community Compost and Food Waste Reduction Project."

Questions about this cooperative agreement opportunity can be sent to UrbanAgriculture@usda.gov

The Office of Urban Agriculture and Innovative Production was established through the 2018 Farm Bill. It includes representatives from many USDA agencies, including Farm Service Agency and Agricultural Marketing Service, and is led by the Natural Resources Conservation Service. Its mission is to encourage and promote urban, indoor, and other emerging agricultural practices, including community composting and food waste reduction. More information is available at farmers.gov/urban.

Additional resources that may be of interest to urban agriculture entities include [AMS grants](#) to improve domestic and international opportunities for U.S. growers and producers and [FSA loans](#).

Questions?

Please contact your local [FSA Office](#).

USDA is an equal opportunity provider, employer and lender. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

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Intent

Manage the growth of RV parks and their impact on the County.

“RV Park”

- Four or more RV/RV spaces for rent.

Garbage & Recycling facilities

- RV park provides for onsite managed solid-waste disposal.

Wastewater

- Follow all SCDHEC standards

Utilities

- Follow all Building Code standards

Setbacks

- Underlying zoning district for property lines. No internal ROW/easement setbacks.

“Ready for travel”

- **RV’s will be ready for travel** (defined). Attached permeant structures or not ready for travel will be reviewed as a dwelling.

Parking/Maneuverability

- **All weather roads (defined) capable of accommodating RV’s will be provided by the park.** Reviewed by EMS.

Access

- State road: Permit from SCDOT
- County Road: Permit from County
- Private Road: Permit from owner(s)

Park models

- Reviewed as permeant dwellings.

Review process

- Similar to subdivision process.

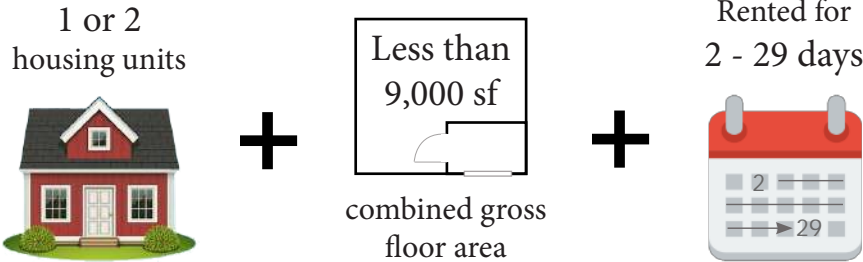
VACATION RENTALS

(SHORT TERM RENTAL / AIR BNB / HOMESTAY)

WHAT IS A VACATION RENTAL?

A housing unit rented to tourists, vacationers, or similar transients.

Allowed in all Zoning Districts (Except for AI-Airport)



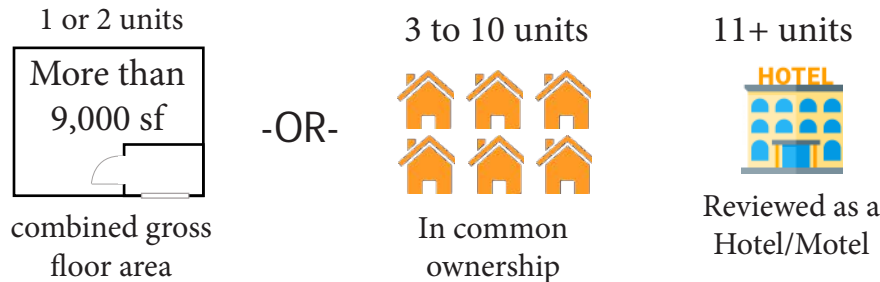
WHAT CAN YOU RENT?



WHAT IS A VACATION RENTAL COMPLEX?

Allowed only in Zoning Districts: BDM, R-3, NS, CS, EMP, PS, CR, OU

Requires a Conditional Use Permit (See below)



CONDITIONAL USE REQUIREMENTS

FOR A COMPLEX (3+ rentals, or 1 or 2 rentals over 9,000 sf)

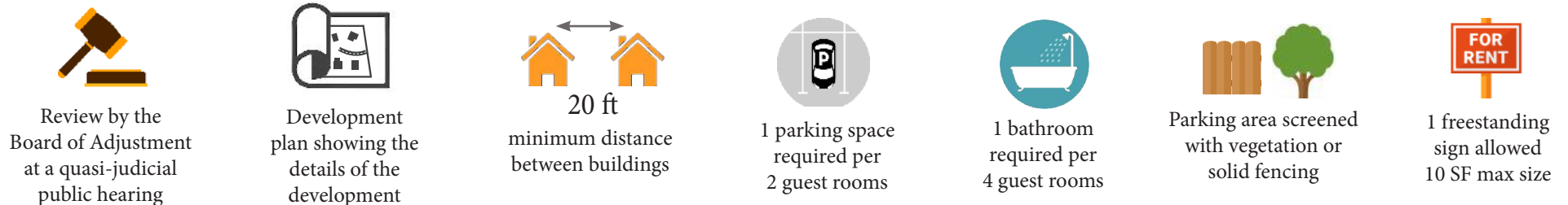
The vacation rental complex must not:

- adversely affect the **health and safety** of persons residing or working in the neighborhood
- be detrimental to the **public welfare** or injurious to property or public improvements
- cause or **have adverse effects** on surrounding properties due to noise, vibration, odor, or glare effects

The complex must provide:

- satisfactory **ingress and egress** for the use and structures
- consideration for **pedestrian and automotive safety**, convenience, flow, and traffic control
- required off street **parking and loading areas**
- adequate and proper **utilities**, with reference to locations, availability, and compatibility
- correct **buffering** type, location, dimensions
- appropriately sized **sign and exterior lighting**, with regard to glare, traffic safety, economic effect, and compatibility and harmony with properties in the area
- **hours of operation** which protect and maintain the character of the neighborhood

CONDITIONAL USE PERMIT REQUIREMENTS FOR A COMPLEX (3+rentals, or 1 or 2 rentals over 9,000 sf)



TRAVEL TRAILERS

(Park Models, RV's, Campers, Tiny Homes on Wheels)



WHAT IS A TRAVEL TRAILER?

A vehicle primarily designed as a temporary or seasonal dwelling for travel, recreation, or vacation uses.

Allowed in Zoning Districts:

R-3 PS CR OU



Lived in for 180 days or less per calendar year.



Trailers disconnected from utilities, tagged and road-ready, and not used as a dwelling are considered parked vehicles and are not subject to these requirements

WHAT IS A TRAVEL TRAILER PARK?

A parcel of land designed and equipped for 3 or more travel trailers.

Special requirements or a CUP application apply (See below)

3 or more



on a parcel of land

Not permanently affixed to the ground or a foundation



No single trailer may be in the park for more than 180 days per calendar year.



Special Requirements in Zoning Districts:

PS CR OU

Conditional Use Permit required in District:

R-3

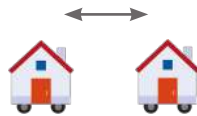
SPECIAL REQUIREMENTS & CONDITIONAL USE STANDARDS FOR PARKS



In R-3 zoned districts only: Review by the Board of Adjustment at a quasi-judicial public hearing



Site plan to include individual trailer pad locations



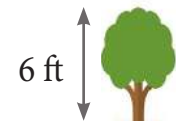
20 ft minimum distance between trailers



Minimum 4 feet wide evergreen tree or shrub buffer along property lines.



Commercial outdoor lighting standards apply.



6 ft Minimum height at maturity of buffer-plant types.



1 bathroom and shower required within a permanent structure



1 additional bathroom and shower per every 10 trailer spaces that do not have water and sewer connections.



Trash removal must be serviced at least once per week unless the park has been vacant for the entire week.



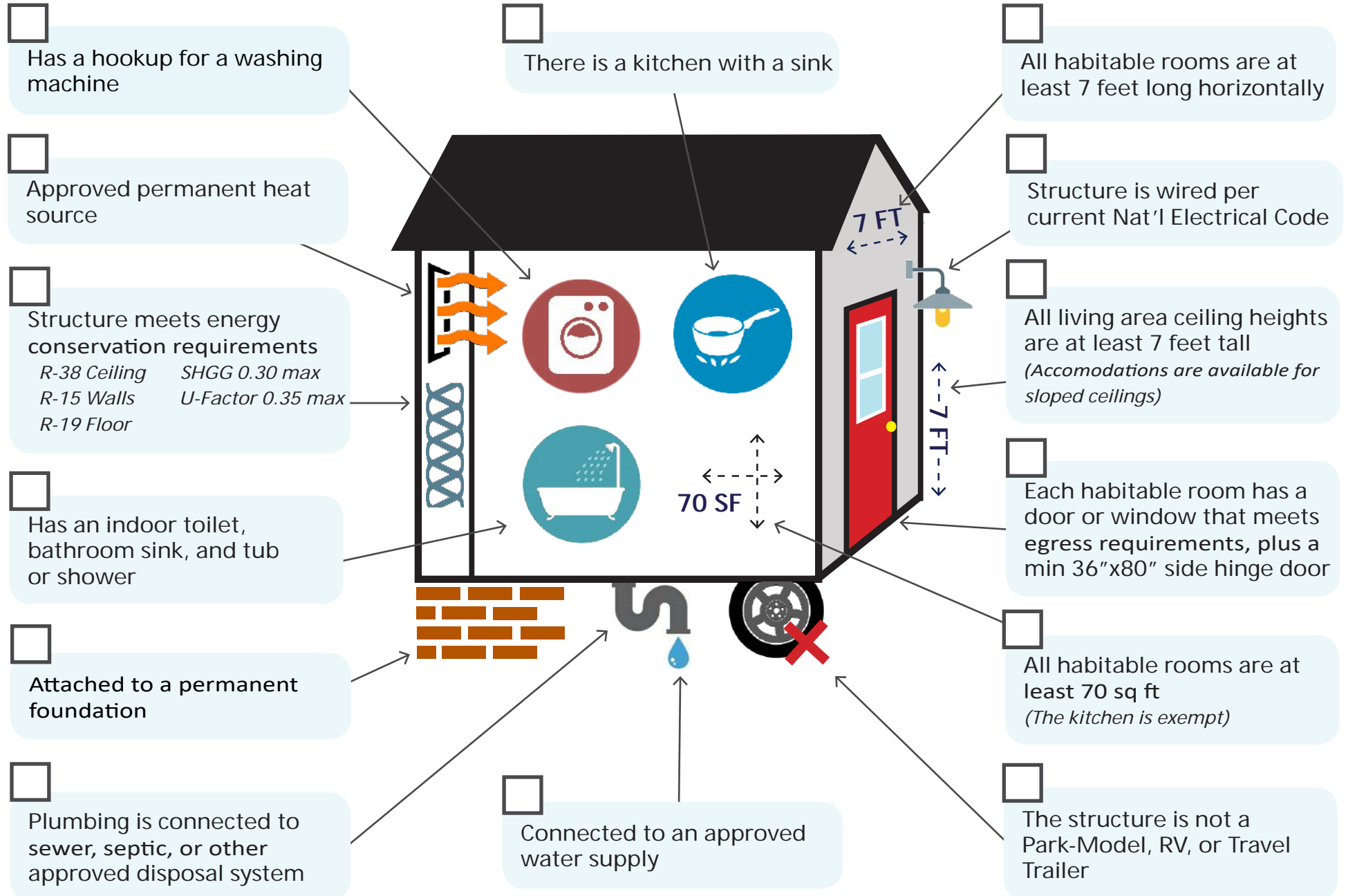
On-site dump stations or other approved containers sufficient for a weeks worth of trash and recycling. NCDEQ permit required. Minimum 20 ft from property lines



