

# 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](http://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 15, 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

5. Commission member comment

a. Mike Smith – Availability and quality of internet in Oconee County.

6. Approval of minutes from 06/01/2020

7. Discussion on “New and Old business” items on the agenda -David Root, Esq.

A. Discussion

B. Vote if required

8. Draft Recreational Vehicle park ordinance

A. Discussion

B. Vote

9. Discussion on Commercial development standards in Oconee County

A. Discussion

B. Vote

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](mailto:achapman@oconeesc.com).

# OCONEE COUNTY PLANNING COMMISSION

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## Minutes

June 1, 2020

### Corridor Planning Sub-Committee of the Planning Commission

#### Members present

Stacy Lyles

Andrew Gramling

Mike Johnson

#### Staff Present

Adam Chapman

#### Media Present

None

- Call to Order – 4PM
- A discussion was had on the directives from Planning and Economic Development to staff in regards to corridors and how the Planning Commission would be a part of it.
- Staff provided the members present the model ordinances from Destination Oconee as well as an edited version of the Destination Oconee ordinance.
- Meeting was adjourned at 4:50PM.

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## **Minutes**

5:00 pm- Monday, June 1, 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
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (read by chairman if any have been submitted) – Mr. Barnett would like to keep private property rights.

5. Commission member comment - None
6. Approval of minutes from 05/18/2020 – Mr. Gramling made a motion to approve the minutes, Mr. Johnson seconded and was approved 7/0.

Mr. Pearson made a motion to move item 9 to item 7 and item 7 to item 9 due to having Brian Ball for DHEC speaking, Mr. Vassey seconded and was approved 7/0.

7. ~~Census update~~ Recreational vehicle park discussion – Brian Ball from DHEC spoke about RV's and septic systems (handout attached).
  - A. Discussion – A motion was made by Mr. Vassey to have staff create an ordinance for RV parks, seconded by Mr. Smith and was approved 6/0 with Ms. Lyles abstaining herself from the vote.
8. Corridors
  - A. Discussion – The Corridor committee met with Mr. Chapman and determined that all corridors are not a one size fits all. Each corridor will have to be addresses separately. Mr. Smith would like to see Highway 188 and Highway 183, including nodes, added into the corridor plan.
9. ~~Recreational vehicle park discussion~~ Census update – Mr. Chapman gave an update on the Census numbers in Oconee County, we are in line with the state. Covid-19 has made outreach difficult.
10. New Business – County attorney would like to see new and old business removed from the agenda.
11. Old business – Ms. McPhail updated the Commission about what has been addressed in respect to the Comprehensive Plan (handout attached).
12. Adjourn – The meeting was adjourned at 6:28pm

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**Oconee County Administrative Offices**  
**415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / [www.oconeesc.com](http://www.oconeesc.com)**

## “New” & “Old” business discussion

## **Draft Recreational Vehicle park ordinance.**

This draft still requires vetting from our legal counsel and is meant to serve as a framework for conversation and will not be sent “as-is” to Council.

## Intent

Manage the growth of Recreational Vehicle parks and their impact on the County.

## Definitions

**These definitions are derived from federal, state, or local ordinances with the exception of RV Park.**

'Dealer' means any person, firm, corporation, or business entity licensed or required to be licensed under this chapter to sell new recreational vehicles to the retail public.

Manufacturer: 'Manufacturer' means any person, firm, corporation, or business entity that engages in the manufacturing of recreational vehicles.

**Minor RV Park: Four to ten RV/RV spaces for rent on-site on any single piece of property**

**Major RV Park :11+ RV/RV spaces for rent on-site on any single piece of property.**

Park model: A park model RV (PMRV) is a towable RV designed to provide temporary living quarters for recreational, seasonal, camping or travel use. PMRVs (previously referred to as recreational park trailers) are built on a single trailer chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode.

Ready to travel: A recreational vehicle is ready for highway use if it:

1. Is on wheels or a jacking system; and,
2. Is attached to the site only by quick-disconnect type utilities and security devices; and,
3. Has no permanently attached additions.

'Recreational vehicle' (R.V.) means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein.

'Motorhome' means a self-propelled vehicle designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations. The unit must contain at least four of the following permanently installed independent life support systems which meet the NFPA 1192 Standard for Recreational Vehicles:

- (a) a cooking facility with an on-board fuel source;
- (b) a potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection;
- (c) a toilet with exterior evacuation;
- (d) a gas or electric refrigerator;
- (e) a heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or
- (f) an electric power system.

'Travel trailer' means a vehicle mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle.

'Fifth-wheel trailer' means a vehicle mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle equipped with a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

'Folding camping trailer' means a vehicle mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is constructed with collapsible partial side walls that fold for towing by another vehicle.

