

PLANNED DEVELOPMENT DISTRICT

CONCEPT PLAN

NARRATIVE, PRELIMINARY SITE PLAN
AND
DEVELOPMENT STANDARDS

MOULTRIE TRACT

RIDGELAND, SOUTH CAROLINA

<u>Submitted</u>	<u>Town Approved</u>	<u>Revisions</u>
<i>March 14, 2008</i>	<i>_____, 2008</i>	<i>Original PDD Approval</i>

MOULTRIE TRACT PDD CONCEPT PLAN

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PLANNED DEVELOPMENT DISTRICT
Narrative and Development Standards

MOULTRIE TRACT
RIDGELAND, SOUTH CAROLINA

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I. CONCEPT PLAN

The Moultrie Tract Concept Plan consists of this Narrative, the Preliminary Site Plan (Exhibit "A"), and the Development Standards herein.

A. Background and References

The Moultrie Tract is an approximately 671.35 +/- acre mixed-use community located on Riceshire Road, east of I-95 Exit 22. The Moultrie Tract incorporates a variety of residential use alternatives, retail/commercial/office as well as "big box" retail uses, an industrial use area, and recreational and conservation uses. The parcels that comprise the Moultrie Tract were annexed into the Town of Ridgeland on February 17, 2005 and April 3, 2006. The Moultrie Tract is zoned Planned Development District (PDD) and is controlled by Zoning Regulations, as defined in the Development Agreement made and entered September 20, 2007, by and between Frederick A. Nimmer, a/k/a F. A. Nimmer, Jr. and the Town of Ridgeland, SC, and any revisions thereto ("Development Agreement").

References to the "Applicant" in this Narrative shall mean LRC Moultrie, LLC, its successors and/or assigns.

"Zoning Regulations" are defined in the Development Agreement and include:

- the Moultrie Tract PDD Ordinance establishing a Planned Development District for the Property, all the attachments thereto, and all narratives, applications, and site development standards thereof;
- the Development Agreement made and entered September 20, 2007, by and between Frederick A. Nimmer, a/k/a F. A. Nimmer, Jr. and the Town of Ridgeland, SC (Exhibit "B", herein), and its subsequent revisions;
- the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations 2005 as amended through the date of the Development Agreement (Exhibit "C", herein);
- the Town of Ridgeland Subdivision Regulations 2005 as amended through the date of the Development Agreement (Exhibit "D", herein);
- the PDD Ordinance adopted by the Town on August 2, 2007 (Exhibit "E", herein); and
- applicable existing building, housing, electrical, plumbing, gas and safety codes of the Town, as the provisions thereof may be clarified or modified by the terms of the Moultrie Tract PDD Ordinance or as permitted in the Development Agreement.

The Development Agreement (Exhibit "B") and its subsequent revisions, has precedence over the Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit "C"), Town of Ridgeland Subdivision Regulations 2005 (Exhibit "D"), and the PDD Ordinance adopted by the Town on August 2, 2007 (Exhibit "E").

Where there are conflicts between the Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit "C") and the Town of Ridgeland Subdivision Regulations 2005 (Exhibit "D"), the Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit "C") has precedence.

The Moultrie Tract Design Guidelines ("Design Guidelines") (Exhibit "F") control the architectural and landscape character of the Moultrie Tract and along with the Preliminary Site Plan and Zoning Regulations create the Moultrie Tract's sense of place. The Design Guidelines may only be modified at the discretion of the Applicant, its successors and/or assigns. Modifications take effect after approval of the modifications by the Town Planning Commission.

B. Site Conditions

The Moultrie Tract is an approximately 671.35 +/- acre site located on Riceshire Road, east of I-95 Exit 22. The property's 671.35 +/- acres consist of 573.27 +/- acres of upland, and 98.08 +/- acres of freshwater wetlands. The property is bisected north to south by a 250' power line and utility easement.
(Exhibit G - ALTA/ACSM Survey Plat)

The property's primary access is I-95 Exit 22 leading to the property's 3,225' +/- frontage along Riceshire Road. Other access is along the property's Fordville Road frontage, Oak Hill Road frontage, and the extension of Thistle Road all on the southern side of the property.

The surrounding land uses consist of I-95 and Riceshire Road frontage to the northwest; a borrow pit and its access road to the northeast; residential subdivisions to the southeast; Fordville Road and very low levels of residential and undeveloped land to the southwest; and a South Carolina Department of Corrections facility along the western side. Two outparcels penetrate the southern property boundary.

The elevations of the site range from approximately 52' +/- MSL along the southern edge of the property to 16' +/- MSL along the northwestern edge of the property. The pre-developed drainage pattern consists of several watersheds that generally flow northerly between ridges in a series of draws that traverse wetlands in the bottoms.
(Exhibit H - Topography & Drainage Patterns Map)

A threatened and endangered species assessment and an assessment of archaeological and cultural resources will be completed and submitted to the Town before the Town's approval of the first subdivision requiring roads, water and/or sewer; or the first approval to develop a lot or to construct a building.
(Exhibit I - Threatened and Endangered Species Assessment)
(Exhibit J - Archaeological and Cultural Resources Assessment)

Sewer, water and other utility services will be provided according to the Development Agreement (Exhibit "B")

C. Development Concept

The Moultrie Tract Community:

The Moultrie Tract is designed to provide an attractive, harmonious, coherent, and practical new place to live and work. The plan incorporates a variety of residential use alternatives, retail/commercial/office as well as "big box" retail uses, an industrial use area, and recreational and conservation uses. The plan emphasizes the land's natural beauty and draws upon the architectural and planning traditions of the South Carolina Lowcountry and other successful historic American towns, villages, and rural settings. The retail/commercial/office areas are designed to facilitate the development of a productive business environment to serve the needs of both Moultrie Tract residents and the Ridgeland, Jasper County area.

It is the Applicant's intent to create a strong Property Owners Association (POA) that will be active in the management of daily Moultrie Tract affairs and will serve as an asset to the Town. The POA will be responsible for the maintenance of all common areas. The activities of the POA and property owners will be controlled by covenants and restrictions that address various social activities, building construction, property management, and use of property.

Preliminary Site Plan:

The Moultrie Tract's Preliminary Site Plan (Exhibit "A") is derived by careful placement of the community's mix of residential, commercial/retail/office, industrial, recreational and conservation land uses on the site. The plan responds to the site's natural and man-made features. The land uses are arranged to take advantage of the site's rolling topography, focusing main roads on ridges and protecting the site's highest value forests and wetlands. Corridors of wetlands and forests are preserved for wildlife habitat and to serve as filters reducing the impacts of development stormwater.

Primary access is on the northern side of the site from Riceshire Road, the frontage road from I-95 Exit 22 which in the future is destined to become an arterial road on the southeastern side of I-95. The site's southern access is from Fordville Road, with an opportunity for a minor access from Thistle Drive.

The site is divided into two components by a major power line easement that extends across the site from the northwest to the southeast. The power line easement serves as a separator between industrial uses to its southwest and residential uses to its northeast, with the northwestern portion of the site on both sides of the power line easement devoted to retail/commercial/office uses adjacent to Riceshire Road and visible from I-95. The industrial area is placed to the southwest of the power line easement, adjacent to the SC Department of Corrections facility. The Moultrie Tract's lower impact residential uses are located adjacent to surrounding residential land uses.

The Moultrie Tract’s internal vehicular circulation is interconnected to create a network of internal roads that link a mix of land uses and reduce traffic impacts on nearby roads. Portions of the residential areas within the Moultrie Tract may be gated; however, access to these residential areas will be through the internal network of community roads within the Moultrie Tract. The flow of Moultrie Tract generated residential traffic will be distributed to adjacent external roads by the Moultrie Tract’s network of internal roads.

A traffic study will be completed and submitted to the Town before the Town’s approval of the first subdivision requiring roads, water and/or sewer; or the first approval to develop a lot or to construct a building.
(Exhibit K - Traffic Study)

The Moultrie Tract incorporates generous open spaces, perimeter buffers, and preserved wetland/forested corridors that link land uses throughout the community. Streets will be planted with street trees and lighted according to the Development Agreement.

D. Land Use Areas and Density

The Moultrie Tract will adhere to the following Land Use Areas and Density according to the Development Agreement.

TABLE 1: LAND USE AREA SUMMARY

Land Use Category	Upland	Wetland	Total
Residential	+/- 230.75 Ac.	+/- 7.61 Ac.	+/- 238.36 Ac.
Retail/Commercial	+/- 111.04 Ac.	+/- 1.45 Ac.	+/- 112.49 Ac.
Industrial	+/- 172.20 Ac.	+/- 10.34 Ac.	+/- 182.54 Ac.
Nature Preserve	+/- 2.91 Ac.	+/- 77.25 Ac.	+/- 80.16 Ac.
Primary Road R/W	+/- 56.37 Ac.	+/- 1.43 Ac.	+/- 57.80 Ac.
Total	+/- 573.27 Ac.	+/- 98.08 Ac.	+/- 671.35 Ac.

Land Use Area Summary Notes:

1. This Summary indicates the approximate areas of the various land use categories shown on the PDD Concept Plan Preliminary Site Plan (Exhibit “A”). These areas are conceptual in nature. The areas of Retail/Commercial and Industrial land uses shown on this Summary are allowed to increase or decrease up to the point of the Maximum or Minimum Allowable Gross Acres indicated in Table 2: DENSITY SUMMARY. The remaining area shall be allocated to Residential, Nature Preserve, and Primary Road R/W land uses.
2. This Land Use Area Summary lists the general categories of the allowable land uses within the Moultrie Tract. See subparagraph “E. Allowed Land Uses”, herein below, for the comprehensive listing of land uses allowed in each category.

4. This Land Use Area Summary may be revised to reflect future annexations by the Applicant, its successors and/or assigns, of properties adjacent to the Moultrie Tract. The future addition and/or distribution of land use and density for added property shall be determined at the time of annexation.

5. The Applicant shall maintain a Development Summary Table similar to “Exhibit L Development Summary Table” herein, and submit a current version of the Development Summary Table with each Development Plan application (as defined in the Town’s August 2, 2007 PDD Ordinance). The Applicant shall have the right to sell or transfer density units (as described above) to Developers, and require that unused density units revert from Developers to the Owner.

TABLE 2: DENSITY SUMMARY

Land Use Category	Maximum Density Per Gross Acre	Maximum Dwelling Units and Building Square Footage	Allowable Gross Acres
Residential			
- Multi-Family	24 DU/Ac.	700 DU	N/A
- Townhouse	12 DU/Ac.	700 DU	N/A
- 2, 3, 4 - Plex	8 DU/Ac.		N/A
- Single-Family Detached	8 DU/Ac.	1,200 DU	N/A
Maximum Dwelling Units - DU Count Shall Not Exceed	---	2,600 DU	N/A
Retail/Commercial - Maximum Allowable Gross Acres	---	---	Max. 150 Ac.
Industrial - Maximum Allowable Gross Acres	---	---	Max. 250 Ac.
Retail/Commercial and Industrial Combined	---	3,000,000 SF	Max. 400 Ac.
Nature Preserve - Minimum Allowable Acres	---	---	Min. 80 Ac.

Density Summary Notes:

1. Gross acres include all land within that area measured, including such lands as uplands, wetlands, lakes, utility easements, and road rights-of-way.

2. Up to a maximum of 2,600 residential (including single-family detached, attached townhomes, duplexes, triplexes, four-plexes and multi-family residential) density units, as more particularly set forth in the attached Zoning Regulations for the Property, together with accessory uses and other matters as set forth therein; provided, however, that (i) multi-family units will not exceed 700 units, and (ii) all other units that are not single family detached (including attached townhomes, duplexes, triplexes, and four-plexes) will not exceed 700 units.

E. Allowed Land Uses

The Moultrie Tract is a mixed-use community that incorporates a variety of residential use alternatives; retail/commercial/office uses including “big box” retail uses; industrial uses; and recreational and conservation uses.

The Moultrie Tract contains four general categories of land uses, including Residential, Retail/Commercial; Industrial; and Nature Preserve, as shown on the Preliminary Site Plan (Exhibit “A”). These four categories allow the following land uses listed in the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations 2005 as amended through the date of the Development Agreement (Exhibit “C”), as modified in III Development Standards, herein:

1.) Residential

- a.) Article V. Residential Districts, as modified herein, and including:
Section 5.1 Single Family Residential District;
Section 5.2 High Density Residential District.