Fire Marshal approval of facilities for emergency medical and fire service access

What is required for a structure to be 'habitable' for permitting?*

**This brochure is provided for basic information only and is NOT comprehensive. Please refer to the NC State Building Code and permitting departments for full requirements.*



Greenville County, South Carolina

ARTICLE 15 RV PARKS 15.1

General Standards A single recreational vehicle may be located on an individual lot or more than one shall be located within a recreational vehicle park in Greenville County with the following requirements: 15.2 Parking and Storage of Vehicles Not more than one (1) recreational vehicle shall be permitted to be parked on a lot. The vehicle shall not be parked in the front or side yard nor shall any such vehicle be parked or stored in front of the principal structure on a lot. 15.2.1 Hazard Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards; and 15.2.2 Maintenance Recreational vehicles must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on wheels or a jacking system. 15.3 Recreational Vehicle Park Site Development Standards 15.3.1 Intent The recreational vehicle park site development standards are established to encourage high quality recreational vehicle parks within Greenville County that are safe for its occupants and sensitive to the environment. 15.3.2 Site Plan Approval Prior to construction of a new recreational vehicle park or enlargement of an existing recreational vehicle park at the time of adoption of this Ordinance, a development plan must be submitted and approved by the Subdivision Administrator in accordance with the schedule for Preliminary Subdivision Plans and shall be reviewed by the Subdivision Advisory Committee. The Planning Division must approve the proposed development for conformance with all applicable regulations prior to submitting to the Land Development Division for a land disturbance permit. Any recreational vehicle, service building, or recreation area located in any recreational vehicle park shall be placed in accordance with an approved development plan. 15.3.3 Site Plan Requirements The plan shall be designed by a registered engineer/surveyor/landscape architect of the state of South

Carolina to scale of not less than 100 feet to 1 inch and shall contain the following information: A. The location of the proposed park. B. The location and dimensions of streets, rights of way, drives and parking spaces. C. The location and size of recreational vehicle sites. D. The location and size of service buildings and recreation areas. E. The location and type of screening, fences, or hedges. Land Development Regulations 132

_____ Greenville County, South Carolina Article 15 F. The names and addresses of developers. G. Existing and finished contours at intervals not more than 2 feet. H. The location of fire hydrants if applicable. I. Storage areas. J. Dumpsters if applicable. K. Delineation of 1% area of Special Flood Hazard. L. Utilities (sewer, water, electric, etc.) and a note on how they are procured/offered to visitors 15.4 Design Standards 15.4.1 Amenities Uses permitted within a recreational vehicle park shall include: recreational vehicle sites, recreation facilities, common buildings and facilities (laundry, dining, parking, etc.), and management offices (which may include living quarters for the operator or manager of the park). 15.4.2 Minimum Space Size A minimum net space of six hundred ninety (690) square feet is required for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle; 15.4.3 Utility and Security Connection Each travel trailer or recreational vehicle area shall be attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. These trailers or vehicles shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system,

approved by DHEC, shall be provided in all travel trailer/ recreational vehicle parking areas; 15.4.4 Operating Requirements The operator of each recreational vehicle park shall comply with all DHEC rules and regulations governing the sanitation and operation of recreational vehicle parks and amenities. 15.4.5 Hazards Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards; 15.4.6 Maintenance Recreational vehicles must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on wheels or a jacking system; and, 15.4.7 Parking/Maneuverability Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

Upson County Georgia

ARTICLE 28. - RECREATIONAL VEHICLE REGULATIONS

DIVISION 1. - IN GENERAL

Section 2801. - Purpose and intent.

It is the intent of this section to more fully detail Upson County's recreational vehicle/travel trailer/motor home regulations as described elsewhere in the zoning ordinance and in certain zoning districts. It is Upson County policy that recreational vehicles shall not be considered equivalent to nor be permitted as permanent residential structures. Permanent residential structures are built to meet either State of Georgia/International Code Council (ICC) Building Codes or U.S. Department of Housing and Urban Development (HUD) standards. Recreational vehicles are intended for short-term vacation stays, itinerant travel, temporary emergency shelter, special circumstances housing and the like.

Specific, existing, recreational vehicles and recreational vehicle facilities are designated as legal non-conforming uses (grandfathered-in) for certain specified portions of these standards.

(Ord. No. 266, § 1, 10-9-2018)

Section 2802. - Permitted locations and requirements.

Each zoning district contains language that indicates the level and type of recreational vehicle use that may be employed in that district. Special overarching land use provisions may also be developed to address the appropriate use, placement and density of recreational vehicles.

- A. Recreational vehicles stored outdoors or in accessory structures on residential lots must be stored in conformance with the accessory structure requirements of the respective zoning district. In those instances where the rear yard is not accessible by means of a driveway, alley or has insufficient side yard clearance for the passage of a recreational vehicle, the recreational vehicle may be parked in the front yard. Recreational vehicles shall not be required to be towed or placed over any in-service septic tank or drain field. In those instances where a recreational vehicle is to be parked or stored in the front yard, the recreational vehicle shall be parked proximate to the side property lines, but no closer than five feet from the property line. Such recreational vehicles must remain unoccupied, except as indicated in other parts of the Upson County Zoning Ordinance.
- B. Recreational vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle.

(Ord. No. 266, § 1, 10-9-2018)

Section 2803. - Prohibitions.

Recreational vehicles are not permitted as permanent residences in any zoning district. Legally stored recreational vehicles shall not be used for living, sleeping or housekeeping purposes. Recreational vehicles shall not be used as storage sheds.

(Ord. No. 266, § 1, 10-9-2018)

Section 2804. - Special circumstances.

Pursuant to language found in each zoning district's requirements, recreational vehicles may be permitted as temporary residences for limited periods of time in those zoning districts under special circumstances. Those special circumstances primarily include temporary accommodation for medical issues, emergency circumstances and temporary housing during residential construction. Language found in the zoning district sections of the zoning ordinance provides more details on approval processes and conditions of approval for such temporary arrangements.

(Ord. No. 266, § 1, 10-9-2018)

Section 2805. - Recreational vehicles as short-term guest housing.

As described in this section, recreational vehicles are permitted as short-term guest quarters in zoning districts permitting single-family-residential units. Recreational vehicles that are owned by non-Upson County residents, guests or visitors and are registered and tagged from outside the county, may be parked or occupied by such guests or visitors on property on which a permanent, occupied dwelling unit is located for a total cumulative period not to exceed 30 days per calendar year while visiting the resident of such property. Any individual or family remaining for 16—30 days shall register with the Upson County Building and Zoning Department. This cumulative total period may include visits by a single guest or multiple guests over the period, but no more than one recreational vehicle at a time. The recreational vehicles shall have self-contained sanitary facilities.

Such recreational vehicles may be parked in the front yard. No portion of a recreational vehicle may extend over, or interfere with, the use of any sidewalk or right-of-way intended for pedestrian or vehicular traffic.

(Ord. No. 266, § 1, 10-9-2018)

Section 2806. - Short-term recreational vehicle residence.

In addition to emergency and special exception situations, short-term residence is permitted in recreational vehicles in recreational vehicle parks. Such short-term residence may not exceed 12 months in a 24-month period anywhere in Upson County and must be solely for short-term work or business

purposes, as verified, in writing, by a local business or employer.

(Ord. No. 266, § 1, 10-9-2018)

Section 2807. - Short-term recreational vehicle residence permit.

Such short-term residential recreational vehicles and their occupants must obtain a short-term recreational vehicle residence permit, which shall not be valid for more than six months, but may be renewed for not more than one additional six-month period. The short-term recreational vehicle residence permit application must be accompanied by a letter from the employer, naming the employee and explaining the short-term job/employment. Fees may be assessed as set by the board of commissioners. All short-term residential recreational vehicles must be legally registered and tagged. They may only be parked in a space where there is a direct sanitary disposal connection. The recreational vehicles must be maintained in good aesthetic appearance and function and be kept road-worthy. No structures such as porches, storage space, additional rooms, permanent stairs or the like, may be attached to the recreational vehicles.

(Ord. No. 266, § 1, 10-9-2018)

Section 2808. - Recreational vehicles as emergency shelter.

Recreational vehicles may be used as short-term residences during governmentally-declared natural and man-made disasters. The 12-month maximum duration for short-term recreational vehicle residence may be waived for specified amounts of time by the Upson County Board of Commissioners. All recreational vehicles used for bona fide emergency shelter, due to natural or man-made disasters, shall register with Upson County and pay any approved fees. All short-term, emergency-related residential recreational vehicles must be legally registered and tagged.

(Ord. No. 266, § 1, 10-9-2018)

Sections 2809—2820. - Reserved.

DIVISION 2. - RECREATIONAL VEHICLE PARKS

Section 2821. - Purpose.

The purpose for these recreational vehicle park regulations is to:

- A. Using minimum standards, allow for the establishment of adequate sites for temporary parking and use of recreational vehicles whose occupants are visiting, vacationing in or passing through, Upson County;

- B. Minimize the conflicts between recreational vehicle parks and surrounding land uses;
- C. Provide minimum health and safety standards to protect both the users of the parks and the larger Upson County community.