Recyclable materials mean those materials which are capable of being recycled which would otherwise be processed or disposed of as solid waste.

Solid waste means any garbage, refuse, sludge, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, mining, and agricultural operations and from community activities.



## **Exemptions**

Dealers and manufacturers of RV are exempt from the standards in this chapter unless a portion of the dealer or manufacturing business meets the definition of RV park from this chapter.

Park model RV parks are reviewed utilizing Chapter 32, Article 5 – Land use and subdivision

## **Existing RV parks**

RV parks existing prior to the creation of this ordinance are exempt from any of the following County regulations. Expansion of an existing RV park will require adhering to this ordinance.

## **Garbage & Recycling facilities**

All RV parks owner/operators shall provide onsite solid waste and recycling waste disposal facilities/containers which the RV park owner/operator will be responsible for bringing to SCDHEC approved disposal site on a regular basis so as the solid waste/recycling are will not become a nuisance in site, smell, or attractive to rodents/insects.

## **Wastewater**

All RV park owner/operators are responsible for ensuring all RV /RV sites that are for rent follow all applicable SCDHEC standards. SCDHEC approved wastewater facilities shall be included in the submission of plans for any RV park if proposed or present.

## **Utilities**

All utility connections shall adhere to all adopted Building Code standards.

## **Setbacks / Height**

The underlying zoning district shall dictate any setbacks and height.

## **Ready for travel**

RV in RV parks will be ready for travel, as defined in this chapter. RV not ready for travel will be reviewed utilizing Chapter 32 article 5 - Land development and subdivision regulations.

## **Parking/Maneuverability**

All weather roads and parking areas capable of accommodating RV and associated vehicles will be provided by the park and reviewed by Oconee County Emergency Services prior to approval and construction. No RV shall be parked or setup in any private or public right-of-way.

## **Access**

Permitted access to the RV park from a state, county, or private road is as follows and must be included in the submission of plans for an RV park;

State road: Permit from SCDOT

County Road:

Minor RV Parks: Permit from County Roads & Bridges

Major RV Parks: A traffic-impact study and the recommended improvements therein.

Private Road intersecting a County Road:

Major and Minor RV Park: Written permission from private road owners

Major RV Park: A traffic-impact study and the recommended improvements therein.

## **Review process**

For minor and major RV Parks a site plan showing;

- a. An accounting of total acreage in the tract to be utilized and the number of proposed RV parking spaces and any existing and proposed accessory buildings and setbacks.
- b. Location of existing property lines, easements, road right-of-ways, buildings, or other public ways adjoining the tract
- d. Alignment, right-of-way width, and clarification of proposed roads.
- e. Map scale, north arrow, and date;
- f. Name/address/telephone number of legal owner or agent
- g. Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not in a floodplain;
- h. The existing and proposed uses of land throughout the RV park
- i. Permits and method of water supply and wastewater treatment and other utility service;
- j. SCDHEC land-disturbance permits and storm-water permits if applicable.
- k. The proposed names of the subdivision and internal road system.
- l. Zoning and Overlays.
- J. Any other information the zoning administrator or their designee requests.

# Commercial Development Standards

Sec. 32-218. - Nonresidential subdivisions.

(a) *General.* If a proposed subdivision includes land that is proposed for commercial, industrial or other nonresidential purposes, the layout of the subdivision shall incorporate such provisions and facilities as required by the standards set forth in subsection (b), below.

(b) *Standards.* In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the **satisfaction of the commission** that the road, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The **following principles** and standards shall be observed:

(1) Proposed nonresidential parcels shall **be suitable** in area and dimensions to the types of industrial/commercial development anticipated.

(2) Road rights-of-way and pavement shall **be adequate** to accommodate the type and volume of traffic anticipated to be generated.

(3) Special requirements **may be** imposed by the county with respect to road, curb, gutter, and sidewalk design and construction.

(4) **Every effort** shall be made to protect adjacent residential areas from potential nuisances from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

(5) Roads carrying nonresidential traffic, especially truck traffic, shall **not normally be** extended to the boundaries of adjacent existing or potential residential areas.

## Option 1

- Physical buffers between adjacent non-residential and residential uses
  - Fences
  - Walls
  - vegetation
  - earthen swales
- Lighting
  - Pointed away from adjacent properties
  - No Flashing/strobe
- Solid Waste / Recycling
  - A distance from property lines or residential uses

## Option 2

- Utilize *Appendix A* as-is or an edited version

## Option 3

- Keep current standards in place

# Corridor Plan

## STATEMENT OF PURPOSE, INTENT AND JURISDICTION

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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.

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

*Derived from Destination Oconee*

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**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.