2.) Retail/Commercial

- a.) Article VI. Commercial Districts, as modified herein, and including:
Section 6.2 General Commercial District.

3.) Industrial

- a.) Article VII. Industrial District, as modified herein.

4.) Nature Preserve

- a.) Article XI. Open Space/Natural Resources Conservation District, as modified herein.

II. APPLICATION OF THE DEVELOPMENT AGREEMENT

The Development Agreement (Exhibit “B”) provides assurances to the Applicant that it may proceed with its development plan under the terms of the Development Agreement, consistent with the Moultrie Tract PDD Ordinance. In the Development Agreement the Town and Applicant agree to several points that affect the development of the Moultrie Tract. Refer to the below referenced sections of the Development Agreement for items concerning the following:

Development Agreement Section

6. Development Schedule
7. Density
8. Restricted Access
9. Adoption of Moultrie Tract PDD Ordinance; Effect of Future Laws
10. Infrastructure
 - 10.1 Roads
(Including the Regional Access Boulevard.)
 - 10.2 Potable Water
 - 10.3 Sewage Treatment and Disposal
(Including irrigation through use of tertiary discharge from the sanitary sewer system.)
 - 10.4 Police Services
 - 10.5 Fire Services
 - 10.6 Sanitation Services
 - 10.7 Emergency Medical Services (EMS)
 - 10.8 Drainage System
(Including mining permit for lakes.)
 - 10.9 Open Space
(Including minimum 10% of gross for open space in each residential development tract.)
 - 10.10 Underground Utilities
11. Development Fees; Funds
12. Permitting Procedures
13. Developer Entitlements
14. Compliance Reviews

III. DEVELOPMENT STANDARDS

The Moultrie Tract Development Standards are based in the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit “C”) and the Town of Ridgeland Subdivision Regulations 2005 (Exhibit “D”), both as amended through the date of the Development Agreement, with the below modifications.

Where there are conflicts between the Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit “C”) and the Town of Ridgeland Subdivision Regulations 2005 (Exhibit “D”), the Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit “C”) has precedence, unless modified herein, below:

A. APPLICATION OF THE ZONING ORDINANCE AND LAND USE DEVELOPMENT REGULATIONS

Development within the Moultrie Tract will meet or exceed the requirements the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations 2005 as amended through the date of the Development Agreement (Exhibit “C”), with the following modifications:

ARTICLE I - GENERAL

Meet or exceed with the following modifications:

Section 1.6 DEFINITIONS AND RULES OF CONSTRUCTION

Buffers

In the first sentence, replace “(including driveways and parking areas)” with the following “(except driveways, walkways, and utility easements which shall cross perpendicular to buffers and only to provide access and utility services)”

Building Height

Delete in its entirety and replace with the following “Building height measurement will be from the base flood elevation or finished grade, whichever is greater. Height will be measured to the main roof ridge or parapet and will not include features such as cupolas, “widow’s walks”, chimneys, weather vanes, screening for roof type mechanicals, etc.”

Dwelling Types:

Attached.

In the first sentence, replace “A dwelling in a group of two (2) or three (3) dwellings...” with the following “A dwelling in a group of two (2) or more dwellings...”

Two- or three family dwelling.

Delete in its entirety and replace with the following “References to ‘two-or three family dwellings’ shall be the same as ‘2,3,4-Plex’.”

Add:

“2,3,4-Plex. An attached or semi-detached dwelling designed for or occupied by two (2), three (3), or four (4) families in separate dwelling units living independently of each other.”

“Design Guidelines. Development of the Moultrie Tract is subject to the Moultrie Tract Design Guidelines (Exhibit “F”).”

“Design Review Committee (DRC). The Moultrie Tract Design Guidelines (Exhibit “F”) are administered by a Design Review Committee (DRC) as described in the Design Guidelines. Within the Moultrie Tract, the DRC also determines whether or not proposed land uses are allowed and their parking requirements according to the PDD Concept Plan.”

“Townhouse. Two (2) or more single-family attached dwellings connected by common party walls. Townhouses may be located on one commonly held lot, or they may be located on individual fee-simple lots, one for each dwelling.”

“Work-live Dwelling. One (1) or more dwellings located within the confines of a commercial, retail or office building, or lot. Work-live dwellings may be occupied by anyone owning, renting and/or guests of owners of the work-live dwellings.”

Open Space

Add the following “Open space does not include single-family lots, fee-simple townhouse lots, or fee-simple 2,3,4-plex lots. Open space includes parks, golf courses, buffers, lakes (including lakes used for stormwater storage/treatment), and wetlands.”

Add:

“Parking, on-street

The storage space for one (1) vehicle within the street paving in street right-of-ways. These spaces may be parallel, 90-degree, or angular spaces and placed to conform to the latest edition of the AASHTO Policy on Geometric Design of Highways and Streets.”

Add:

“Property Owners Association (POA)

The term POA shall refer to any one or more property owners’ associations established under any declaration of codes, covenants, and restrictions recorded in the ROD Office for Jasper County, South Carolina; any master deed recorded in the aforementioned county; and/or any articles of incorporation filed with the South Carolina Secretary of State. Said POA shall have only those powers enumerated in the aforementioned documents, subject to the authority and sovereignty of the State of South Carolina, Jasper County, Town of Ridgeland, and any other political subdivision with authority and jurisdiction over the subject property superior to that of the POA.”

√ **Tree**

Delete in its entirety.

Setback

Add the following: “Building setbacks shall be measured from property lines to the furthestmost protrusion of the building wall toward the property line, including porches, sheds and other

permanent attachments to the building, though not including chimneys, roof overhangs, fences, garden walls, steps and ramps. Fire protection regulations override any setback requirements stated in these Development Standards. Setbacks to a lot's internal circulation roads and parking areas shall be measured from property lines to the furthestmost protrusion of the edge of pavement (measured from the street-side of the curb) toward the property line.”

Add:

Specimen Tree

All live oak trees 12” DBH (diameter at breast height measured 54” above grade) and greater, and all other species of trees 24” DBH and greater.

ARTICLE II – ADMINISTRATION, ENFORCEMENT, AND APPEALS

Meet or exceed with the following modifications:

Section 2.2 ARCHITECTURAL REVIEW BOARD

Delete in its entirety and replace with “The architectural character of the Moultrie Tract shall be controlled by the Moultrie Tract Design Guidelines (Exhibit “N”) and the Moultrie Tract Design Review Committee (DRC) as established in the Design Guidelines.”

ARTICLE III – PERMITS, FEES, AND AMENDMENTS

Meet or exceed with the following modifications:

Section 3.1 PERMITS REQUIRED

The requirements and conditions of the Development Agreement (Exhibit “B”) have precedence over this Section.

Section 3.7 AMENDMENTS

Delete in its entirety and replace with “Amendments to this Zoning Ordinance and Land Use Development Regulations are subject to the Development Agreement.”

Section 3.8 APPLICATION FOR PERMITS AND APPROVALS

The requirements and conditions of the Development Agreement (Exhibit “B”) have precedence over this Section.

ARTICLE IV – ESTABLISHMENT OF ZONING DISTRICTS AND DEVELOPMENT STANDARDS

Meet or exceed with the following modifications:

Section 4.1 OFFICIAL ZONING MAP

Delete in its entirety the last sentence of the first paragraph and replace with “The *Official Zoning Map* at the date of the

Development Agreement made and entered September 20, 2007, together with all explanatory text thereon, is hereby adopted by reference and declared to be part of this ordinance.”

Section 4.4 PERMITTED USES, CONDITIONAL USES, SPECIAL EXCEPTIONS

Add:

“4.4.9 Any POA may exercise any duty, right, power, obligation, or jurisdiction duly granted and enumerated under any proper declaration of codes, covenants, and restrictions recorded in the ROD Office for Jasper County, South Carolina; any master deed recorded in the aforementioned county; and/or any articles of incorporation filed with the South Carolina Secretary of State. However, said authority shall be subject to the authority and sovereignty of the State of South Carolina, Jasper County, Town of Ridgeland, and any other political subdivision with authority and jurisdiction over the subject property superior to that of the POA.”

Section 4.7 GENERAL DEVELOPMENT STANDARDS AND MEASUREMENTS

4.7.1 **Consideration of natural resources.**

Add the following “Protection of these natural resources shall be controlled exclusively by Federal and State regulations for threatened and endangered species, wetlands, flood protection, and archaeological/cultural resources. Tree protection and preservation shall be controlled by Section 4.9 General Requirements for Buffers, Landscaping, and Tree Protection of the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations 2005 (Exhibit “C”).”

4.7.4 **Lots.**

D. Delete this subparagraph in its entirety and replace with this text from the Town of Ridgeland Subdivision Regulations 2005 (Exhibit “D”), “The use of flag lots in residential subdivisions shall be permitted only if dictated by the terrain. Flag lots shall not be permitted to solely allow an increase in the number of lots. The access drive to a flag lot shall have a minimum width of 20 feet and shall be a deeded part of the lot so accessed.”

4.7.7 Parking requirements.

Add:

“M. On-street parking shall be permitted on local streets in Residential and Traditional Neighborhood Development (TND) Commercial areas. In Residential areas, on-street parking shall be considered a convenience to accommodate guests and overflow parking and shall not be counted to meet requirements for off-street parking. In TND Commercial Areas, on-street parking within a walking distance of 700 feet of the entrance to the building may be counted to meet up to 50% of the building’s requirement for off-street parking.”

4.7.9 Accessory buildings.

In the second sentence, delete the phrase “manufactured home”.

2

4.7.10 Measurements.

C. Delete in its entirety.

Section 4.7 GENERAL REQUIREMENTS FOR BUFFERS, LANDSCAPING, AND TREE PROTECTION

4.9.3 Tree Protection

Delete in its entirety and replace with the following,

“A. Tree surveys shall be submitted to the Town Administrator for all development sites. Surveys shall include all trees eight inches (8”) diameter at breast height (DBH) and above in caliper. For all live oaks 12” DBH and greater, and all other species of trees 24” DBH and greater, the tree canopy drip line shall be indicated on the survey.

B. Development plans shall indicate trees 8” DBH and greater to be removed, and tree to be planted to replace removed trees.

C. Development plans shall endeavor to save as many existing trees as possible, with emphasis on specimen trees (all live oaks 12” DBH and greater, and all other species of trees 24” DBH and greater).

D. Where site conditions do not allow saving a specimen tree, then that tree shall be replaced with one or more other trees totaling the same caliper DBH as the removed tree. The minimum size for a

replacement tree is 2 ½ inches DBH at planting. Removed live oaks shall be replaced with live oaks. For other species of trees, hardwoods shall be replaced with native hardwoods and pines (and other conifers) shall be replaced with pines (or other conifers).

- E. All trees, buffers and other natural to remain shall be “flagged” in the field and protected with fencing prior to site clearing or grading operations. Storage of materials or equipment will not be allowed within these protected areas during construction and fencing shall not be removed until finish grading of the site and all other construction has been completed.
- F. The Town Administrator may approve the removal of diseased trees or those trees that pose a threat to public health and safety, with a property owner’s request accompanied with a letter certifying the condition of the trees prepared by a certified arborist or forester. Such trees are not required to be replaced.

ARTICLE V – RESIDENTIAL DISTRICTS

Meet or exceed with the following modifications:

Section 5.1 SINGLE FAMILY RESIDENTIAL DISTRICT

In the opening paragraph, second sentence, delete in its entirety the following phrase “...to encourage the restoration and preservation of historic and/or traditional buildings and...”

Add:

The Moultrie Tract is a mixed-use community that incorporates a variety of residential use alternatives; retail/commercial/ office uses including “big box” retail uses; industrial uses; and recreational and conservation uses. The following land uses and standards apply to the Residential land use category shown on the Preliminary Site Plan (Exhibit “A”):”

5.1.1 Permitted Uses.

In the first sentence, delete the following phrase in its entirety “...a maximum density of 4.8 dwelling units per acre (or lots of 9,000 square feet in size)...”, and replace with the following “...a maximum density of 8.0 dwelling units per gross acre...”