(Ord. No. 266, § 1, 10-9-2018)

Section 2822. - Site development plan.

As part of the special exception application for approval of a recreational vehicle park or through provisions of the zoning ordinance or some other ordinance procedure, a proposed site plan (map), meeting or exceeding Upson County's minimum recreational vehicle park design standards, must be prepared and submitted to the board of commissioners for its review and approval. A written development plan, describing the RV park design primarily in text, may also be submitted for review and approval.

(Ord. No. 266, § 1, 10-9-2018)

Section 2823. - Recreational vehicle parks as part of a manufactured home park.

Recreational vehicle parks, approved as sections of a manufactured home park, shall be located along the external boundary of the manufactured home park, where it shall have at least one separate ingress/egress point onto an external public or private street, separate from ingress/egress points for the rest of the mobile home park. The recreational park may have interconnected streets with the manufactured home park.

(Ord. No. 266, § 1, 10-9-2018)

Section 2824. - Permitted uses.

Recreational vehicle parks may include the following principal and accessory uses and structures, which shall be built to Georgia Building Codes, where applicable, unless otherwise indicated. The accessory uses and structures shall only be permitted in the presence of one or more principal uses or structures.

A. *Permitted principal uses and structures.*

1. Recreational vehicles and improved (utilities, pads) or unimproved spaces.
2. Tent/primitive camping spaces.
3. Recreational vehicle parking and storage areas.
4. Recreation open space with recreational amenities.

B. *Permitted accessory uses and structures.*

1. Park office.
2. Park manager residence.

5. Recreation hall.
6. A single park/camp store to supply retail goods for tenants and staff.
7. Sanitation-related structures, fixtures and amenities.
8. Recreational vehicle park-related maintenance uses and structures.
9. A limited, joint use structure and/or area for storage of tenant possessions.
10. Other customary accessory uses and structures as approved by the Zoning Administrator.

C. All principal and accessory uses and structures not permitted here are specifically prohibited, unless permitted through special exception conditions of approval.

(Ord. No. 266, § 1, 10-9-2018)

Section 2825. - Occupancy.

- A. Occupancy of each individual recreational vehicle site/space is limited to one recreational vehicle and not more than two passenger automobiles or trucks, accommodating one camping party. The length of stay in a recreational vehicle park for each owner-occupied recreational vehicle (only) and/or its occupants is limited to a maximum of 180 days in any 12-month period. The length of stay in a recreational vehicle park for each non-owner occupied recreational vehicle and/or its occupants is limited to a maximum of 30 days in any 12-month period. Moving to another space in the same recreational vehicle park is not legal and does not reset the 180- or 30-day clocks.
- B. No buildings or storage sheds are permitted on the recreational vehicle sites.

(Ord. No. 266, § 1, 10-9-2018)

Section 2826. - Recreational parks design standards.

- A. *Minimum park size:* Two acres. The park must be on a single lot of record.
- B. *Minimum park frontage/width:* 100 feet.
- C. *Park minimum setbacks:*
 1. Front yard: 35 feet.
 2. Side yard: 30 feet.
 3. Rear yard: 35 feet.
- D. *Buffer.* As a part of the approved site plan and any written development plans, the board of commissioners may require buffer walls, fences and/or natural or planted buffers along the property lines of a proposed recreational vehicle park. RV park applicants are encouraged to propose through draft site plans and development plans, buffers which create separation between their proposed parks and neighboring property and uses. Existing natural buffers

may be deemed appropriate by the board of commissioners. Fences and walls shall be a minimum of six feet tall and a maximum of eight feet tall. All buffers shall be maintained and kept in good repair by the property owner. Vegetation shall be maintained and replaced as necessary to preserve the buffer's integrity.

- E. *Visitor parking.* One visitor parking space, minimum, shall be provided for every four recreational vehicle sites/spaces or fraction thereof. Grouped parking spaces shall be within 150 feet of the recreational vehicle spaces served. Such parking shall be delineated on the approved site development plan.
- F. *Facilities.*
 - 1. *Recreation.* An open space, recreation area of at least 5,000 square feet shall be provided in each recreational vehicle park containing 20 or fewer spaces. For every recreational vehicle space over 20, 150 square feet of open space minimum shall be added to the 5,000 square feet. Recreation equipment and uses such as pools, spas, playgrounds, dog parks, picnic tables, pavilions, barbeques and a service building, including toilets, showers and laundry, may be located within the recreation area.
 - 2. *Sanitation.*
 - a. A minimum of one toilet and one lavatory for each gender shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each gender shall be provided for each 15 sites or fraction thereof which is not provided with a water connection and a three-inch drain inlet for connection to a vehicle equipped with a toilet.
 - b. A minimum of one shower for each gender and one washer and dryer is required.
 - c. Trailer sanitation/dump stations, built to code and designed to receive the discharge of sewage holding tanks of self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which there are any recreational vehicle sites not provided with drain inlets designed to receive the discharge of toilets. Trailer sanitation stations shall be provided on the basis of one station for each 100 sites or fraction thereof. Sanitary dump stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any recreational vehicle space by a minimum distance of 50 feet.
 - d. Trash dumpsters shall be located within 300 feet of every recreational vehicle site, but no closer than 200 feet and enclosed on all sides with a gated, solid wood or masonry enclosure, a minimum of six feet in height. Individual RV site trash cans, having regularly scheduled pickups, may substitute for this requirement.
 - 3. *Recreational vehicle site/space design standards.*
 - a. Minimum site/space size: 500 square feet. A mix of sizes is suggested. No occupied

recreational vehicle shall be located anywhere but in a recreational vehicle space and only one recreational vehicle shall be located within a single recreational vehicle space.

- b. Separation: Sites/spaces shall be designed so as to maintain a minimum of 20 feet between recreational vehicles.
- c. Parking: Each site/space shall include one parking space for one automobile.
- d. Fires shall not be permitted except where pits or bases are constructed of non-combustible material.
- e. Picnic tables and barbeques for each site are permitted.
- f. No accessory structures may be placed or constructed on a recreational vehicle site/space.
- g. Each space shall be clearly marked, consecutively numbered or lettered with reflective three-inch or four-inch white numbers/letters on a blue sign.

4. *Utilities and lighting.*

- a. All utilities, including electrical power and telephone lines shall be installed underground.
- b. All roads, walkways, grouped parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic.
- c. All lighting shall be arranged and designed to minimize illuminating individual recreational vehicle spaces.

5. *Access and roads.*

- a. Each site/space shall have direct, unobstructed access to an internal recreational vehicle park road, designed so as to permit the movement of recreational vehicles.
- b. All interior recreational vehicle park roads shall be private roads, owned and maintained by the owner or operator of the recreational vehicle park. All roads shall be open for access at all times to the sheriff's department, other emergency and code enforcement personnel.
- c. Recreational vehicle park roads shall be surfaced with suitable, dustless material such as crushed rock or asphalt and meet the following minimum width requirements.
- d. Road width:

	On-Street Parking
No On Street Parking	One Side Only

One-Way Streets: 12 feet	One-Way Streets: 22 feet
Two-Way Streets: 22 feet	Two-Way Streets: 32 feet

;adv=6;(Ord. No. 266, § 1, 10-9-2018)

Section 2827. - Miscellaneous provisions.

- A. No home occupation or business shall be operated from an recreational vehicle park.
- B. No structural additions may be built onto or attached to the RV except as may be required for certified handicapped or medically-necessary access or as permitted by the county's variance procedure. Building permits shall be required in those instances where they would normally be required.

(Ord. No. 266, § 1, 10-9-2018)

Section 2828. - Current non-conforming recreational vehicle (RV) use by owner-occupants as permanent residences.

Intent: It is the intent of this section to greatly reduce and over time phase-out the current, widespread, illegal use of recreational vehicles (RV) in Upson County as non-camping, permanent residences. Upson County recognizes the existence of this activity in the community and wishes to ease the hardship that eliminating the permanent residential use of RVS by owner-occupants may create in certain circumstances. It is intended that this ordinance section create a mechanism that will enable, under prescribed circumstances, granting temporary, legal, non-conforming status (grandfathering) to recreational vehicles and owner-occupants currently involved in this activity.

- A. There is hereby created an "Upson County Transitional Residential RV Registration Program" to be administered by the county manager or his designee.
- B. The program shall include, as a minimum, the following elements:
 1. *Eligibility.* Only owner-occupied RVs and the owners themselves may be registered in the program. The program is not for RV renters or renter-occupied RVs.
 2. *Registration and registration application.* Program registration is required to participate in the program and shall be initiated by Upson County within 60 days of approval of this ordinance through an application process, whereby existing recreational vehicles being used as permanent residences shall be listed on a registration application by their owner-occupants who are also subjects of the application. Applications must be submitted by the RV owner-occupants. The

owner-occupants who register at program startup are the only occupants who may be part of the program and they must remain in the same RV on the same property to remain in the program. The program registration window shall last for 90 calendar days. Unoccupied recreational vehicles are not eligible for registration. Initiation of the program may be extended by the board of commissioners.

3. *Minimum information provided.* Program registration shall include, as a minimum, the make, model, year made and size of the recreational vehicle, copy of the title and/or registration, the land and recreational vehicle owners' name(s), photo ID and contact information, any other recreational vehicle occupants' names and contact information, address and tax ID number of the property where the recreational vehicle is located. Applications must be deemed complete before the program deadline to be considered for the program.
 4. *Required inspection.* Each recreational vehicle to be considered for program registration must pass a life safety, sanitation and utility inspection by the Upson County Building Official, his successor or designee, following submittal and approval of a complete application. Each RV must have a permitted, operational septic tank and permitted, operational well or county water service. The registration application file shall include inspection results reports and photographs of the RV. RVs may be determined to be ineligible for the program if they fail the inspection, any follow up inspections and/or any other inspections resulting from a complaint or other actions resulting in a finding of unacceptable living conditions.
 5. *Additional requirements.* In addition to meeting minimum life safety, sanitation and utility inspections, each RV must have its proper 911 address signage and county solid waste service to be accepted into and remain in the program.
 6. *Registration decal.* Successfully registered RVs shall display the annually-provided registration decal on the rear of the RV.
- C. *Registration application fee and annual registration.* The initial application process and annual RV registration thereafter shall include a \$25.00 fee to offset administrative costs. Annual renewal registration fee and penalty delinquency of more than 60 calendar days shall mean that the RV is no longer a part of the program. Penalties are set at \$10.00 for each 30 days of delinquency or portion thereof after the 30th day of delinquency.
- D. *State tag and registration.* Registered RVs shall not be inspected or fined by Upson County Code Enforcement for expired tags or state registration, as long as the RVs are part of the program.
- E. *Change of status.* Registered RVs shall lose their legal, non-conforming status, and shall no longer be a part of this program, if registered ownership is transferred or sold, if the

RV is moved from its registered location, if the registered occupants leave the registered RV and/or if the RV is completely destroyed or damaged beyond 50 percent of its resale value at the time of damage.