Add the following “The DRC shall determine whether or not a proposed land use is included in Table 5.1, below. When a proposed land use is not specifically listed in the table, but is in the opinion of the DRC essentially similar or the same as a listed land use, then the proposed land use is permitted. The DRC shall determine the parking requirement for such land uses based on the requirement for similar listed uses.”

In Table 5.1:

- “County club” shall be a “Permitted Use” (rather than a “Special Exception”)
- Add the following uses:
 - “Parks, golf courses, and open space” as a “Permitted Use”
 - “Music/dinner theater” as a “Permitted Use”
 - “Community building and/or amenities” as a “Permitted Use”

5.1.2 Conditional Uses.

Throughout subparagraph 5.1.2, replace the term “Planning Commission” with “POA”.

5.1.3 Special Exceptions.

Throughout subparagraph 5.1.3, replace the term “Planning Commission” with “POA”.

5.1.4 Accessory Uses.

- A. Delete in its entirety the term “Private attached and...”
- G. Delete in its entirety and replace with “Studios of artists, designers, architects, etc.”
- H. Garage Apartments/Accessory Dwelling Units are permitted provided that:
 - 8. Delete the second sentence in its entirety and replace with “A minimum of one parking space shall be provided for each additional accessory bedroom.”

Add:

5.1.4.A Temporary Uses.

“The following temporary uses are allowed in the Single Family Residential District:

- Permanent changes to the site are prohibited, including removal of trees without a permit.

- Temporary activities shall not cause the elimination of required off-street parking. Temporary pervious parking spaces shall be required if sufficient parking does not exist on-site.
- Contractor’s construction/storage trailer for which a building permit has been issued.
- Real estate sales and leasing offices.
- Finance offices.
- Fairs, carnivals and public gatherings in parks and open space for up to five consecutive days. No more than four such events in one park or place in a calendar year.”

5.1.5 Development Standards.

Delete in their entirety the three (3) illustrations in subparagraph 5.1.5 Development Standards and replace Table 5.2 SFR Development Standards with the following:

Table 5.2 SFR Development Standards.....

Note: All setbacks are subject to the 25’ PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	Single-Family
Front Yard Minimum Setback ⁽⁴⁾	
• Houses ⁽¹⁾	10’
• Detached Garages, etc. ⁽²⁾	20’
Side Street Minimum Setback for Corner Lots ⁽⁴⁾	
• Houses ⁽¹⁾	7’
• Detached Garages, etc. ⁽²⁾	7’
Alley Minimum Setback ⁽¹⁾	
• Houses ⁽¹⁾	5’
• Detached Garages, etc. ⁽²⁾	5’
Side Yard Minimum Setback	
• Houses ⁽¹⁾	3’/7’ ⁽¹⁾
• Detached Garages, etc. ⁽²⁾	3’
• Driveways and Parking	2’
Rear Yard Minimum Setback	
• Houses ⁽¹⁾	20’
Detached Garages, etc. ⁽²⁾	5’
• Driveways and Parking	2’

Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	Single-Family
Minimum Lot Area	4,000 SF
Minimum Lot Width at Building Line	40'
Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	Single-Family
Maximum Height of Structure	40'
Minimum Separation Between Buildings	10' ⁽³⁾
Maximum Impervious Surface Coverage	65%
Open Space	Refer to the Development Agreement (Exhibit "B")

Footnotes:

- (1) Houses (dwelling units) including porches and garages incorporated into the building structure, and primary common buildings (such as management offices, recreation/meeting buildings). Side yard minimum setbacks shall be 3' on one side and 7' on the other side, with a minimum of 10' between houses on adjacent lots.
- (2) Detached garages, garages attached by covered walkways, and outbuildings such as storage buildings or pool houses.
- (3) The minimum distance between buildings will be based on the greater of building and fire safety codes or as stated.
- (4) Corner lots for may require "Front" and "Side Street for Corner Lots" setbacks to be greater than those listed to maintain minimum lot corner site clearances at street intersections. Individual site plans will be assessed on a case-by-case basis for lot corner site clearances.

5.1.7 Signage.

Delete in its entirety. Sign requirements are included in the Design Guidelines (Exhibit "F").

5.1.8 Landscaping.

Delete in its entirety. Landscaping requirements are included in the Design Guidelines (Exhibit "F").

5.1.9 Home Occupations.

- A. Delete in its entirety. This subject is addressed in 5.1.9 G.

- B. Delete in its entirety and replace with the following
“The primary use of the lot must remain as a single-family residence. A maximum of seven hundred fifty (750) square feet shall be used for the purposes of the home occupation.”
- D. Delete the second sentence in its entirety and replace with the following “All activity must be conducted within the primary dwelling or Accessory Use structure.”
- F. Add the following “Display of goods and designs shall not be visible from the front or side street frontage. Visibility shall be allowed from alleys.”
- H. In the last sentence, delete in its entirety the phrase “...;and any activity which may affect surrounding property.”
- I. At the end of the first sentence, add the following “...or Accessory Use structure.”
- J. At the end of the first sentence, add the following “..., except samples or designs as allowed in F., above.”

Section 5.2 HIGH DENSITY RESIDENTIAL DISTRICT

In the opening paragraph, add the following “The Moultrie Tract is a mixed-use community that incorporates a variety of residential use alternatives; retail/commercial/ office uses including “big box” retail uses; industrial uses; and recreational and conservation uses. The following land uses and standards apply to the Residential land use category shown on the Preliminary Site Plan (Exhibit “A”).”

5.2.1 Permitted Uses.

Delete the first sentence in its entirety and replace with the following “Multi-family dwellings at 24 dwelling units per gross acre (DU/Ac.), townhouses at 12 DU/Ac., 2,3,4-plexes at 8.0 DU/Ac., and single-family dwellings at 8.0 DU/Ac. are permitted in the District.”

Add the following “The DRC shall determine whether or not a proposed land use is included in Table 5.3, below. When a proposed land use is not specifically listed in the table, but is in the opinion of the DRC essentially similar or the same as a listed land use, then the proposed land use is permitted. The DRC shall

determine the parking requirement for such land uses based on the requirement for similar listed uses.”

In Table 5.3:

- “County club” shall be a “Permitted Use” (rather than a “Special Exception”)
- Add the following uses:
 - “Parks, golf courses, and open space” as a “Permitted Use”
 - “Community building and/or amenities” as a “Permitted Use”

5.2.2 Conditional Uses.

Throughout subparagraph 5.2.2, replace the term “Planning Commission” with “POA”.

- I. In the case of **Boarding and Rooming Houses**...at the end of the first sentence, add the following sentence “In addition to Federal, State, and Town regulations, the following apply:”

5.2.3 Special Exceptions.

Throughout subparagraph 5.2.3, replace the term “Planning Commission” with “POA”.

5.2.4 Accessory Uses.

A. Delete in its entirety the term “Private attached and...”

G. Delete in its entirety and replace with “Studios of artists, designers, architects, etc.”

Add:

5.2.4.A Temporary Uses.

“The following temporary uses are allowed in the High Density Residential District:

- Permanent changes to the site are prohibited, including removal of trees without a permit.
- Temporary activities shall not cause the elimination of required off-street parking. Temporary pervious parking spaces shall be required if sufficient parking does not exist on-site.
- Contractor’s construction/storage trailer for which a building permit has been issued.
- Real estate sales and leasing offices.
- Finance offices.
- Fairs, carnivals and public gatherings in parks and open space for up to five consecutive days. No

more than four such events in one park or place in a calendar year.”

5.2.5 **Development Standards.**

Delete in their entirety the two (2) illustrations in subparagraph 5.2.5 Development Standards and replace Table 5.4 Proposed HDR Development Standards with the following:

Table 5.4 HDR Development Standards

Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	Single-Family	2,3 4-Plex	Townhouse	Multi-family
Front Yard Minimum Setback ⁽⁴⁾				
• Houses ⁽¹⁾	10'	10'	5'	25'
• Detached Garages, etc. ⁽²⁾	20'	20'	5'	25'
Side Street Minimum Setback for Corner Lots ⁽⁴⁾				
• Houses ⁽¹⁾	10'	10'	7'	25'
• Detached Garages, etc. ⁽²⁾	10'	10'	0'	25'
Alley Minimum Setback ⁽¹⁾				
• Houses ⁽¹⁾	5'	5'	5'	5'
• Detached Garages, etc. ⁽²⁾	5'	5'	5'	5'
Side Yard Minimum Setback				
• Houses ⁽¹⁾	3'/7' ⁽¹⁾	3'/7' Ends ⁽¹⁾ / 0' Attached	N/A	25'
• Detached Garages, etc. ⁽²⁾	3'	3'	N/A	20'
• Driveways and Parking	2'	2'	N/A	20'
Rear Yard Minimum Setback				
• Houses ⁽¹⁾	20'	20'	N/A	25'
• Detached Garages, etc. ⁽²⁾	5'	5'	N/A	20'
• Driveways and Parking	2'	2'	N/A	20'
Minimum Lot Area	4,000 SF	2,700 SF	1,600	N/A
Minimum Lot Width at Building Line	40'	30' Ends/ 27 Attached	18'	N/A
Maximum Height of Structure	40'	40'	55' ⁽⁵⁾	65' ⁽⁵⁾
Minimum Separation Between Buildings	10' ⁽³⁾	10' ⁽³⁾	See note (3)	See note (3)
Maximum Impervious Surface Coverage	65%	75%	75%	80%
Open Space	Refer to the Development Agreement (Exhibit "B")			

Footnotes:

- (1) Houses (dwelling units) including porches and garages incorporated into the building structure, and primary common buildings (such as management offices, recreation/meeting buildings). Side yard minimum setbacks shall be 3' on one side and 7' on the other side, with a minimum of 10' between houses on adjacent lots.
- (2) Detached garages, garages attached by covered walkways, and outbuildings such as storage buildings or pool houses.
- (3) The minimum distance between buildings will be based on the greater of building and fire safety codes or as stated.
- (4) Corner lots for may require "Front" and "Side Street for Corner Lots" setbacks to be greater than those listed to maintain minimum lot corner site clearances at street intersections. Individual site plans will be assessed on a case-by-case basis for lot corner site clearances.
- (5) Townhouses limited to four (4) habitable stories, including a habitable attic. Multifamily limited to five (5) habitable stories, including a habitable attic.

5.2.6 Parking.

Replace the third and fourth sentences in their entirety and replace with the following "For all single-family, townhouse, 2,3,4-plex, and multi-family dwellings, two (2) off-street parking spaces shall be provided per dwelling unit. In addition, all multi-family dwellings shall provide a minimum of .25 spaces per dwelling unit for guest parking."

5.2.8 Signage.

Delete in its entirety. Sign requirements are included in the Design Guidelines (Exhibit "F").

5.2.9 Landscaping.

Delete in its entirety. Landscaping requirements are included in the Design Guidelines (Exhibit "F").

5.2.10 Home Occupations.

- A. Delete in its entirety and replace with the following "The primary use of the dwelling unit must remain as a single-family residence or townhouse. No more than twenty-five percent (25%) of the gross floor area, up to 750 square feet shall be used for home occupations. Home occupations are not allowed in 2,3,4-plex dwellings or multi-family dwellings."
- C. Delete the second sentence in its entirety and replace with the following "All activity must be conducted within the primary dwelling or Accessory Use structure."
- E. Add the following "Display of goods and designs shall not be visible from the front or side street frontage. Visibility shall be allowed from alleys."

- G. In the last sentence, delete in its entirety the phrase "...; and any activity which may affect surrounding property."
- H. At the end of the first sentence, add the following "...or Accessory Use structure."
- I. At the end of the first sentence, add the following "..., except samples or designs as allowed in F., above."

Section 5.3 **ZONING INCENTIVES**
Delete the Section in its entirety.

Section 5.4 **CRAFTSMAN BUNGALOW DISTRICT OVERLAY AREA**
Delete the Section in its entirety.

ARTICLE VI – COMMERCIAL DISTRICTS

Meet or exceed with the following modifications:

Section 6.1 **CENTRAL BUSINESS DISTRICT**
Delete the Section in its entirety.

Section 6.2 **GENERAL COMMERCIAL DISTRICT**
Delete the introductory paragraph in its entirety and replace with the following "The Moultrie Tract is a mixed-use community that incorporates a variety of residential use alternatives; retail/commercial/office uses including "big box" retail uses; industrial uses; and recreational and conservation uses. The following land uses and standards apply to the Retail/Commercial land use category shown on the Preliminary Site Plan (Exhibit "A")."