- F. *Additions prohibition.* No structural additions may be built onto or attached to the RV except as may be required for certified handicapped or medically-necessary access or as permitted by the County's variance procedure. Building permits shall be required.
- G. Recreational vehicles being used as permanent, owner-occupied residences, but not registered as a part of this program before the registration deadline, are illegal non-conforming uses and are therefore subject to code enforcement action and immediate cessation of all illegal activities.

(Ord. No. 266, § 1, 10-9-2018)

Section 2829. - Current non-conforming recreational vehicle (RV) parks—Design standards.

Existing recreational vehicle parks that do not meet the design standards of the county's RV park requirements shall be registered by their owner(s) with the county manager or his designee during the designated registration period. The registration form shall list all of the design standards that the park does not meet and those that it does meet. These RV parks are deemed legal nonconforming uses, based upon their current configuration, and will continue as such until such time as any new or additional RV spaces are added in excess of those existing at the time of adoption of this ordinance. These legal nonconforming RV parks are not required to meet Upson County's minimum RV park design standards unless new or additional RV spaces are added to the park. No additional RV spaces may be added to the RV park without meeting the missing design standards. Any further deviation from the design standards shall require a variance from the planning commission,

(Ord. No. 266, § 1, 10-9-2018)

Section 2830. - Administration and enforcement.

- A. Consistent with article 4 of this ordinance, this ordinance section shall be administered and enforced by the county manager or his/her designee(s). The authority shall include the ability to order, in writing, the remedy of any condition found in violation of this ordinance and the ability to institute legal action to insure compliance with the provisions, including injunction, abatement or other appropriate action or proceeding.
- B. The county manager or his/her designees are hereby authorized to make inspections as are necessary to determine compliance with these requirements.
- C. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any provisions of this ordinance section, or permits any such violation, or fails to comply with any of the requirements hereof, or who establishes or uses any park in violation of any detailed

statement of plans submitted by him and approved under the provisions of this ordinance section, shall be guilty of a misdemeanor and, upon conviction shall be subject to punishment as provided by article 4 of this zoning ordinance.

- D. Any park established, expanded or improved contrary to any of the provisions of this ordinance and any use of any park in terms of operation and maintenance contrary to any of the provisions of this ordinance, related permits or Upson County-approved plans shall be and is declared unlawful. The county manager or his/her designee(s) are authorized to bring actions by any appropriate means to prevent the violation of this ordinance and enforce its provisions.

(Ord. No. 266, § 1, 10-9-2018)

***Proposed building design standards for primary corridors within
Oconee County***

Derived from Destination Oconee

1. Intent

2. Primary corridor overlay boundaries

TBD

3. Definitions

- **Awning:** Secondary covering attached to the exterior wall of a building. **Canopy:** An overhead roof or structure that provides shade or other shelter.
- **Color Palette:** Listing of acceptable color uses, which is in section ###
- **Façade:** The front exterior of a building, typically facing the primary street unless otherwise noted as a side or rear facade.
- **Fiber Optic Signs:** Fibers used instead of metal wires. Light is kept in the “core” of the optical fiber.
- **Flood Light:** Artificial light providing even illumination across a wide area.
- **Franchise Architecture:** Building design that is trademarked or identified with a particular franchise chain or corporation, and is generic or standard in nature. Franchises or national chains must follow the standards of this Ordinance.
- **Historic Building:** A building that is listed or eligible for listing on the National Register of Historic Places.
- **Infill Development:** New construction on previously developed land, such as on a parking lot or a vacant lot where a former building has been demolished.

- LED Lights (Light Emitting Diode): Usually a small area light source often with optics added to the chip to shape its radiation pattern and assist in reflection.
- Marquee Sign: A structure placed over the entrance to a hotel or theatre. It has signage on the sides either stating the name of the location, or, in the case of theatres, the movie or artist appearing at that location.
- Neon Sign: Luminous tube signs that contain neon or other inert gases at a low pressure.
- Overlay District: A specific geographic area upon which additional land use requirements are applied, on top of the underlying zoning code, in order to promote a specified goal.
- Projecting Sign: A sign attached to a wall, which projects at a 90-degree angle.
- Property owner: The person owning such property within the Downtown Overlay area
- Sandwich Sign: An “A” frame type sign that can be moved from place to place and which announces “specials.”
- Street: The entire width of every public way or right-of-way when any part thereof is open to the use of the public.
- Strobe Light: A device used to produce regular flashes of light.

4. **Development Standards:** Except as otherwise noted, buildings and improvements within the Overlay District shall comply with the site development regulations and review procedures established in the Oconee County Code of Ordinances.

5. Appeals

The Board of Zoning appeals shall:

- Hear all appeals, request for variances, and special exceptions from these regulations, in accordance with the Code of Laws of South Carolina, Title 6, Chapter 29 and the adopted bylaws of the board of zoning appeals.
- Hear and decide appeals where there is an alleged error in any order, or decisions made by the zoning official or designated staff

6. Application

Commencing the date of the adoption of this Ordinance, the Overlay District standards will apply to the following:

- All new construction of buildings or structures.
 - All exterior building improvements requiring a building permit.
 - All sign changes which requires a building permit (Overlay District standards are applicable only to the changed element or improvement).
 - Renovations for which a building or zoning permit is required.
 - All new or reconstructed parking areas with five or more spaces.
7. **Grandfathering:** Any building, structure, parking area, or sign that lawfully exists at the time this Ordinance is enacted, which would not otherwise be permitted under this Ordinance, may be continued in the same manner as it existed before the effective date of the Ordinance. Any future construction, additions, reconstruction, renovation, or sign erection shall be subject to the requirements of this Ordinance.
8. **Compliance:** At the time of application for any building permit, the applicant shall demonstrate the proposed building, structure, improvement, renovation, or sign complies with the requirements of this Ordinance. No building permit shall be issued until the requirements of this Ordinance have been met. It is the applicant's responsibility to provide the necessary information to the staff to determine compliance with this section of the Ordinance.

Where the provisions of the Overlay District conflict with other requirements of the Zoning and/or Planning Ordinance, the requirements of this article shall be reviewed and acted upon by the Planning Commission and referred to County Council for approval.

9. Setback and Height regulation

- Setbacks: No minimum front or side yard setbacks are required within the Overlay District
- Height: 100'

10. Building Orientation and Entrances

All primary building entrances shall be accentuated through architectural treatments that enhance pedestrian orientation, such as recessed entrances, protruding entrances, canopies, porticos, overhangs, etc.

11. Windows

Forty (40) percent of the length of the ground floor front facade between an elevation of three feet and seven feet above grade shall consist of windows, glass doors, or other transparent building surfaces providing for a visual connection from the outside to the inside of the building.

Upper story windows of front facades shall not be boarded or covered unless for weather or security purposes, and shall comprise a minimum of 30 percent of the facade above the ground floor.

12. Facades

- Blank facades shall not be permitted along any exterior wall within the Overlay District, where such wall is visible from a public or private right-of-way.
- Any portion of a building facade within the Overlay District that exceeds 25 feet in length shall incorporate windows or architectural design elements to break up the expanse of wall and add visual diversity. Example elements include, but are not limited to windows, doors, lighting, material changes, articulated or sculptured wall surfaces or shadow lines, vertical accents, texture changes or color changes, commissioned murals by professional artists, or other architectural features.

13. Building Materials/Colors

The following materials are not allowed on the building's facade or sides adjacent to public right of ways:

- Painted concrete block;
- Aluminum, vinyl, or fiberglass siding
- Asphalt shingles.

Exterior building colors are recommended to be compatible with the colors on adjacent buildings. Florescent and phosphorescent colors are prohibited. Proposed colors shall be specified for any building exterior treatment prior to the painting of any structure, windows, awnings, or other facade feature.

Approved colors are:

14. Franchise Architecture

To maintain and reinforce a unique urban character, buildings within the Overlay District will not be constructed or renovated using franchise architecture.

Franchise architecture is defined as building design that is trademarked or identified with a particular franchise chain or corporation and is generic or standard in nature. Franchises or national chains must follow the standards of this ordinance to create a building that enhances the character to the thoroughfare.

15. Off---street Surface Parking

- Each business shall provide adequate off-street parking for their customers, employees, and deliveries. Parking for one business shall not interfere with the parking, operations, and/or vehicular movement of another business.
- There shall be no parking within public right-of-ways. There shall be no minimum off-street parking requirement in the Overlay District.
- Service and loading areas must be located to the side or rear of the building.
- Safe provisions for pedestrian access to and through a parking lot shall be provided, to include night lighting if the business is opened after-dark

16. Lighting

- All lighting shall point down and shaded to prevent light spill-over
- Lighting within the Overlay District should serve to illuminate facade entrances and signage to provide an adequate level of pedestrian safety while enhancing the aesthetic appeal of the buildings.
- Building and signage lighting must be indirect with the light sources hidden from direct pedestrian and motorist view.
- The maximum height of lighting fixtures shall be a maximum of 20 feet for parking area

17. Sidewalks

- New development and redevelopment is required to install ADA complaint sidewalks across the entire frontage of the property line abutting####. ADA compliant crosswalks and pedestrian crossing signs (if a controlled intersection) shall be installed. These sidewalks shall connect to any adjacent sidewalks and shall be able to be connected to by adjacent properties sidewalk buildouts. Maintenance of the sidewalks shall be the responsibility of the individual property owners.