6.2.1 Permitted Uses.

Delete the first two sentences in their entirety and replace with the following "Permitted land uses and off-street parking requirements are indicated in Table 6.3, below. All uses designated as "Conditional Use" shall be "Permitted" uses in the Moultrie Tract."

Add the following "The DRC shall determine whether or not a proposed land use is included in Table 6.3, below. When a proposed land use is not specifically listed in the table, but is in the opinion of the DRC essentially similar or the same as a listed land use, then the proposed land use is permitted. The DRC shall

determine the parking requirement for such land uses based on the requirement for similar listed uses.”

In Table 6.3, add the following as “Permitted Uses”:

Use	Parking Required	Standard
Bakery	1 space	per 200 sq. ft.
Bed and breakfast inn	1 space	per room, plus 1 space per 250 sf. ft. of office space, plus spaces required for food and beverage facilities
Day spa	1 space	250 sf. ft.
Multi-family Residential	See 5.2.6 Parking, above.	
Offices - business, government, professional	1 space	per 300 sq. ft.
Other commercial	1 space	per 200 sq. ft.
Other retail sales or service	1 space	per 200 sq. ft.
Parks, golf courses, and open space	Based on developer submitted data.	
Residential above retail/commercial	1.40 space	per dwelling unit
Storage, mini-warehouse, including self storage	1 space	per 3,000 sq. ft.
Supermarket	1 space	per 200 sq. ft.
Transportation terminal	Based on developer submitted data.	
Veterinary office or hospital	1 space	per 225 sq. ft.

6.2.2 Conditional Uses.

Throughout subparagraph 6.2.2, replace the term “Planning Commission” with “POA”.

6.2.3 Special Exceptions.

Throughout subparagraph 6.2.3, replace the term “Planning Commission” with “POA”.

Add:

6.2.3.A Temporary Uses.

“The following temporary uses are allowed in the General Commercial District:

- Permanent changes to the site are prohibited, including removal of trees without a permit.
- Temporary activities shall not cause the elimination of required off-street parking. Temporary pervious parking spaces shall be required if sufficient parking does not exist on-site.
- Contractor’s construction/storage trailer for which a building permit has been issued.
- Car, boat, new home and remodeling shows.
- Fairs, carnivals and public gatherings for up to five (5) consecutive days. No more than four such events in one place a calendar year.
- Parking lot/sidewalk retail sales for up to ten (10) consecutive days in one place, provided no required off-street parking is eliminated and safe pedestrian flow is provided. No more than four such events in a calendar year.
- Temporary open air sales of Christmas trees and/or pumpkins for forty-five (45) consecutive days, in one place.
- Temporary tents may be used with parking lot/sidewalk retail sales, open air sales and for conventions and weddings and may be erected two (2) days before the event and shall be removed within two (2) days of the conclusion of the event.”

6.2.4 Development Standards.

Replace Table 6.4 General Commercial District with the following:

Table 6.4 Retail/Commercial Development Standards

Note: All setbacks are subject to the 25’ PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	I-95/ Riceshire Road Frontage	Regional Access Boulevard/ Fordville Rd. Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Front Yard Minimum Setback ⁽¹⁾				
• Buildings Up to 35’ Height	85'	60'	40'	N/A
• Buildings 35’ to 45’ Height	95'	70'	50'	N/A'
• Driveways and Parking	75'	50'	35'	N/A

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Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	I-95/ Riceshire Road Frontage	Regional Access Boulevard/ Fordville Rd. Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Side Street Minimum Setback for Corner Lots ⁽¹⁾ • Buildings Up to 35' Height	N/A	N/A	40'	N/A'
• Buildings 35' to 45' Height	N/A'	N/A	50'	N/A'
• Driveways and Parking	N/A	N/A	35'	N/A
Side Yard Minimum Setback ⁽²⁾ • Buildings Up to 35' Height	20'	20'	20'	N/A
• Buildings 35' to 45' Height	20'	20'	20'	N/A
• Driveways and Parking ⁽³⁾	15'	15'	15'	N/A
Rear Yard Minimum Setback ⁽²⁾ • Buildings Up to 35' Height	20'	20'	20'	10'
• Buildings 35' to 45' Height	20'	20'	20'	15'
• Driveways and Parking	15'	15'	15'	5'
Minimum Lot Area by Primary Frontage	1 Ac.	1 Ac.	½ Ac.	N/A
Minimum Lot Width at Building Line	150'	150'	100'	N/A
Maximum Height of Structure by Primary Frontage	60'	60'	60'	N/A
Minimum Separation Between Buildings ⁽²⁾	10'	10'	10'	N/A
Maximum Impervious Surface Coverage	80%	80%	80%	N/A
Open Space	Refer to the Development Agreement (Exhibit "B")			

Footnotes:

- (1) Corner lots for may require "Front" and "Side Street for Corner Lots" setbacks to be greater than those listed to maintain minimum lot corner site clearances at street intersections. Individual site plans will be assessed on a case-by-case basis for lot corner site clearances.
- (2) The minimum distance between buildings will be based on the greater of building and fire safety codes or as stated.
- (3) Adjacent lots are allowed to share a common driveway (to access the rear of buildings) along their common boundary when the lots share a curb-cut. In that case, no Side Yard Minimum Setback is required for Driveways and Parking.

6.2.5 Signage.

Delete in its entirety. Sign requirements are included in the Design Guidelines (Exhibit "F").

6.2.6 Landscape and Buffers.

Delete in its entirety. Landscape and buffer requirements are included in the Design Guidelines (Exhibit "F").

- Section 6.3 GCD ZONING INCENTIVES
Delete the Section in its entirety.
- Section 6.4 HIGHWAY COMMERCIAL DISTRICT
Delete the Section in its entirety.
- Section 6.5 HCD ZONING INCENTIVES
Delete the Section in its entirety.
- Section 6.6 COURTHOUSE PROFESSIONAL DISTRICT OVERLAY
AREA
Delete the Section in its entirety.

ARTICLE VII – INDUSTRIAL DISTRICT

Meet or exceed with the following modifications:

- Section 7.1 **Purpose of the District**
Add the following paragraph “The Moultrie Tract is a mixed-use community that incorporates a variety of residential use alternatives; retail/commercial/office uses including “big box” retail uses; industrial uses; and recreational and conservation uses. The following land uses and standards apply to the Industrial land use category shown on the Preliminary Site Plan (Exhibit “A”).
- Section 7.2 **Permitted Uses**
Delete the last sentence in its entirety and add the following “The DRC shall determine whether or not a proposed land use is included in Table 6.3, below. When a proposed land use is not specifically listed in the table, but is in the opinion of the DRC essentially similar or the same as a listed land use, then the proposed land use is permitted. The DRC shall determine the parking requirement for such land uses based on the requirement for similar listed uses.”

In Table 7.1:

- “Junk/salvage yards” shall be a “Conditional Use” (rather than a “Special Exception”).
- “Kennels” shall be a “Conditional Use” (rather than a “Special Exception”).
- “Storage, mini-warehouse, including self storage” shall be a Permitted Use” (rather than a “Conditional Use”).

In Table 7.1, add the following as “Permitted Uses”:

Use	Parking Required	Standard
Bakery	1 space	per 200 sq. ft.
Bed and breakfast inn	1 space	per room, plus 1 space per 250 sf. ft. of office space, plus spaces required for food and beverage facilities
Day spa	1 space	250 sf. ft.
Multi-family Residential	See 5.2.6 Parking, above.	
Offices - business, government, professional	1 space	per 300 sq. ft.
Parks, golf courses, and open space	Based on developer submitted data.	
Transportation terminal	Based on developer submitted data.	
Wholesale sales	1 space	per 1,000 sq. ft.

Section 7.3 **Conditional Uses**

Throughout Section 7.3, replace the term “Planning Commission” with “POA”.

Delete in its entirety “Table 7.2 Development Standards”.

Add:

Section 7.3.A **Temporary Uses.**

“The following temporary uses are allowed in the Industrial District:

- Permanent changes to the site are prohibited, including removal of trees without a permit.
- Temporary activities shall not cause the elimination of required off-street parking. Temporary pervious parking spaces shall be required if sufficient parking does not exist on-site.
- Contractor’s construction/storage trailer for which a building permit has been issued.
- Real estate sales and leasing offices.
- Car, boat, new home and remodeling shows.

- Fairs, carnivals and public gatherings for up to five (5) consecutive days. No more than four such events in one place a calendar year.
- Parking lot/sidewalk retail sales for up to ten (10) consecutive days in one place, provided no required off-street parking is eliminated and safe pedestrian flow is provided. No more than four such events in a calendar year.
- Temporary open air sales of Christmas trees and/or pumpkins for forty-five (45) consecutive days, in one place.
- Temporary tents may be used with parking lot/sidewalk retail sales, open air sales and for conventions and weddings and may be erected two (2) days before the event and shall be removed within two (2) days of the conclusion of the event.”

Add:
Section 7.3.B **Development Standards.**

Table 7.2 Industrial Development Standards

Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	I-95/ Riceshire Road Frontage	Regional Access Boulevard/ Fordville Rd. Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Front Yard Minimum Setback ⁽¹⁾				
• Buildings Up to 35' Height	N/A	60'	40'	N/A
• Buildings 35' to 75' Height	N/A	70'	50'	N/A
• Driveways and Parking	N/A	50'	35'	N/A
Side Street Minimum Setback for Corner Lots ⁽¹⁾				
• Buildings Up to 35' Height	N/A	N/A	40'	N/A
• Buildings 35' to 75' Height	N/A	N/A	50'	N/A
• Driveways and Parking	N/A	N/A	35'	N/A
Side Yard Minimum Setback ⁽²⁾				
• Buildings Up to 35' Height	N/A	25'	25'	N/A
• Buildings 35' to 75' Height	N/A	25'	25'	N/A
• Driveways and Parking ⁽³⁾	N/A	20'	20'	N/A
Rear Yard Minimum Setback ⁽²⁾				
• Buildings Up to 35' Height	N/A	25'	25'	10'
• Buildings 35' to 75' Height	N/A	25'	25'	15'
• Driveways and Parking	N/A	20'	20'	5'

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Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	I-95/ Riceshire Road Frontage	Regional Access Boulevard/ Fordville Rd. Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Minimum Lot Area by Primary Frontage	1 Ac.	1 Ac.	½ Ac.	N/A
Minimum Lot Width at Building Line	150'	150'	100'	N/A
Maximum Height of Structure by Primary Frontage	60'	60'	60'	N/A
Minimum Separation Between Buildings ⁽²⁾	10'	10'	10'	N/A
Maximum Impervious Surface Coverage	80%	80%	80%	N/A
Open Space	Refer to the Development Agreement (Exhibit "B")			

Footnotes:

- (1) Corner lots for may require "Front" and "Side Street for Corner Lots" setbacks to be greater than those listed to maintain minimum lot corner site clearances at street intersections. Individual site plans will be assessed on a case-by-case basis for lot corner site clearances.
- (2) The minimum distance between buildings will be based on the greater of building and fire safety codes or as stated.
- (3) Adjacent lots are allowed to share a common driveway (to access the rear of buildings) along their common boundary when the lots share a curb-cut. In that case, no Side Yard Minimum Setback is required for Driveways and Parking.

Section 7.4 On-site Parking.

Delete subparagraph "C." in its entirety.

Section 7.5 Signage.

Delete in its entirety. Signage requirements are included in the Design Guidelines (Exhibit "F").

Section 7.6 Landscape and Buffers.

Delete in its entirety. Landscape and buffer requirements are included in the Design Guidelines (Exhibit "F").

Section 7.6. Loading.

Meet or exceed.

Section 7.7 Lighting.

Meet or exceed.

ARTICLE VIII – INSTITUTIONAL DISTRICT

Delete this Article in its entirety.

**ARTICLE IX – OPEN SPACE/NATURAL RESOURCES
CONSERVATION DISTRICT**

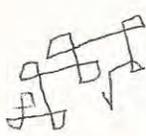
Meet or exceed with the following modifications:

Section 9.1 Purpose of the District

Add the following paragraph “The Moultrie Tract is a mixed-use community that incorporates a variety of residential use alternatives; retail/commercial/office uses including “big box” retail uses; industrial uses; and recreational and conservation uses. The following land uses and standards apply to the Nature Preserve land use category shown on the Preliminary Site Plan (Exhibit “A”).”

Section 9.2 Permitted Uses

Delete the last sentence in its entirety and add the following “The DRC shall determine whether or not a proposed land use is included in Table 9.1, below. When a proposed land use is not specifically listed in the table, but is in the opinion of the DRC essentially similar or the same as a listed land use, then the proposed land use is permitted. The DRC shall determine the parking requirement for such land uses based on the requirement for similar listed uses.”



In Table 9.1, add the following as “Permitted Uses”:

Use	Parking Required	Standard
Privately owned and/or operated park, open space, recreational facility	Based on developer submitted data.	
Golf course or driving range	Based on developer submitted data.	

Section 9.2.1 Conditional Uses.

Throughout Section 9.2.1, replace the term “Planning Commission” with “POA”.

Note: Section 9.2.1 includes standards for parking and lighting in the Open Space/Natural Resources Conservation District.

Section 9.2.2 Special Exceptions.

Throughout Section 9.2.2, replace the term “Planning Commission” with “POA”

Delete in its entirety “Table 9.2 Development Standards”.

Add:

Section 9.2.2.A Temporary Uses.

“The following temporary uses are allowed in the Single Family Residential District:

- Permanent changes to the site are prohibited, including removal of trees without a permit.
- Temporary activities shall not cause the elimination of required off-street parking. Temporary pervious parking spaces shall be required if sufficient parking does not exist on-site.
- Contractor’s construction/storage trailer for which a building permit has been issued.”

Add:

Section 9.2.2.B Development Standards.

Table 9.2 Open Space/Natural Resources Conservation Development Standards

Note: All setbacks are subject to the 25’ PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	I-95/ Riceshire Road Frontage	Regional Access Boulevard/ Fordville Rd. Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Front Yard Minimum Setback ⁽¹⁾				
• Buildings	50’	40’	20’	10’
• Driveways and Parking	50’	20’	10’	5’
Side Street Minimum Setback for Corner Lots ⁽¹⁾				
• Buildings	N/A	N/A	20’	10’
• Driveways and Parking	N/A	N/A	10’	5’
Side Yard Minimum Setback ⁽²⁾				
• Buildings	20’	10’	5’	5’
• Driveways and Parking ⁽³⁾	10’	5’	5’	5’
Rear Yard Minimum Setback ⁽²⁾				
• Buildings	10’	10’	10’	10’
• Driveways and Parking	10’	5’	5’	5’

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Note: All setbacks are subject to the 25' PDD perimeter buffer and applicable wetland buffers. The greater setback will apply.	I-95/ Riceshire Road Frontage	Regional Access Boulevard/ Fordville Rd. Frontage	Internal Local Street Frontage	Lane or Alley Frontage
Minimum Lot Area by Primary Frontage	N/A	N/A	N/A	N/A
Minimum Lot Width at Building Line	N/A	N/A	N/A	N/A
Maximum Height of Structure by Primary Frontage	60'	60'	60'	N/A
Minimum Separation Between Buildings ⁽²⁾	10'	10'	10'	N/A
Maximum Impervious Surface Coverage	N/A	N/A	N/A	N/A
Open Space	Refer to the Development Agreement (Exhibit "B")			

Footnotes:

- (1) Corner lots for may require "Front" and "Side Street for Corner Lots" setbacks to be greater than those listed to maintain minimum lot corner site clearances at street intersections. Individual site plans will be assessed on a case-by-case basis for lot corner site clearances.
- (2) The minimum distance between buildings will be based on the greater of building and fire safety codes or as stated.
- (3) Adjacent lots are allowed to share a common driveway (to access the rear of buildings) along their common boundary when the lots share a curb-cut. In that case, no Side Yard Minimum Setback is required for Driveways and Parking.

Section 9.3 Signage.

Delete in its entirety. Signage requirements are included in the Design Guidelines (Exhibit "F").

Section 9.4 Fencing.

Meet or exceed.

Section 9.5 Landscaping and Site Development.

Delete in its entirety and replace with the following "Landscape requirements shall be determined by the POA on an individual basis."

B. APPLICATION OF THE SUBDIVISION REGULATIONS

Development within the Moultrie Tract will meet or exceed the requirements the Town of Ridgeland Subdivision Regulations as amended through the date of the Development Agreement (Exhibit "D"), with the following modifications:

ARTICLE 1 – GENERAL

Meet or exceed with the following modifications:

- 1-4 Add at the end of the first sentence "subject to the Zoning and Subdivision Regulations defined in the Concept Plan, herein."

ARTICLE 2 – WORDS

Meet or exceed.

ARTICLE 3 – PROCEDURE FOR PLAT APPROVAL

The requirements and conditions of the Development Agreement (Exhibit “B”) have precedence over this Article.

ARTICLE 4 – PLAT REQUIREMENTS

Meet or exceed.

ARTICLE 5 – MINIMUM DESIGN STANDARDS

Meet or exceed with the following modifications:

5-2.11 Right-of-Way and Pavements Widths

Replace the minimum right-of-way and pavement widths with the following:

<u>Street Classification</u>	<u>Minimum ROW (feet)</u>	<u>Minimum Pavement Width (feet)</u>
Arterials ▪ Riceshire Road	60	26
Collectors ▪ Regional Access Boulevard ▪ Fordville Road	50	24
Local	40	22
Lane or Alley	16	12



Add:

“On-street parking shall be permitted on local streets in Residential and Traditional Neighborhood Development (TND) Commercial areas with the placement approved by the fire marshal. On-street parking spaces may be parallel, 90-degree, or angular spaces and placed to conform to the latest edition of the AASHTO “Policy on Geometric Design of Highways and Streets”.

5-3.2 Residential Block Length

Delete in its entirety.

5.3-3 Crosswalks

Delete in its entirety.

5-4.2 Setback Lines - Residential

Delete in its entirety and refer to the Zoning Ordinance and Land Use Development Regulations, as modified herein below.

- 5-4.6 Corner Lots
(1) Delete “; provided however, the maximum required width of corner lots shall be one hundred (100) feet.”
(2) Delete in its entirety.
- 5-4.7 Double Frontage
Delete in its entirety.
- 5-7 Reservation of Public Sites
Delete in its entirety.
- 5-8 Flood Protection
Delete in its entirety and replace with the following:
“All building and development within a subdivision shall meet or exceed the flood protection requirements of the Town of Ridgeland building codes and Federal Emergency Management Agency (FEMA).”

ARTICLE 6 – REQUIRED IMPROVEMENTS

Meet or exceed with the following modifications:

- 6-7 Street Grading and Surfacing
Add the following:
“All streets, driveways and parking surfaces shall be paved with asphalt or special paving, such as brick, interlocking concrete pavers, or pervious pavement. Gravel surfacing is allowed for storage yards and as a form of pervious paving for street lanes, driveways, and parking areas with approval of the Moultrie Tract Design Review Committee (DRC) as defined in the Moultrie Tract Design Guidelines. Paving at loading areas adjacent to buildings may be concrete if approved by the DRC.”
- 6-11 Trees
Delete in its entirety and replace with the following:
“A mixed species of street trees shall be planted along subdivision streets to provide shade and canopy. Street trees shall be spaced a minimum average of 50’ on center and may be planted in the street right-of-way. These trees may be planted at a random spacing to accommodate driveways and sidewalks. Street trees will be a minimum of two and one-half inches (2 ½”) caliper and eight to ten feet (8’ to 10’) in height at planting, measured according to the latest edition of the American Standard for Nursery Stock, ANSI Z60.1.”
- 6-12 Open Space, Recreation Requirements
Delete in its entirety.

ARTICLE 7 – GROUP DEVELOPMENT

Meet or exceed.

ARTICLE 8 – ACCEPTANCE OF STREETS AND OTHER IMPROVEMENTS

Meet or exceed.

ARTICLE 9 – INNOVATIONS

Meet or exceed.

ARTICLE 10 – SURETY IN LIEU OF COMPLETION OF IMPROVEMENTS

The requirements and conditions of the Development Agreement (Exhibit “B”) have precedence over this Article.

ARTICLE 11 – APPLICATION OF REGULATIONS

Meet or exceed.

ARTICLE 12 – VIOLATION AND PENALTY

Meet or exceed.

END OF CONCEPT PLAN

(Narrative, Preliminary Site Plan and Development Standards)

EXHIBITS

- Exhibit A - Preliminary Site Plan
- Exhibit B - Development Agreement
- Exhibit C - Town of Ridgeland Zoning Ordinance and Land Use Development Regulations 2005
- Exhibit D - Town of Ridgeland Subdivision Regulations 2005
- Exhibit E - PDD Ordinance adopted by the Town on August 2, 2007
- Exhibit F - Moultrie Tract Design Guidelines
- Exhibit G - ALTA/ASCM Survey Plat
- Exhibit H - Topography & Drainage Patterns Map
- Exhibit I - Threatened and Endangered Species Assessment
- Exhibit J - Archaeological and Cultural Resources Assessment
- Exhibit K - Traffic Study
- Exhibit L - Development Summary Table

MOULTRIE TRACT RIDGELAND, SOUTH CAROLINA

PREPARED FOR
LRC MOULTRIE, LLC

PREPARED BY
LandPlan
P A R T N E R S H I P, I N C.
Land Planning - Landscape Architecture

TABLE 1: LAND USE AREA SUMMARY

Land Use Category	Upland	Wetland	Total
Residential	+/- 230.75 AC	+/- 7.61 AC	+/- 238.36 AC
Retail/Commercial	+/- 111.04 AC	+/- 1.45 AC	+/- 112.49 AC
Industrial	+/- 172.20 AC	+/- 10.34 AC	+/- 182.54 AC
Nature Preserve	+/- 2.91 AC	+/- 77.25 AC	+/- 80.16 AC
Primary Road R/W	+/- 56.57 AC	+/- 1.43 AC	+/- 57.80 AC
Total	573.27 AC	98.08 AC	671.35 AC

Land Use Area Summary Notes:

1) This Summary indicates the approximate areas of the various land use categories shown on the Planned Development District Concept Plan. These areas are conceptual in nature. The areas of Retail/Commercial and Industrial land uses shown on this Summary are allowed to increase or decrease up to the point of the Maximum or Minimum Allowable Gross Acres indicated in Table 2: DENSITY SUMMARY. The remaining area shall be allocated to Residential, Nature Preserve, and Primary Road R/W land uses.

2) This Land Use Area Summary lists the general categories of the allowable land uses within the Moultrie Tract. See the Moultrie Tract Planned Development District document for the comprehensive listing of land uses allowed in each category.