18. Screening

- Any outdoor refuse or storage area shall be located to the rear of the building, and be entirely screened from public right-of-ways by an opaque fence or enclosure.
- All mechanical, electrical, communication, and service equipment, including satellite dishes, air conditioning units, large vents and vent pipes, heat pumps and mechanical equipment shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets by parapets, walls, fences, landscaping, or other approved means.

20. Signage

See section ##### that corresponds with destination Oconee signage regulations

21 Certificate of Conformity Required

Alterations and new construction

No alteration or site improvement of any property located in the Overlay District, as defined in Section 1.01 of this Ordinance, shall be undertaken prior to obtaining a Certificate of Conformity from the Planning department nor shall a Building Permit be issued by the County for the construction, reconstruction, relocation, alteration, or demolition of any area, place, site, building, structure, object, or work of art within the designated Overlay District unless the application for such permit is approved by the Planning department through the issuance of a Certificate of Conformity in the manner prescribed herein.

22. Repairs, informal approval

In order to expedite and encourage timely maintenance and repair work in the designated Overlay District, the County's Building official shall review and approve repair and maintenance work that does not change the design, materials, or general appearance of a structure within the Overlay District. The BCO may solicit comments and recommendations from the Planning department in order to make a determination if the proposed repair does not change the design, materials, or general appearance of the structure. Examples of repair/maintenance work that does not change the design, materials, or general appearance of the structure are as follows:

- Replacement of missing bricks, repointing with same color and type of mortar, and reconstruction with brick matching in color, size, and shape.
- Replacement of conforming siding, moldings, fascia boards, gutters, railing units, shutters, awnings, canopies, shingles, and other exterior surfaces when there is no change in design, materials, or general appearance. Any replacement or alteration of non-conforming siding, moldings, fascia boards, awnings, canopies, signs, or other exterior surfaces is required to be reviewed by the Planning department.
- Replacement of windows when they are of like material, in size, shape, and appearance.

Section 23. Certificate of Conformity Application Procedures

A Certificate of Conformity Application shall be submitted, in writing, and accompanied by the following data, where applicable:

Sketch plan information

Sketch plan requirements

The sketch plan shall be drawn at a scale of not more than 20 feet to the inch and include representation of adjacent lots, existing buildings, and adjacent streets.

Elevation

An architectural rendering or line drawing, to scale, of all building elevations showing all proposed improvements, to include the location of proposed signs and awnings. The elevation shall be drawn at the same scale of the sketch plan and include the following:

The natural color of materials to be applied, including the colors of any paint or manufactured product on the exterior buildings, walls, or addition.

The type and finish of all materials to be applied to the exterior surface of the building, walls or addition, sign placement, and awning placement.

Current photographs of the subject building and adjacent buildings.

Separate renderings of any and all proposed signs and/or awnings, including:

The location and dimensions of the sign and/or awning.

The size and style of all lettering.

Colors with paint chips and/or color charts attached.

Construction materials.

Height above grade and below roofline.

Exterior lighting details proposed to be used for walkways, drives, and parking lot, including signs and light cast from the building's interior, which is or will be visible from surrounding properties.

Existing or proposed streetscape amenities, such as art work, sculptures, lighting, benches, fountains, and other ornamental or decorative features.

Section 24. Certificate of Conformity Review Procedures

Pre---application meeting

The developer is encouraged to meet with the Planning department prior to submission of a Certificate of Conformity (COA) Application. The intent of this meeting is to discuss early and informally the purpose and effect of the Ordinance and the criteria and standards contained herein. It will also give the applicant the opportunity to become familiar with zoning regulations and procedures as well as the benefit of any comments on the specific proposal by County staff.

When the owner of a property within the District proposes new construction or alteration to any portion of a structure within the District, he/she shall first apply for and secure a COA from the Planning department.

The Planning department shall review the application and evaluate whether or not the buildings and structures to be constructed, altered, repaired or relocated, comply with the requirements of the Overlay District Ordinance within 30 business days of application submittal.

Approval

If the proposed alteration or new construction is determined to have no adverse effect by the Planning department on the Overlay District and does not violate the spirit and purpose of the Ordinance, it shall issue the Certificate of Conformity.

Denial

Upon determination that a COA Application does not comply with the standards and regulations set forth in this Ordinance, or that the proposed alteration will have an adverse effect on the Overlay District, or the COA Application requires extensive revision in order to comply with said standards and regulations, the Planning department shall deny the requested COA.

Approval of the Certificate of Conformity shall expire 2-yearsyear after the date of approval by the Planning department or the approval of the final site development plan by the Planning department, whichever is later, if the applicant fails to obtain a building permit, use and occupancy permit, or other applicable permit, unless the Planning department has agreed, in writing or on the record, to an extension of time based upon external factors such as weather, economic downturn, or "acts-of-God".

Section 25. Notification of Violation

If the County's administrator or designated staff members shall find that any of the provisions of this Ordinance are being violated, the Planning department shall notify the property owner, in writing, about such violation, indicating the nature of the violation and the action necessary to correct it.

STATEMENT OF PURPOSE, INTENT AND JURISDICTION

Signs constitute a separate and distinct use of the premises upon which they are placed and also affect the use of adjacent roads, streets, walkways and other properties. The provisions of this sign Ordinance are made to establish reasonable and objective regulations for all signs in this municipality which are visible to the public, in order to protect the general public health, safety, welfare, convenience and aesthetics. The Ordinance is also intended to serve the public's need to be given helpful directions, and to be informed of available products, businesses, and services. All signs within the jurisdiction of Oconee County which are visible to the public shall be subject to this Ordinance.

DEFINITIONS

Facade - Any structure or part of a structure attached; or otherwise mounted parallel, to a wall or other vertical part of the structure.

Gross Surface Area - The entire area within a single continuous perimeter composed of a single face enclosing the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display including the frame.

Public - The members of the community as a whole or any particular part of the community.

Resort/Community Development - A building or group of buildings located on a lot containing five (5) acres or more. A resort/community development combines non-permanent lodging with services, including food, retail sale of commodities, recreation, and other amenities. A resort/community development may temporarily house owners and other residents who do not have full ownership of residential units, full-fledged members and their guests.

Roof - The roof slab or deck with its supporting members

Roofline - The top edge of a roof or building parapet, whichever is higher, but excluding any mansards, cupolas, pylons, chimneys or any minor projections

Roof Eaves - The projecting overhang at the lower edge of a roof.

Roof Structure - An enclosed structure on or above the roof of any part of a building.

Sign - A name, identification, description, emblem, display or device which is affixed to, printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non-illuminated; visible or intended to be visible from any public place; and, which directs or calls attention to a person, place, product, institution, business, organization, activity or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard, statue, vehicle or temporary sign. Certain categories of signs are defined as follows. Other categories of signs are defined elsewhere in this ordinance

Abandoned Sign - A sign located on a property which is vacant and/or unoccupied for a period of ninety (90) days; a sign which is damaged, in disrepair, or vandalized and not repaired within ninety (90) days; a sign which contains an outdated message for a period exceeding thirty (30) days.

Amenity Identification Sign - A sign which directs attention to a resort/community commodity, service, recreational area, or other amenity.

Awning Sign - A sign with its copy on a shelter made of any non-rigid material, such as fabric or flexible plastic that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.

Banner Sign - A sign with its copy on non-rigid material such as cloth, plastic, fabric or paper with no supporting framework.

Bulletin Board - A particular type of changeable copy sign that displays copy in a casement made of glass, Plexiglas or other materials.

Canopy Sign - A sign on a rigid multi-sided structure attached to a building or on any other freestanding structure that may have a roof with support but no walls.

Changeable Sign - A sign that is designed so that its characters, letters, illustrations or other content can be changed, altered or rearranged without physically altering the permanent physical face or surface of the sign. This includes manual, electrical, electronic, or other variable message signs.

Construction Sign - A temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development work when placed upon the premises where that work is underway, but only for the duration of the work.

Directional/Informational Sign - An on-premises sign for the convenience of the public giving directions, instructions, facility information or other assistance around a site, such as location of exits, entrances, parking lots, amenities, and housing units, to encourage proper circulation. It may contain the logo of an enterprise but no other advertising copy.

Directory Sign - A sign which displays the names and/or addresses of the establishments, housing units, amenities, or uses of a building or group of buildings.

Flashing Sign - Any sign which has intermittent or changing lighting or illumination of a duration less than thirty (30) seconds shall be deemed a flashing sign.

Free-standing Sign - The general term for any sign which is permanently affixed to the ground and on a foundation. It is supported on a foundation by one or more upright poles or braces, and is not attached to a building or any other structure.

Housing and Community Unit Identification Sign – A sign within a commercial resort community or common interest community condo, co-op or planned community) identifying individual units, as well as groupings of units within the community.

Illegal Sign - A sign which does not meet the requirements of this ordinance or which is not a registered nonconforming sign. This specifically includes a sign that remains standing when the time limits set by the permit are exceeded and any sign not removed after notification from the Planning director or their designee to remove the sign

Illuminated Sign - A sign illuminated in any manner by an artificial light source, whether internally or externally lit, including but not limited to neon signs and any sign which has characters, letters, figures, designs or outlines illuminated by artificial lighting.

Informational Sign - Public or private directional, street or traffic signs, address numbers, names of buildings, rooms, etc. and other signs of a similar nature.

Instructional Sign - A sign which provides direction or instruction to guide persons to facilities intended to serve the public (e.g., restrooms, public telephones, public walkways, parking areas, and commercial resort-community amenities, maps, housing units, or transportation schedules).

Marquee Sign - Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.

Monument Sign - A freestanding sign with a base affixed to the ground, where the length of the base is at least two-thirds the horizontal length of the monument.

Nonconforming Sign - A sign that met all legal requirements when constructed but is not in compliance with current sign regulations. A registered nonconforming sign is not an illegal sign.

Off-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, or services conducted, sold or offered somewhere other than upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity. In the context of this section the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.

On-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, uses or services conducted, sold or offered temporary purpose has been served. Included are for sale, lease or rent signs, political signs, service signs, special-event signs, construction signs, directional signs to special or temporary events and signs of a similar nature.

Wall Sign - A sign painted on, or attached to, a wall or window of a building or other structure and which is mounted parallel to the surface so that only one side is visible to the public.

Warning Sign - A sign containing no advertising material but which warns the public of the existence of danger.