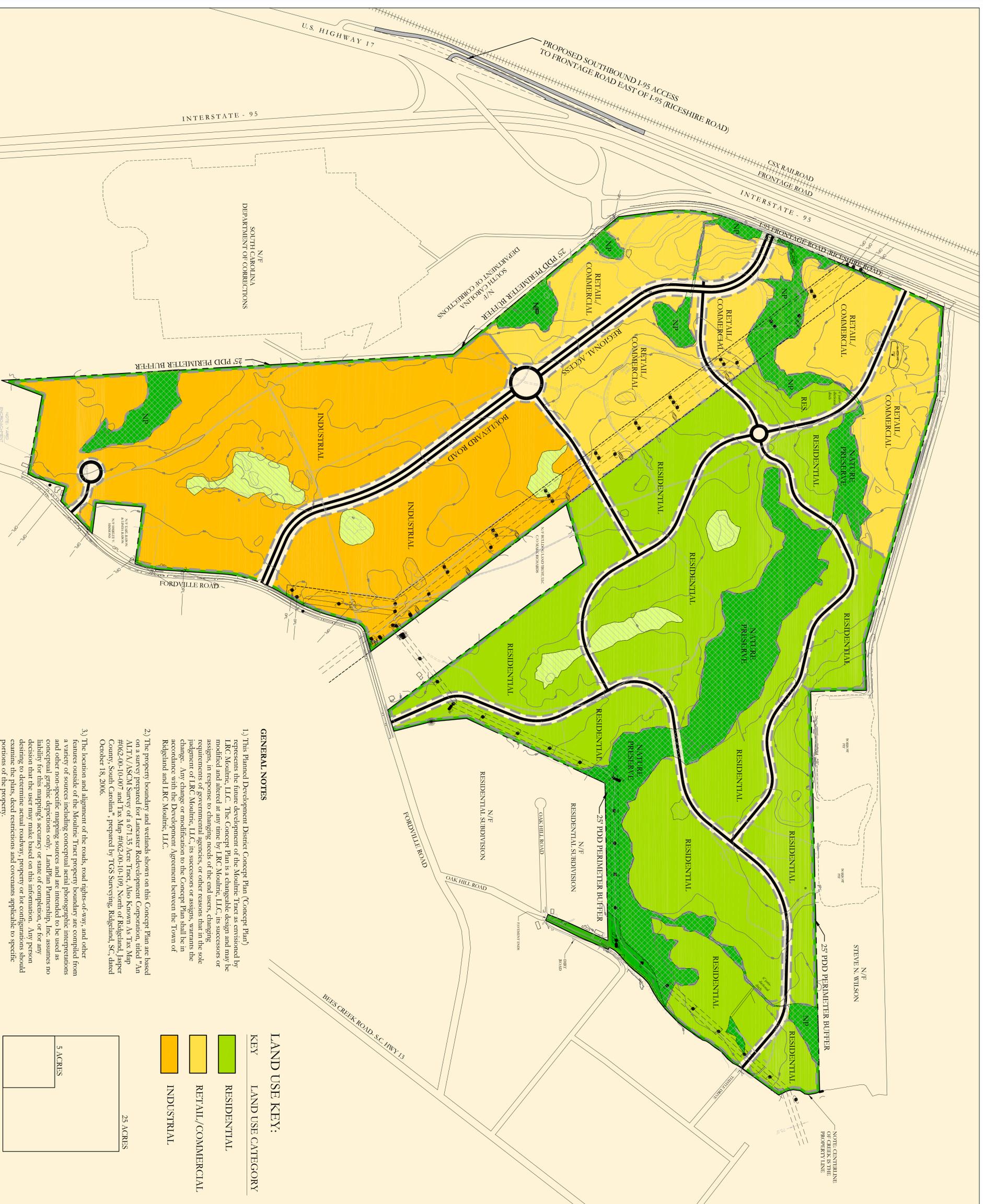
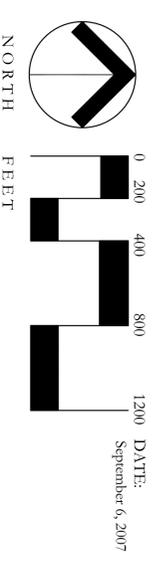
TABLE 2: DENSITY SUMMARY

Land Use Category	Maximum Density Per Gross Acre	Maximum Dwelling Units and Building Square Footage	Allowable Gross Acres
Residential			
- Multi-Family	24 DU/AC	700 DU	N/A
- Townhouse	12 DU/AC	700 DU	N/A
- 2, 3, 4 - Plex	8 DU/AC	N/A	N/A
- Single-Family Detached	8 DU/AC	1,200 DU	N/A
Maximum Dwelling Units - DU Count Shall Not Exceed		2,600 DU	N/A
Retail/Commercial			
- Maximum Allowable Gross Acres			Max. 150 AC
Industrial			
- Maximum Allowable Gross Acres			Max. 250 AC
Retail/Commercial and Industrial Combined			Max. 400 AC
Nature Preserve			Min. 80 AC
- Minimum Allowable Acres			

Density Summary Notes:

1) Gross acres include all land within that area measured, including such lands as uplands, wetlands, lakes, utility easements, and road rights-of-way.

EXHIBIT E PRELIMINARY SITE PLAN

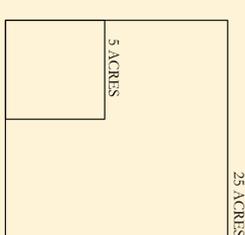


GENERAL NOTES

- 1) This Planned Development District Concept Plan (Concept Plan) represents the future development of the Moultrie Tract as envisioned by LRC Moultrie, LLC. The Concept Plan is a changeable design and may be modified and altered at any time by LRC Moultrie, LLC, its successors or assigns, in response to changing needs of the end users, changing requirements of governmental agencies, or other reasons that in the judgment of LRC Moultrie, LLC, its successors or assigns, warrants the change. Any change or modification to the Concept Plan shall be in accordance with the Development Agreement between the Town of Ridgeland and LRC Moultrie, LLC.
- 2) The property boundary and wetlands shown on this Concept Plan are based on a survey prepared for Lanarner Redevelopment Corporation, titled "An ALTA/ASCM Survey of a 671.35 Acre Tract, Also Known As Tax Map #062-00-10-07 and Tax Map #062-00-10-109, North of Ridgeland, Jasper County, South Carolina", prepared by TCS Surveying, Ridgeland, SC, dated October 18, 2006.
- 3) The location and alignment of the roads, road rights-of-way, and other features outside of the Moultrie Tract property boundary are compiled from a variety of sources including conceptual aerial photographic interpretations and other non-specific mapping sources and are intended to be used as conceptual graphic depictions only. LandPlan Partnership, Inc. assumes no liability for this mapping's accuracy or state of completion, or for any decision that the user may make based on this information. Any person desiring to determine actual roadway, property or lot configurations should examine the plans, deed restrictions and covenants applicable to specific portions of the property.

LAND USE KEY:

KEY	LAND USE CATEGORY
	RESIDENTIAL
	RETAIL/COMMERCIAL
	INDUSTRIAL



STATE OF SOUTH CAROLINA)
)
TOWN OF RIDGELAND)

DEVELOPMENT AGREEMENT

(MOULTRIE TRACT)

This Development Agreement ("Agreement") is made and entered this 20th day of September, 2007, by and between Frederick A. Nimmer, a/k/a F.A. Nimmer, Jr. ("Owner") and the Town of Ridgeland, South Carolina ("Town").

WHEREAS, the legislature of the State of South Carolina has enacted the "South Carolina Local Government Development Agreement Act (the "Act") as set forth in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976), as amended; and,

WHEREAS, the Act recognizes that "The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning." [Section 6-31-10 (B)(1)]; and,

WHEREAS, the Act also states: "Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the Development Agreement or in any way hinder, restrict, or prevent the development of the Property. Development Agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State." [Section 6-31-10 (B)(6)]; and,

WHEREAS, the Act further authorizes local governments, including Municipal governments, to enter Development Agreements with owners to accomplish these and other goals as set forth in Section 6-31-10 of the Act; and,

WHEREAS, Owner owns approximately 671.363 acres generally known as the Moultrie Tract, which includes approximately 573.27 acres of highland, and proposes to develop, or cause to be developed, therein a mixture of single-family residential, multi-family residential, commercial, industrial, recreational and conservation uses; and,

WHEREAS, the Town of Ridgeland seeks to protect and preserve the natural environment and to secure for its citizens quality, well planned and designed development and a stable and viable tax base; and,

WHEREAS, the Town of Ridgeland finds that the program of development proposed by Owner for this Property is consistent with the Town 's comprehensive land use plan and land use regulations and will further the health, safety, welfare and economic well being of the Town and its residents; and,


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OR Volume 0591 Page 0218 - 0250
Filed for Record in JASPER COUNTY
Agreement Fee: \$39.00



"Capacity Fees" has the meaning set forth in Section 11.1.2.

"County" shall mean Jasper County, South Carolina.

"Developer" means Owner and all successors in title or lessees of the Owner who undertake Development of the Property who receive by transfer in writing from the Owner portions of the Development Rights.

"Development" means the development of portions of the Property as contemplated in the Zoning Regulations.

"Development Fees" shall have the meaning set forth in Section 11.1.1.

"Development Rights" means the rights of the Owner or Developers in accordance with the Zoning Regulations and this Development Agreement.

"Development Summary Table" means the table, maintained by the Owner and the Town, detailing the number of units and/or square footage of development permitted to date, and the number of units and/or square footage remaining.

"Downtown Development Fund" shall mean the Town's fund into which all Development Fees allocated for downtown development are to be deposited.

"Fair Market Value of Contributed Land" shall mean as set forth in Section 11.1.15.

"Library Fund" shall mean the Town's fund into which all Development Fees allocated for library expenditures are to be deposited.

"Moultrie Tract" or "Property" means that certain tract of land described on Exhibit A, as may be amended with the Agreement of the Town of Ridgeland and Owner.

"Moultrie Tract PDD Ordinance" means the Planned Development District Ordinance for the Property to be submitted by the Owner for approval by the Town as provided herein.

"Owner" means LRC Moultrie, LLC, a South Carolina limited liability company, its corporate successors and any assignee, whereby such interest is assigned in writing, but specifically excluding retail purchasers of completed residential units or completed commercial, industrial or retail space for which all Development Fees, Capacity Fees and Tap Fees have been paid.

"Parks Fund" shall mean the Town's fund into which all Development Fees allocated to park expenditures are to be deposited.



Town shall, throughout the Term, maintain or cause to be maintained a procedure for the processing of reviews as contemplated by the Zoning Regulations and this Agreement.

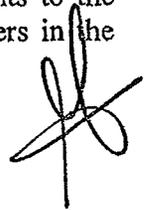
5. **CHANGES TO ZONING REGULATIONS.** Except to the extent provided in Article 9, the Zoning Regulations as they relate to the Property subject to this Agreement shall not be amended or modified during the Term without the express written consent of the Owner except in accordance with the procedures and provisions of Section 6-31-80(B) of the Act, which Owner shall have the right to challenge. Owner does, for itself and its successors and assigns, including Developers and notwithstanding the Zoning Regulations, agree to be bound by the following:

5.1 The Owner shall be required to notify the Town, in writing, as and when Development Rights are transferred to any other party. Such information shall include the identity and address of the acquiring party, a proper contact person, the location and number of acres of the Property transferred, and the number of residential units and/or commercial acreage, as applicable, subject to the transfer. Developers transferring Development Rights to any other party shall be subject to this requirement of notification, and any entity acquiring Development Rights hereunder shall be required to file with the Town an acknowledgment of this Agreement and a commitment to be bound by it. In conjunction with any such transfer, the Owner or Developer shall provide the Town with a current Development Summary Table.

5.2 The Owners and Developers, and their respective heirs, successors and assigns agree that all Development must be served by potable water and sewer prior to occupancy, except as otherwise provided herein for temporary use (temporary being one year or less). Septic tanks and/or wells may be allowed with the permission of the Town where there is a specific finding by the Town that such use for specific portions of the Property will comply with the overall environmental standards.

5.3 No Master Plan for any portion of the Property shall be submitted for processing unless that plan encompasses 25 or more acres of high land (acres which are not jurisdictional wetlands), with the exception of the platting of road sections.

6. **DEVELOPMENT SCHEDULE.** The Property shall be developed in accordance with the development schedule, attached as **Exhibit B**, or as may be amended by Owner or Developer(s) in the future to reflect actual market absorption. Pursuant to the Act, the failure of the Owner and any Developer to meet the initial development schedule shall not, in and of itself, constitute a material breach of this Agreement. In such event, the failure to meet the development schedule shall be judged by the totality of circumstances, including but not limited to the Owners and Developer(s) good faith efforts to attain compliance with the development schedule. These schedules are planning and forecasting tools only, and shall not be interpreted as mandating the development pace initially forecast or preventing a faster pace if market conditions support a faster pace. The fact that actual development may take place at a different pace, based on future market forces, is expected and shall not be considered a default hereunder. Development activity may occur faster or slower than the forecast schedule, as a matter of right, depending upon market conditions. Furthermore, periodic adjustments to the development schedule which may be submitted unilaterally by Owner and Developers in the future, shall not be considered a material amendment or breach of the Agreement.



Ordinance that are in conflict with the terms of this Agreement.

9.2 Owner and Developers, with the approval of Owner, shall have vested rights to undertake Development of any or all of the Property in accordance with the Zoning Regulations, as defined herein and modified hereby, and as may be modified in the future pursuant to the terms of this Agreement for the entirety of the Term. Subject to the provisions of Section 9.3, future enactments of, or changes or amendments to, the Town ordinances, including zoning or development standards ordinances, which conflict with the Zoning Regulations shall not apply to the Property unless the procedures and provisions of Section 6-31-80 (B) are followed, which Owner shall have the right to challenge. Notwithstanding the above, the Property will be subject to then current fire safety standards and state and/or federal environmental guidelines standards of general application.