ADMINISTRATION

The Administrator of this sign Ordinance shall be the Planning director or their designee. The Planning director or their designee shall have the responsibility and authority to administer and enforce all provisions of this Ordinance, other than those provisions with powers specifically reserved to the Board of Zoning Appeals.

PERMIT PROCEDURES

No sign, except as provided by Section ##(Exempt Signs) and Section ##(Nonconforming Signs) shall be erected, displayed, altered, relocated, or replaced until the municipality issues a sign permit.

Permit Application - Applications for sign permits shall be submitted on forms provided by the County, completed as required; at a minimum, they shall have attached the following information, in either written or graphic form.

Location of the sign on the premises in relation to lot lines, buildings, sidewalks, streets, public rights-of-way and street intersections within three hundred (300) feet of the proposed sign.

Type of sign (e.g., freestanding, pole, monument, wall) and general description of structural design and construction materials.

Drawing(s) of the proposed sign containing specifications indicating height, perimeter, area, dimensions, type of lettering proposed, means of support, method of illumination, and any other significant characteristics.

Any other information requested by the Planning director or their designee in order to carry out the purpose and intent of this Ordinance.

The required sign permit fee as established by resolution of the County Council.

Permit fees will cover the cost for administering this Ordinance for compliance with its purpose.

The landscaping plan for any freestanding signs shall be created, as follows. A landscaped island containing shrubs or flowers with a minimum of thirty-two (32) square feet in area and a minimum of one foot in height is required around all off-premises pole and monument signs.

The island shall be formed from materials such as, but not limited to, stone, brick, or landscape timbers. The island shall be maintained to keep it free of weeds, debris and brush.

A sketch of the sign and island shall be submitted with the sign permit application for review and approval by the Planning director or their designee

Permit Review and Action- The Planning director or their designee shall review the sign permit application and issue or deny the permit, in conformance with the following standards.

Official Date. The official date of submission shall be the day the Planning director or their designee determines that the completed application, with all required or necessary data, has been properly prepared and submitted.

Time to Decide. The Planning director or their designee shall determine whether the proposed sign will or will not be in compliance with the requirements of this Ordinance, and shall, within thirty (30) days of the official date of submission, issue or deny the sign permit.

Photograph. When the sign has been completed, the Applicant shall photograph the completed sign and forward the photograph to the Planning director or their designee. The Planning director or their designee shall then inspect the sign.

Inspection for Compliance. The Planning director or their designee, or a designee, shall perform a final inspection after installation of any approved sign. The Planning director or their designee will then complete the County portion of the sign application and forward the completed application form to the Applicant. The final dimensions of the sign will be noted by the Planning director or their designee, either on the back of the photograph of the sign or at any other appropriate place, which information shall be filed at the County offices along with the completed application.

Discrepancies. Any discrepancies between any sign as approved and the sign as constructed shall be identified in writing by the Planning director or their designee and may result in the halt of construction and correction of the discrepancy. If the discrepancy is not corrected within twenty (20) days after written notice, the sign may be ordered removed by the Planning director or their designee.

Complaints. The Planning director or their designee shall investigate any complaints of violations of these regulations and may revoke any permit if there is any violation of these regulations or if there was any misrepresentation of any material fact, in either the sign permit application or the plans.

Revocation of Permit.

All rights and privileges acquired under the provisions of this Ordinance are mere licenses and, as such, are revocable for cause by the County. All permits issued pursuant to this Ordinance are hereby subject to this provision. See Section ###.

Registration of Signs. All signs must be registered with the County. Signs that are nonconforming under this Ordinance may continue to be displayed, replaced or altered to conform to this Ordinance. All signs erected after the effective date of this ordinance must comply with it. Appropriate notice will be provided to all existing sign owners upon the adoption of this Ordinance.

Violations.

Any sign which has not been certified and registered as nonconforming or that has not received a permit from the Planning director or their designee within one (1) year of the effective date of this Ordinance shall be deemed to be in violation of these regulations and shall be ordered removed by the Planning director or their designee with the costs of removal to be at the expense of the sign owner or the land owner.

Expiration of Sign Permit

If the sign authorized by any sign permit has not been erected or completed within one hundred twenty (120) days from the date of issuance of that permit, the sign permit shall be deemed expired. An expired sign permit may be renewed within thirty (30) days from the expiration date for good cause shown.

Revocation of A Sign Permit

The Planning director or their designee shall revoke any sign permit if the sign, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the sign not to be in conformity with this Ordinance. Signs must be properly maintained, properly painted wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Planning director or their designee shall give written notice specifying the violation to the current owner of the sign and the current owner of the land upon which the sign is erected to conform or to remove the sign. The sign shall be made to conform to the permit requirements within thirty (30) days from the date of the notice, or, the Planning director or their designee shall revoke the sign permit and the subject sign shall be removed by the owner of the sign or the owner of the premises.

Removal of the Violating Sign

After issuing an enforcement notice the Planning director or their designee shall have the power to, and may remove, cause to be removed, or order the removal of signs that are in violation of this Ordinance. The Planning director or their designee has the option of waiving the removal of a sign if the Business is for sale. The removal will be completed at the expense of the owner of the sign or the owner of the premises, or both. Removal shall take place in the following instances.

When any sign constructed after the adoption of this Ordinance or any amendment to it is not in conformance with the provisions of this Ordinance.

If the Planning director or their designee finds a sign which presents immediate peril to persons or property, the sign shall be removed.

When any sign, whether existing on, or erected on or after the effective date of this Ordinance, is declared obsolete for any of the following reasons:

Any directional or off-premises sign which refers or pertains to a business or facility, the affairs of which are discontinued for a period of six (6) months or more.

Any sign which pertains to a time, event or purpose which no longer exists or applies.

On premises signs for any businesses or facilities which have been vacant, unoccupied or not actively being offered for sale for a period of six (6) months or more.

EXEMPT SIGNS

Sign permits shall not be required for the following.

Name and Address – Up to two signs indicating address, number and/or name of occupants of the premises, that do not exceed two (2) square feet in area per side, and do not include any commercial advertising or other identification.

Decals - Decals affixed to windows or door glass panels, such as those indicating membership in a business group or identifying credit cards accepted at the establishment.

Flags, Emblems and Insignia of Government Agencies, Religious, Charitable, Public or Non-Profit Organizations- These types of signs are exempt from permit requirements but are subject to the following requirements.

No single flag that is flown shall exceed forty (40) square feet in area and no single parcel shall fly more than three (3) flags.

If the total area of flags exceeds seventy two (72) square feet, the excess area shall be included in the on-premises, free- standing sign area calculations (See Section ##) for the parcel.

Flagpoles shall not exceed twenty (20) feet in height.

Wall-mounted flags, emblems, insignias or logos shall be limited to one per parcel and shall not exceed forty (40) square feet in area.

Private Drive Signs - On-premises private drive signs are limited to one per driveway entrance, not exceeding two (2) square feet in area, with language limited to the words “private drive” and the addresses of any residences using the private driveway.

Public Signs - Signs erected by government agencies or utilities, including traffic, utility, safety, railroad crossing and identification signs for public facilities and any signs erected by the County.

Security and Warning Signs - On-premises signs regulating the use of the premises, such as “no trespassing”, “no hunting” and “no soliciting” signs that do not exceed one (1) sign two (2) square feet in area in residential areas and one (1) sign five (5) square feet in area in commercial and industrial zones. These limitations shall not apply to the posting of conventional “no trespassing” signs in accordance with state law

Temporary Real Estate Signs - Display of these signs shall be limited to one (1) per property and six (6) square feet in area in residential zones and thirty two (32) square feet in all other zones. These signs shall be removed within thirty (30) days of settlement or lease of the property.

Garage or Yard Sale Signs - Signs advertising garage sales or yard sales are permitted, provided that no sign shall exceed four (4) square feet in area and is not erected more than 4 days prior to the event. One (1) yard sale sign shall be allowed on premises. All signs shall be removed one (1) day after the close of the garage or yard sale.

PROHIBITED SIGNS

The following signs are expressly prohibited, unless otherwise stated in these regulations.

Animated and Moving Signs - A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.

Flashing and Message Signs - Any signs that include lights or messages which change flash, blink or turn on and off intermittently, but specifically excluding time and temperature signs which display no other text or images.

Glaring Signs - Signs with light sources or which reflect brightness in a manner which constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.

Obstructive Signs - A sign or other advertising device erected or maintained at any road intersection in a manner as to obstruct free and clear vision of the intersection.

Inflatable Signs and Other Objects - Signs and other objects which are inflated, including, but not limited to, balloons. One bouquet of balloons shall be allowed on premises that sell balloons. Balloons shall also be permitted in temporary situations or on special occasions at a residence.

Posters and Handbills - Any signs affixed to any structures, trees or other natural vegetation, rocks or poles.

Roof Signs - Roof signs are on-premises signs and shall conform to Section ## and all other sections of the Zoning Ordinance.

With the exception of gambrel, mansard, and hip-on-gable roof signs, roof sign height shall not exceed twenty-five percent (25%) of the vertical height from the roof eave to the highest roof ridge.

The height of roof signs on gambrel, mansard, and hip-on-gable roofs

shall not exceed twenty five percent (25%) of the vertical height from the roof eave to the lower roof ridge.

Cross-hipped roofs may contain only one sign on the roof area that is parallel and facing the street.

Roof signs are prohibited on flat roofs with eaves and on flat roofs with parapets.

All roof signs shall be affixed to the roof of a structure. The supporting design should be structurally sound as determined by the Planning director or their designee and the County engineer.

Simulated Traffic Signs and Obstructions - Any sign which may be confused with, or obstruct the view of, any authorized traffic sign or signal, obstruct the sight-distance triangle at any road intersection or extend into the public right-of-way.

Strings of Light - Any devices including lights that outline property lines, sales areas or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity, except as follows.

Lights used temporarily as holiday decorations.

Lights or other devices used on a temporary basis on parcels on which carnivals, fairs or other similar temporary activities are held.

Vehicle Signs - Any sign displayed on a parked trailer or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This regulation shall permit the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes.

A-frame/ Wheeled Signs – Any portable “A” frame or similar portable sign is prohibited except on a temporary basis not to exceed 72 consecutive hours not more than once per year.

Multiple Signs - Multiple signs, logos or insignia on a canopy or canopies attached to a building or other structure are prohibited.

Signs Adversely Affecting Safety. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of the roof to any other part. No sign of any kind shall be attached to a stand-pipe or fire escape. Open flames used to attract public attention to a place of business or to an advertising sign shall not be permitted.

Sign Emissions- No sign which emits smoke, visible vapors, particles, sound or odor shall be permitted.

Mirrors- No mirror device shall be used as part of a sign



GENERAL STANDARDS AND CRITERIA FOR SIGNS

The regulations in this section specify the area and heights of signs that are allowed within Oconee County and which require a permit.

Determination of Gross Sign Area - The area of a sign shall include all lettering, wording and accompanying designs and symbols together with the background, whether open or enclosed, on which they are displayed but not including any supporting framework and bracing which are incidental to the display.

Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.

In computing square-foot area of a double-faced sign, only one side shall be considered, provided both faces are identical in size, otherwise the larger side shall be considered. If the interior angle formed by the faces of the multi-faced sign is greater than forty-five (45) degrees, then all sides of the sign shall be considered in calculating the sign area.

Determination of Sign Height - The height of all signs shall be determined as follows:

The height of a sign erected within thirty (30) feet of a road right-of-way line shall be measured from the grade level of the nearest edge of the travel way of the adjacent road to the top of the sign or sign structure.

The height of all signs erected beyond thirty (30) feet from a road right-of-way line shall be measured from the natural grade level immediately adjacent to where the sign is erected to the top of the sign or sign structure.

GENERAL REQUIREMENTS

All signs erected within each municipality and along Scenic Byways shall conform to the applicable building codes and to the following general requirements.

Sign Materials and Construction - All signs shall be constructed of durable materials, designed to withstand expected wind pressures and erected so as not to sustain damage and deterioration from the elements. No sign shall contain iridescent or "day-glo" paint.

Maintenance - Every sign, including those specifically exempt from permit and permit fees, shall be maintained in good repair and in a safe, clean and attractive condition.

Design - No sign or part of a sign shall contain or consist of banners, posters,

pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. None of these devices, nor any strings of lights, shall be used for the purpose of advertising or getting attention when not part of a sign, except as follows.

In the case of a grand opening or similar event, banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices may be used for a period of seven (7) consecutive days upon application for a special sign permit.

All temporary (7 consecutive days) signs shall be affixed at all four corners or attached to a stable, flat, surface. Temporary signs affixed to buildings shall be considered temporary wall signs and shall conform to the requirements in Subsection 2.1200.

Banners spanning municipal roadways are prohibited. Banners spanning state roadways require permission from the South Carolina Department of Transportation and issuance of a highway occupancy permit.

Sign Illumination - Illuminated signs or sign lighting devices shall employ only lights emitting a light of constant intensity (See also subsection ##) and no sign shall be illuminated by or contain flashing, intermittent rotating or moving light or lights. No sign or lighting device shall be placed or directed to permit the beams and illumination to be directed or beamed upon a public road, highway, sidewalk or adjacent premises so as to cause a traffic hazard or nuisance.

Street Rights-of-Way - No sign or advertising device, including projecting signs, shall be located in or project over any road right-of-way nor be located within the clear sight triangle of any intersection. Exceptions include public signs or signs erected by a governmental agency.

Limitation on Number of Signs- Any business shall be limited to two on-premises exterior signs advertising that business, to include free-standing and signs attached to a building (excluding window decals and on-premises directional signage).

ON-PREMISES SIGNS

On-premises signs include signs, graphics and displays for commercial, industrial, institutional, service or entertainment purposes, products, uses or services conducted, sold or offered on the same premises where the sign is located. These signs are allowed only in commercial and industrial zoning districts and are subject to the following.

Number of Signs Allowed Per Lot - The number of freestanding signs or displays

allowed per lot or parcel of commercial property shall be as follows.

For lots having up to one hundred (100) linear feet of frontage on any public or private street, one (1) sign not exceeding one square foot in area for every two (2) linear feet of lot frontage, up to a maximum of twenty five (25) square feet in area.

For lots having one hundred (100) to two hundred fifty (250) linear feet of frontage on any public or private street, one (1) sign not exceeding fifty (50) square feet in area.

For lots having two hundred fifty (250) to five hundred (500) linear feet of frontage on any public or private street:

Two (2) signs not exceeding fifty (50) square feet in area each and having at least two hundred fifty (250) feet between signs; or

One (1) sign not exceeding fifty (50) square feet in area.

Limitation on Number of Signs- Any business shall be limited to two on-premises exterior signs advertising that business to include free-standing signs and signs attached to a building (excluding window decals and on premises directional signage).

Sign Location - All freestanding signs or displays shall be erected at least ten (10) feet from any property line or right-of-way, and shall be located outside all clear site triangles or a minimum of ten (10) feet from the edge of the travelway, whichever is the greater distance.

Sign Separation - No freestanding on-premises sign shall be erected within two hundred fifty (250) feet of any other freestanding on- premises sign.

Sign Location on Premises - No freestanding on-premises sign shall be erected within seventy-five (75) feet of any residences.

Sign Height - No portion of any freestanding on-premises sign or display shall be more than twenty (20) feet above the highest elevation of the natural grade immediately adjacent to the sign.

Sight Hindrance - No freestanding sign or display shall be erected so as to block or obstruct the sight line of automobiles exiting from the premises.

Special Exception - Any freestanding signs over fifty (50) square feet in area will be allowed only upon the granting of a special exception by the Board of Zoning Appeals based on the criteria in this Ordinance.

Landscaping. A landscaped island containing shrubs or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all on-premises pole and monument signs. The island shall be formed from materials such as, but not limited to, stone, brick or landscape timbers. The area of the island shall be maintained to keep it free of weeds, debris and brush. A sketch of the sign and island shall be submitted with the zoning permit application for review and approval by the Administrator.

INDIVIDUAL SIGN REQUIREMENTS

The following signs are permitted in all districts. Signs erected within each municipality and along scenic byways shall conform to the following individual requirements, as well as the general requirements stated in this Ordinance.

Pole Signs - Pole signs shall be allowed as Freestanding signs subject to the following.

The permitted area of a pole sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected, up to a maximum of five (5) square feet in area.

The top of a pole sign shall not exceed fifteen (15) feet in height and the base of the sign face shall be at least seven (7) feet above the ground.

Monument Signs - Monument signs shall be allowed as freestanding signs.

The permitted area of a monument sign shall be one square foot per five linear feet of lot frontage on which the sign or signs are to be erected, up to a maximum of thirty two square feet.

The height of a monument sign shall not exceed sixteen feet

Wall/Window or Marquee signs

Permitted area 1square foot:5 linear feet of building façade not to exceed 32 square feet
All wall signs shall be installed flush with the building and not project more than 24”.

Projecting Signs - Projecting signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following

The permitted area of projecting signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached, not to exceed thirty two (32) square feet.

The base of all projecting signs shall be no less than eight (8) feet above the ground.

Projecting signs shall not be located or erected on the roof area of any building, shall be

located only on the building walls, and may not project above the building roof line or roof ridge.

Projecting signs shall not project from the exterior wall of a building more than four (4) feet.

Projecting signs shall not project into any public or private street right-of-way.

Awning or Canopy Signs - Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following.

The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.

No awning or canopy sign shall extend above the top of the awning or canopy.
Multiple Logos or insignias on an awning or Canopy are prohibited.
Artwork - Works of art that do not include any commercial messages or references and conform to Sections (General Standards and criteria for signs) and 1.800 (General Requirements) of these regulations are permitted.

Directional Signs - Directional signs giving directional assistance for the convenience of the public, not exceeding four (4) square feet per side in area or located closer than five (5) feet to any property line, are permitted. Directional signs may be internally lit or illuminated by white light only.

If erected along the right-of-way and directing traffic to a facility or activity not located on the property on which the sign is erected, the sign shall:

Be limited in content to the name of the event, distance to the event in miles, and a directional arrow.

Under no circumstances reference any enterprise or activity which is more than eight (8) miles from the sign location.

If clustered, have maximum dimensions of thirty six (36) inches by forty-eight (48) inches.

If erected on the same private property on which the facility is located, the sign shall:

Be limited in content to the name of the business or enterprise, directional information and a directional arrow.

Not reference any additional enterprise which is not located on the same premises.

Not exceed eight (8) square feet in area.

Home-Occupation Signs - On-premises identification signs for home occupations shall not exceed two signs, two (2) square feet in area per side. Home-occupation signs shall contain only the name of the business and/or business owner.

Individual Sign Limitation - One marquee, wall/window, projecting, or awning or canopy sign is permitted on each individual building frontage along a public right of way.

TEMPORARY SIGNS

Temporary signs may be erected in all districts only after obtaining a temporary sign permit, which shall cite the length of time the sign may be displayed.

The permit application shall be submitted along with a deposit fee .
Temporary signs must be removed within the time period specified in subsections ##.

Upon Applicant certification that the signs have been removed, the deposit shall be returned.

Special-Event Signs – On-premises signs announcing special events including, but not limited to, auctions, grand openings, new management, going-out-of-business sales and events by religious, charitable or public service groups.

Any business, individual or organization may display a special- event sign. A maximum of two (2) special-event signs may be displayed for up to seven (7) days prior to a special event.

Signs shall not exceed sixteen (16) square feet in area each and shall be removed immediately following the event.

A special-event sign shall not be used to continuously advertise the same event.

Seasonal Farm-Products Signs - Seasonal on-premises signs announcing the availability of seasonal farm products.

The number of signs shall not exceed two (2) and the total area of all signs shall not exceed thirty-two (32) square feet per side, nor shall any sign exceed six (6) feet in height.

Seasonal farm-product signs shall not be erected more than fifteen days in advance of the harvest of the produce in question, and shall be removed within thirty (30) days from the end of harvest.

Construction Signs - Construction signs announcing new buildings or projects, erected after the commencement of construction. Each construction site shall be limited to three (3) construction signs not exceeding (20) square feet in area and (8) feet in height which

shall be removed by the time the permanent, on-premises sign is erected or a certificate of occupancy for the building is issued.

Political Signs - Political signs four (4) square feet or larger announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot shall be subject to the following requirements.

No person shall post any sign of any kind whatsoever upon public or private property without permission of the property owner.

Signs shall not be permitted on any utility poles lighting poles or other similar structures.