9.3 The parties specifically acknowledge that this Agreement shall not prohibit the application of any present or future changes to the International Residential Code (the "IRC") building codes, housing codes uniformly applied throughout the Town, changes to the National Electric Code, Uniform Plumbing Code, gas or other recognized state or federal building codes, building, housing, electrical, plumbing, gas or other standard codes, or any ad valorem tax of general application throughout the Town, found by the Town Council to be necessary to protect the health, safety and welfare of the citizens of the Town.

10. INFRASTRUCTURE AND SERVICES. The Town and Owner recognize that the majority of the direct costs associated with the Development of the Property will be borne by the Owner and Developers, and many other necessary services will be provided by other governmental or quasi-governmental entities, and not by the Town. For clarification, the parties make specific note of and acknowledge the following:

10.1 Roads.

10.1.1 Private Roads. All private roads within the Property, if any, shall be constructed by the Owner, Developer or other parties and maintained by such party(ies) and/or Association(s), or dedicated for maintenance to other appropriate entities. Except as provided in this Agreement, the Town will not be responsible for the construction of any private roads within the Property, unless the Town specifically agrees to do so in the future. Private roads shall include a properly compacted 6" subbase, 4" BCBC, and 1.5" ID#2 wearing course, or similar construction as may be approved by the Town.

10.1.2 Public Roads. All public roads outside the Property that serve the Property are under the jurisdiction of the State of South Carolina regarding access, construction, improvements and maintenance. Owner acknowledges that it must comply with all applicable state statues and rules and regulations of the South Carolina Department of Transportation or its successor regarding access and use of such public roads. Future public roads may serve the Property. The Town shall not be responsible for construction, improvements or maintenance of the public roads which now or hereafter serve the Property, unless set forth in this Agreement or it otherwise agrees. The Town's acceptance of any road as a public road shall be subject to compliance with the Town's procedures for road acceptance, which shall be developed in the future.

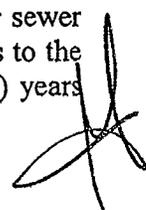
10.1.6 Additional Roads. If Owner is required to construct two lanes of a roadway within a right of way sized to accommodate more lanes, then the Owner shall construct those two lanes on one side of the right of way, in accordance with plans approved by the Town.

10.1.7 Maintenance for roadways dedicated to the Town (or other governmental authority) may be funded through an ad valorem tax applied Town-wide, or such other mechanism as may be selected by the Town that is applied Town-wide. The parties agree that the Town may in its discretion transfer ownership and maintenance responsibility for such roadways to Jasper County or to the South Carolina Department of Transportation, in the event the County or the State agrees to accept same.

10.2 Potable Water. Owner will construct for the Town, and convey to the Town upon completion, with appropriate warranty, a water well producing sufficient capacity of potable water to serve the entire Property, including drinking water and emergency fire service (the "Water Well"). It is contemplated that such Water Well shall be 14" in diameter. Owner will construct or cause to be constructed all related infrastructure improvements within the Property, which will be dedicated to the Town. Upon completion and dedication of the Water Well and associated water system to the Town, the Approved Project Cost shall be credited against future water Capacity Fees and water Tap Fees until such credit is exhausted; provided that the Owner will not receive credit for water Tap Fees unless the Owner installs lateral lines running from the main water lines to the individual parcels. The water distribution system shall be a looped system integrated into the Town's existing water system. The water well shall be constructed by Owner and integrated into the Town's water system on or before the date by which the Town estimates that the Project and off site development will exceed the capacity of the Town's existing water system. The Town agrees that it will serve as the applicant for all state and local approvals required for the Water Well. Owner agrees to pay all of the costs and expenses of the Town consultants and professionals incurred in negotiating, processing and evaluating the Water Well, with the exception of initial geologic and hydrologic feasibility studies, which shall be at the sole expense of the Town, provided that the Town approves in advance the scope and cost of such studies. The Water Well will be completed by Owner within three (3) years after the Town's final determination of geologic feasibility.

10.3 Sewage Treatment and Disposal.

10.3.1 Sewage treatment and disposal will be provided by the Town. In order to create necessary capacity for the Town to provide sewage treatment and disposal, Owner shall construct for the Town, and convey to the Town, a 2,000,000 gallon sewer treatment plant and associated transportation lines (the "Sewer Plant"), the plans and specifications of which shall be approved by the Town. 750,000 gallons of the 2,000,000 gallon capacity of the Sewer Plant shall be reserved for use off-site for the benefit of areas served by the Town's sewer system. The sewer system shall be a tertiary system. Upon completion and dedication of the Sewer Plant to the Town, the Approved Project Cost shall be credited against future sewer Capacity Fees and sewer Tap Fees until such credit is exhausted; provided that the Owner will not receive credit for sewer Tap Fees unless the Owner installs lateral lines running from the main sewer lines to the individual parcels. The Sewer Plant will be completed by Owner within four (4) years after the execution of this Agreement.



10.8 Drainage System.

10.8.1 All stormwater runoff, treatment and drainage system improvements within the Property will be designed in accordance with the Zoning Regulations and Best Management Practices then current. All stormwater runoff, treatment and drainage system improvements for the Property shall be constructed by Owner or an Association. The Town will not be responsible for any construction or maintenance cost associated with the stormwater runoff, treatment and drainage system within the Property.

10.8.2 Protection of the quality in nearby waters and wetlands is a primary goal of the Town. The Owner shall be required to abide by all provisions of federal and state laws and regulations, including those established by the Department of Health and Environmental Control, the Office of Ocean and Coastal Resource Management, and their successors for the handling of stormwater. Further provisions regarding storm water are included within the PDD for this Property. The Property will be subject to any future storm water regulations in the same manner as are applied Town-wide.

10.8.3 All drainage systems constructed within the Property shall be owned and maintained by one (1) or more Association(s) which may be established for various portions of the Property and the Town shall have no responsibility for the construction, operation or maintenance of such systems, except any portion of any storm drainage system which is expressly dedicated to and accepted by the Town. The Town shall have the right, but not the obligation, to enter upon any portion of the Property for the purpose of repairing or resolving any failure of maintenance or repair by any such Association or any other party with respect to any storm drainage facility maintained by such Association or party, (i) in an emergency situation, without notice to such Association or party, and (ii) in all other circumstances, after giving notice to such Association or other party and failure of the same to promptly repair or resolve such situation. In the event the Town undertakes any such repair or resolution, such Association or other party shall pay to the Town all out-of-pocket costs and a reasonable fee for all internal staff and materials expenses incurred by the Town in connection therewith.

10.8.4 The Town acknowledges that the Zoning Regulations will include provisions regarding a mining permit for the Property, with lakes to be created from the mining permit serving as part of the stormwater management system for the Property and as a component of the Sewer Plant. In recognition of the public benefits derived from the Sewer Plant, the Town agrees to provide reasonable support to the Owner in its mining permit application. The Owner agrees to reimburse the Town all out-of-pocket costs and consulting fees expenses incurred by the Town in connection therewith.

10.9 Open Space. Each Master Plan submitted by the Owner under the Moultrie Tract PDD Ordinance shall provide for not less than 10% of gross acreage in each single family residential development tract and in each multi-family residential development tract to be reserved for open space. The land reserved for open space may include wetlands.

completes the Sewer Plant, Water Well, Fire Station or other infrastructure for which Owner is entitled to credits against Development Fees, Capacity Fees or Tap Fees under this Agreement, the total Approved Project Costs for such project will be divided by the then-current Development Fees, Capacity Fees and Tap Fees, as applicable, in order to determine the total credits on a per unit basis allocated to the Owner, so that such credits will not be diluted thereafter by subsequent increases in Development Fees, Capacity Fees or Tap Fees.

11.1.7 Owner acknowledges that the Town in its planning is relying on the project schedule set forth in Exhibit B. Accordingly, if Owner falls behind such project schedule, such that the Development Fees, Capacity Fees and Tap Fees are not paid at the rate anticipated if such schedule was followed, Owner shall pay all Development Fees, Capacity Fees and Tap Fees that would have been paid had Owner complied with the development schedule, and shall receive credit therefor going forward.

11.1.8 Notwithstanding any provision to the contrary contained within this Agreement and except as provided in Section 11.1.2, the Development Fees are being paid in lieu of any other impact fees, development fees or any other similar fees presently existing or adopted by the Town at any time hereafter during the term of this Agreement; provided, however, the Owner and/or Developers shall be subject to the payment of any and all present or future permitting fees enacted by the Town that are of Town-wide application and that relate to processing applications, development permits, building permits, review of plans, or inspections (but no other capital improvement related impact, development or other extractions).

11.1.9 Except as set forth in this Agreement, nothing herein shall be construed as relieving the Owner, its successors and assigns, from payment of any such fees or charges as may be assessed by entities other than the Town. It is the intent of the parties that the fees and obligations contemplated by this Agreement are the only obligations which will be imposed upon the Property by the Town and that the Town shall not impose fees or obligations of a similar nature to that which are contemplated by this Agreement; provided, however, the provisions of this paragraph shall not preclude the Town from imposing a fee of a nature which is not for improvements contemplated under this Agreement (e.g., police, fire, roads, parks, schools, libraries and other obligations contemplated under this Agreement or services and improvements contemplated by this Agreement), which are imposed on a consistent basis throughout the area regulated by such governmental authority imposing such obligations. The Town or other governing body shall not be precluded by this Agreement from charging fees for delivery of services to citizens or residents (i.e., an EMS response fee or the like), nor from charging fees statutorily authorized in the future (i.e., a real estate transfer fee or the like) which are not collected as a prerequisite to approval of a plat, plan or construction.

11.1.10 Nothing herein shall be construed as limiting the right of the Town to increase service fees from time to time for services provided such as sanitary sewer, water and other services, provided that such increases are imposed on a Town-wide basis.



District might include properties outside the Property, subject to agreement by the owners of such properties. The Town confirms that it will cooperate in the formation of such a Municipal Improvement District and the issuance by the Town of Municipal Improvement District Bonds, provided: (i) Owner provides project construction budgets and financial pro forma for repayment of the bonds acceptable to the Town; (ii) the Town is able to issue Municipal Improvement District Bonds which are non-recourse to the Town; (iii) suitable arrangements are made by the Owner with the Town to guarantee completion of such infrastructure; and (iv) the parties can comply with all procurement requirements and other legal requirements that are determined to be applicable to the use of bond proceeds. With respect to item (iv), the Town will cooperate in developing procurement procedures that are streamlined and efficient to the extent permitted by law.

11.1.16 Approved Project Cost. With respect to each infrastructure project or other property that Developer and the Town agree will be conveyed to the Town, with credit against Development Fees for the cost thereof, such credit shall be in the amount of the "Approved Project Cost." At such time as the Owner intends to move forward with construction of any such infrastructure, the Owner must provide to the Town a detailed budget of soft and hard costs to be incurred in the construction of such infrastructure. Such budget, as well as the plans and specifications for the proposed infrastructure, shall be subject to the approval of the Town, not to be unreasonably withheld. In addition, if the Owner is conveying a parcel of land, with or without improvements, to the Town, such as a school site, park site or fire station site, the Fair Market Value of Contributed Land shall also be included in the Approved Project Cost. The parties acknowledge and agree that the Approved Project Cost shall not include the reduction in value of land over which only rights of way or easements are being conveyed, including without limitation land over which sewer lines, water lines, irrigation lines or other utility lines are constructed and contributed to the Town.

11.1.17 Fair Market Value of Contributed Land. With respect to any infrastructure which is to be contributed to the Town, and for which the "Approved Project Cost" will include contributed land, the parties will endeavor in good faith to agree on the "Fair Market Value of Contributed Land." If the Owner and the Town cannot agree on the fair market value of such land, such value shall be established by the following appraisal process: The Town and the Owner shall each select an independent expert appraiser to determine the value of the land. All appraisers appointed shall be M.A.I. appraisers and shall have not less than ten years experience appraising substantial business/commercial property. If one appraiser is selected by both the Town and the Owner, the value of the land shall be the value determined by such appraiser. If two appraisers have been selected, those two appraisers shall select a third appraiser, and the value shall be the average of the values determined by the appraisers. The fees of the appraisers shall be paid by the Owner.