Political signs shall not be posted more than thirty (30) days in advance of the election to which they pertain and shall be removed within five (5) calendar days following the election for which they were posted.

In all zoning districts, political signs shall not exceed sixteen square feet per side in area and shall not project higher than ten (10) feet from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

Signs advertising an individual candidate shall be placed at least one hundred (100) feet apart.

Political Yard Signs - Political signs four (4) square feet or smaller than and announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot shall be subject to the following requirements.

No person shall post any sign of any kind whatsoever upon private property without permission of the property-owner.

Signs shall not be permitted on utility poles, light poles or similar structures.

Political yard signs shall not be posted more than thirty (30) days in advance of the election to which they pertain and shall be removed within five (5) calendar days following the election for which they were posted.

Political yard signs shall not exceed four (4) square feet per side in area and shall not project higher than five (5) feet from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

Bus Shelter Signs - Bus shelters bearing advertising messages are permitted if the bus shelter is a currently designated bus stop, and the location of the shelter is approved and permitted by the appropriate authorities.

Bus shelter signs shall conform to Section 2.1104, Wall Signs. Therefore the permitted

area of a bus shelter sign shall be one square foot for each five (5) linear feet of shelter front facade to which the sign is attached. The sign shall not extend beyond the shelter itself.

Bus shelter sign permits shall be required to be renewed annually and be subject to an annual renewal fee.

PERSONAL SIGNS

Personal signs such as personal name plates and signs of a similar nature are permitted in all zoning districts subject to the following.

Signs shall not exceed two (2) square feet in area per side.

Signs shall not exceed six (6) feet in height.

Signs shall be limited to one (1) sign per property.

MEMBERSHIP SIGNS

Signs denoting membership in agricultural associations, cooperatives or indicating specialization in particular breeds of cattle, horses, hogs, etc. or in a particular hybrid or strain of plant are allowed in all zoning districts subject to the following.

Signs shall not exceed eight (8) square feet in area.

Signs shall not exceed six (6) feet in height.

Only one (1) sign is permitted on the premises and shall be located on any road frontage.

GASOLINE STATION SIGNS

Automobile service and gasoline stations shall comply with all applicable regulations within this section, including the regulations for shopping centers (if applicable), and the following additional regulations.

2.1501 Changeable Fuel Price Signs - Freestanding signs identifying the name of the business may include changeable copy indicating the current price of fuel dispensed on the premises.

2.1502 Company Pole Signs - One pole sign may be erected on the lot of a gasoline service station for the purpose of advertising the brand of gasoline sold at such station.

Sign shall have a maximum height of twenty (20) feet.

Sign shall have a maximum area of twenty-four (24) square feet per side.

CLUB OR CAMP ENTRANCE SIGNS

One freestanding sign listing the name of and indicating the entrance to a hunting or fishing camp or club, a commercial camp or commercial transient campground shall be allowed at each entrance to such uses, and subject to the following additional requirements:

Signs shall not exceed sixteen (16) square feet in area.

Signs shall not exceed six (6) feet in height.

Signs shall be at least five-hundred (500) feet apart.

SIGN PLAZAS

Where large numbers of either temporary or permanent directional or commercial advertising signs are justified, a sign plaza may be established. In these cases, allowable sign area may be consolidated and confined within a single frame or as a combination of sign panels within a sign plaza. Sign plazas are subject to the following.

Approval - Sign plazas shall be allowed only upon the approval of the Board of Supervisors as a conditional use and shall be submitted to the County Planning Commission for recommendations prior to submission to the Board of Supervisors for action.

A site-plan shall accompany an application for a sign-plaza permit depicting adequate access, parking, drainage, size, shape, color, lighting, landscaping and manner of display.

The plan should include the total allowable sign area for the property, and the substituted area to be consolidated within the proposed sign plaza.

RESORT/COMMUNITY SIGNS

All signs in resort/community developments shall conform to the following general and individual requirements.

General Sign Requirements, Standards, and Criteria:

Sign permits shall not be required for those signs listed in Sections 1.501-1.509 of this Ordinance Exempt Signs.

Sign permits shall not be required for instructional signs smaller than twenty (20) square feet in area.

Prohibited signs within resort/community developments are in 1.600 of this Ordinance.

Signs within resort/community developments shall conform to the general standards, criteria, and requirements listed in Sections 1.700 and 1.800 of this Ordinance.

Individual Sign Requirements

The following signs require a permit if they exceed the requirements stated in this section.

Resort/Community Development Entrance Signs -Resort/community development entrance signs shall be subject to the following requirements.

One (1) sign identifying said resort/community development may be placed at any entrance up to a maximum of two (2) signs placed a minimum of five-hundred (500) feet apart.

The maximum area of any entrance sign shall be seventy five (75) square feet per side.

Directional Signs - One (1) directional sign may be placed at each resort/community development intersection in order to identify the location of amenities housing clusters and neighborhoods.

Directional signs shall not exceed two (2) square feet per side in area.

Directional signs may be internally lit or illuminated by white light only.

Housing and Community Unit Identification Signs - One (1) free- standing or monument sign may be located at each housing or community unit cluster. The sign shall not exceed twenty (20) square feet in area and four (4) feet in height.

Unit Identification Signs - One (1) sign not exceeding two square feet per side may be located on each individual unit.

Directory Signs - One (1) directory sign may be located at each neighborhood housing or amenity cluster identifying the names and locations of the establishments located within individual buildings.

Directory signs shall not exceed sixteen (16) square feet in area and six (6) feet in height.

Amenity Identification Signs - One (1) amenity identification sign may be placed on each individual resort/community development amenity. Amenity signs shall conform to the individual sign requirements stated in Sections 1.1101-1.11106 and 1.1110 of this Ordinance.

Instructional Signs - Instructional signs shall not exceed sixteen (16) square feet in area per side.

RESIDENTIAL DISTRICT SIGNS

Within residential districts, signs authorized in Section 1.500 (Exempt Signs) do not require a permit, but permits are required for temporary signs, etc. The residential district signs must conform to the following criteria.

Single-Family Residential Subdivision Identification Signs - Signs that identify the name of a single-family residential subdivision or development located at any street entrance to the subdivision shall be erected as follows.

Signs shall be limited to two (2) signed entrances and shall be a minimum of five hundred (500) feet apart per subdivision.

Sign(s) shall be a monument type or pole type sign.

Monument sign(s) shall be a maximum of twenty (20) square feet in area and five (5) feet in height, while pole signs shall be a maximum of sixteen (16) square feet in area and twelve (12) feet in height.

Sign(s) shall be setback ten (10) feet from any property line and outside all clear sight triangles.

Management or Rental Office Signs - Signs that identify a management or rental office located in a multi-family or residential complex may be erected as follows.

One (1) sign per management or rental office.

Signs shall be wall type with a maximum size of sixteen (16)

OFFICE AND/OR INDUSTRIAL CENTERS

Office and/or industrial centers at least two (2) acres in size and planned as an integrated development shall be authorized to erect signs based on the following criteria.

Center Identification Signs - One (1) monument sign per public street frontage, not to exceed a total of two (2) monument signs a minimum of five hundred (500) feet apart, identifying the name of the center only.

Each sign shall not exceed forty (40) square feet in area and sixteen (16) feet in height. Landscaping islands as defined in Section

1.401.F shall be provided.

Individual Building Signs - Where an office and/or industrial center is comprised of two (2) or more buildings, each individual building may erect one (1) monument sign, not to exceed twenty (20) square feet in area and six (6) feet in height, identifying the principal establishment within the building. Landscaping island as defined in Section 1.401.F shall be provided.

Individual Establishment Signs - Each individual establishment within an office and/or industrial building may erect one (1) wall sign of a size which does not exceed one (1) square foot of sign area per two (2) linear feet of establishment frontage on which the sign or signs are to be attached, up to a maximum of thirty-two (32) square feet in area. Allocation of individual tenant signage area will be based on percentage of occupancy of the building. The top of the sign shall be below the roof line and at a height not greater than fifteen (15) feet above the ground. Landscaped ground-mounted signs are recommended over wall signs, especially for office buildings.

DIRECTORY SIGNS

Commercial and industrial properties may erect a directory sign not exceeding sixteen square feet in area and six (6) feet in height identifying the names and/or addresses of the establishments within individual buildings. Directory signs shall preclude the use of any other freestanding signs for the said property on the same street frontage.

OTHER USES

In cases where these regulations do not specifically address a sign requested in conjunction with a permitted use, the Zoning Hearing Board shall make a written interpretation of the regulations, and the Zoning Administrator shall keep a permanent record of written interpretations.

NONCONFORMING SIGNS

Any sign lawfully existing or under construction before the date of enactment of these sign regulations or upon any date on which these regulations are amended, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign.

Modifications - Nonconforming signs shall not be enlarged, extended, structurally reconstructed or altered in any manner, except that the sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection. A sign permit is not needed for a new sign face, or a change in the advertising content appearing on the sign face.

Removal - Nonconforming signs may remain, provided they are maintained in good repair, except for the following.

A nonconforming sign or the structure supporting the sign which is damaged or destroyed to the extent of fifty percent (50%) or more shall not be altered, replaced or reinstalled unless it is in conformance with these regulations. If the damage or destruction is less than fifty percent (50%), the sign must be under repair within sixty (60) days and all repairs must be completed within six (6) months. The sign shall not be enlarged in any manner.

A nonconforming sign or the structure supporting the sign shall be removed according to the provisions of subsection 1.405 (Removal) of these regulations. Removal is required if the sign and/or the structure supporting the sign is damaged or destroyed to the extent of fifty percent (50%) or more.

Any sign, display or device allowed in this Ordinance may contain (in lieu of any other copy) lawful noncommercial messages that do not direct attention to a business operated for profit or to a commodity or service for sale. The sign, display or device must comply with all other requirements of this Ordinance.

INTERPRETATION

Unless otherwise specifically provided, references to "sign area" or "sign size" shall be deemed to be per sign side.

SEVERABLE NATURE OF ORDINANCE

The various sections, subsections, paragraphs, and clauses of this Ordinance are severable and in the event that any section, subsection, paragraph, or clause is adjudged invalid, the remainder of the Ordinance shall remain in full force and effect.

PROTECTION OF FIRST AMENDMENT RIGHTS

Any sign, display or device allowed under this Ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit or to a commodity or service for sale, and that complies with all other requirements of this Ordinance.