11.1.18 Owner agrees to pay all of the costs and expenses of the Town consultants and professionals incurred in negotiating, processing and evaluating this Agreement and the accompanying Zoning Regulations. Town will provide sufficient documentation of these charges. Owner shall pay such fees within thirty (30) days of the delivery of the invoice(s). Owner has deposited Ten Thousand and no/100 Dollars (\$10,000.00) prior to the execution of this Agreement. Any costs and expenses not earned

11.10 No other Public Facilities Required. Except with respect to the dedications and/or conveyances of the properties referred to in this Agreement, and except for dedication of utility facilities and roads to the extent provided herein, no other dedications or conveyances of lands for public facilities shall be required in connection with the development of the Property.

11.11 Town's Accounts. All of the various Funds described above shall be held in such accounts as the Town may designate, own and control. Nothing herein shall be deemed to require that such accounts be segregated, and the Funds may be deposited and held with each other and with other funds in the same account, provided that the Town's accounting system shall maintain all such funds as separate line-items on its statement of assets.

12. PERMITTING PROCEDURES.

12.1 The Town agrees to allow the Developer the ability to permit and construct model homes without utilities (i.e., "dry models") and to relocate the models as necessary within each subdivision.

12.2 The Town agrees that the Owner and/or any Developer is not required to phase development but shall have the right to do so.

12.3 The Town agrees to review all land use changes, land development applications, and plats in a reasonable manner in accordance with the Town Regulations as modified by the Zoning Regulations for this Property. Developer may submit these items for concurrent review with the County and other governmental authorities. The Town may give final approval to any submission, but will not grant authorization to record plats or begin development construction activities until all permitting agencies have completed their reviews.

12.4 Signage for the Property is governed by the provisions of the Zoning Regulations for this Property.

12.5 The parties acknowledge that architectural guidelines which are to be adopted as provided in the Zoning Regulations. Such guidelines must be reviewed and approved by the Town.

12.6 The Town agrees to allow plat recording with a bond or letter of credit prior to completion of infrastructure development and to issue building permits and permit sale of lots prior to completion of such bonded infrastructure in accordance with Zoning Regulations.

12.7 Roadways (public or private) may utilize swale drainage systems and are not required to have raised curb and gutter systems unless so mandated by the applicable Zoning Regulations. In addition, pedestrian and non-vehicular pathways or sidewalks shall be provided in order to provide interconnectivity between interior subdivisions, commercial or institutional areas and public gathering areas. Roadway cross sections will be designed, constructed and maintained to meet best management practice standards (imposed by regulatory agencies) for stormwater quality. Roadway cross sections will be reviewed at time of proposed construction of roadways based upon the engineering and planning standards set forth in the Moultrie Tract PDD Ordinance (or if not so set forth therein, as set forth in the applicable Town ordinances and

13.6 The Town agrees that, with respect to any planned development district hereafter established within the boundaries of the Town or otherwise regulated by the Town having a cumulative area of 100 acres or more, excluding wetlands and wetland buffer areas (a "Comparable PDD"), except to the extent such Comparable PDD has mitigating factors as discussed below, the owner of such Comparable PDD will be required by the Town to pay development fees not less than the Development Fees set forth in Exhibit C and Capacity Fees and Tap Fees in accordance with the Water and Sewer Ordinance (except as may be reduced for Affordable Housing pursuant to the South Carolina Development Impact Fee Act, or FILOT or Multi-County Business Park). Mitigating factors are those factors which indicate that the burden on infrastructure and services anticipated to be caused by development of such Comparable PDD will be less in a material respect (using a reasonable basis for comparison such as per capita burden for residential uses, relative customer and employee burden for commercial uses and relative employee and utility and environmental burden for industrial uses) than the burden anticipated from the development of the Moultrie Tract, including without limitation any anticipated lesser burden on off-site roads, utility services or police, fire or school services.

14. COMPLIANCE REVIEWS. Owner and all Developers shall meet with the Town, or its designee, at least once, per year, during the Term to review Development completed in the prior year and the Development anticipated to be commenced or completed in the ensuing year. The Owner and all Developers shall provide such information as may reasonably be requested by the Town, to include without limitation acreage of the Property sold in the prior year, acreage of the Property under contract, the number of certificates of occupancy issued in the prior year, and the number anticipated to be issued in the ensuing year, Development Rights transferred in the prior year, and anticipated to be transferred in the ensuing year. The Owner and all Developers shall be required to compile this information within a reasonable time after written request by the Town.

15. DEFAULTS. The failure of the Owner, Developer or the Town to comply with the terms of this Agreement not cured within thirty (30) days after written notice from the non-defaulting party to the defaulting party (as such time period may be extended with regard to non-monetary breaches or a reasonable period of time based on the circumstances, provided such defaulting party commences to cure such breach within such thirty (30) day period and is proceeding diligently and expeditiously to complete such cure) shall constitute a default, entitling the non-defaulting party to pursue such remedies as deemed appropriate, including specific performance; provided however no termination of this Agreement may be declared by the Town absent its according the Owner and any relevant Developer the notice, hearing and opportunity to cure in accordance with the Act; and provided any such termination shall be limited to the portion of the Property in default, and provided further that nothing herein shall be deemed or construed to preclude the Town or its designee from issuing stop work orders or voiding permits issued for Development when such Development contravenes the provisions of the Zoning Regulations or this Agreement; provided further that the remedies of Owner and any Developer against the Town shall be limited to injunctive relief requiring specific performance of the Town's obligations hereunder, and the Town shall not be liable to Owner or any Developer for damages of any nature, including direct damages, consequential, punitive damages or any other form of damages. A default of the Owner shall not constitute a default by Developers, and default by Developers shall not constitute a default by the Owner. The parties acknowledge that individual residents and owners of completed buildings within the Property shall not be obligated for the obligations of the Owner or Developer set forth in this Agreement.

Mail, postage prepaid, registered or certified, return receipt requested addressed as hereinafter provided. All notices, demands, requests, consents, approvals or communications shall be addressed:

To the Town at: Town Manager
Town of Ridgeland
Town Hall or PO Box
Ridgeland, SC 29936

With a copy to: John B. McArthur
Haynsworth Sinkler Boyd, P.A.
P.O. Box 11889
Columbia, SC 29211-1889

To the Owner at: LRC Moultrie, LLC
Attn: Gary L. Grossman
142 Firefly Drive
Ridgeland, SC 29936

With a copy to: Gray B. Taylor
Buist Byars & Taylor, LLC
652 Coleman Blvd., Suite 200
Mount Pleasant, SC 29464

18. **ENFORCEMENT.** Any party hereto shall have the right to enforce the terms, provisions and conditions of this Agreement (if not cured within the applicable cure period) by any remedies available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with said enforcement, subject to the limitations or remedies against Owner set forth in Section 15.

19. **GENERAL.**

19.1 **Subsequent Laws.** In the event state or federal laws or regulations are enacted after the execution of this Agreement or decisions are issued by a court of competent jurisdiction which prevent or preclude compliance with the Act or one or more provisions of this Agreement ("New Laws"), the provisions of this Agreement shall be modified or suspended as may be necessary to comply with such New Laws. Immediately after enactment of any such New Law, or court decision, a party designated by the Owners and Developer(s) and the Town shall meet and confer in good faith in order to agree upon such modification or suspension based on the effect such New Law would have on the purposes and intent of this Agreement. During the time that these parties are conferring on such modification or suspension or challenging the New Laws, the Town may take reasonable action to comply with such New Laws. Should these parties be unable to agree to a modification or suspension, either may petition a court of competent jurisdiction for an appropriate modification or suspension of this Agreement. In addition, the Owner, Developers and the Town each shall have the right to challenge the New Law preventing compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.



19.10 Agreement to Cooperate. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

19.11 Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the Town's right and power of eminent domain under the laws of the State of South Carolina.

19.12 No Third Party Beneficiaries. The provisions of this Agreement may be enforced only by the Town, the Owner and Developers. No other persons shall have any rights hereunder.

19.13 Contingencies. This Agreement is contingent on Owner, LRC Moultrie, LLC or its assign acquiring title to the Property and the approval by the Town of the Moultrie Tract PDD Ordinance. Notwithstanding the above, Owner agrees to remain responsible for the payment of the processing fees incurred by the Town in reviewing and approving the Planned Development District application and Development Agreement as set forth herein.

20. STATEMENT OF REQUIRED PROVISIONS.

20.1 Specific Statements. The Act requires that a development agreement must include certain mandatory provisions, pursuant to Section 6-31-60 (A) of the Act. Although certain of these items are addressed elsewhere in this Agreement, the following required provisions are set forth for convenient reference.

20.1.1 Legal Description of Property and Legal and Equitable Owners. The legal description of the Property is set forth in Exhibit A attached hereto. The legal Owner of the Property is LRC Moultrie, LLC, or its affiliated entity.

20.1.2 Duration of Agreement. The duration of this Agreement shall be as provided in Article 3.

20.1.3 Permitted Uses, Densities, Building Heights and Intensities. A complete listing and description of permitted uses, population densities, building intensities and heights, as well as other development – related standards, are contained in the Zoning Regulations, as supplemented by this Agreement. Based on prior experience with the type of Development contemplated by the Zoning Regulations, it is estimated that the average size household of the Property will be 2.5 persons. Based on maximum density build out, the population density of the Property is anticipated to be no more than 7,500 persons (unless optional additional density is granted).



IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES:

[Signature]
[Signature]

Frederick A. Nimmer
Frederick A. Nimmer a/k/a Frederick A. Nimmer, Jr.
By LRC Moultrie, LLC, His Agent and
Attorney-in-Fact,
By: Gayle Grossman Its: President
(A copy of the power of attorney is attached)

STATE OF SOUTH CAROLINA)

) ACKNOWLEDGMENT

COUNTY OF JASPER)

I HEREBY CERTIFY, that on this 21 day of September, 2007, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Frederick A. Nimmer a/k/a F.A. Nimmer, Jr. by LRC Moultrie, LLC, his Agent and Attorney-in-Fact, by Gayle Grossman, its President, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

[Signature]
Notary Public for South Carolina
My Commission Expires: 10/16/08

WITNESSES:

[Signature]
Hene Sanders

Town of Ridgeland, South Carolina
By: [Signature]
Its: Town Administrator

EXHIBIT A

Property Description Of Moultrie Tract

ALL that certain piece, parcel, or tract of land, situate, lying and being in the State of South Carolina, County of Jasper containing 755.49 acres, and being shown on that certain Plat prepared by Roy L. Green, P.L.S., dated August 27, 1999 and recorded in the Office of the Clerk of Court for Jasper County, South Carolina, in Plat Book 24 at Page 67. The metes, bounds and distances appearing on the aforementioned Plat are incorporated into this description by reference.

SAVE AND EXCEPT ALL that certain piece, parcel or tract of land, situate lying and being in the State of South Carolina, County of Jasper, containing 25.947 acres, and being shown on that certain plat dated June 15, 2004, prepared by Roy L.Green, P.L.S., and entitled "Plat of Property of F.A. Nimmer, Jr., to be conveyed to Bulldog Land Trust, LLC." Said plat is recorded in the Office of the Clerk of Court for Jasper County, South Carolina in Plat Book 27, at Page 442.

SAVE AND EXCEPT ALL that certain piece, parcel, or lot of land, situate lying and being in the State of South Carolina, County of Jasper, containing (58.18) acres, and being shown and described on that certain plat prepared by Thomas G. Stanley, Jr., PLS, dated April 11, 2003, and recorded in the Office of the Clerk of Court for Jasper County, South Carolina in Plat Book 26 at Page 366.

TMS NO.: 062-00-10-007

A handwritten signature in black ink, consisting of several loops and a vertical line extending downwards.

EXHIBIT C

Development Fees

MOULTRIE TRACT PDD ORDINANCE STANDARD FEE								Exhibit
Land Use Type	Off Site Roads	Police & Fire	Parks	Library	Schools	Admin/ Planning	Downtown Re-Develop	Total
Residential								
Single Family Residential (per lot)	\$1,500.00	\$1,200.00	\$320.00	\$125.00	\$200.00	\$25.00	\$150.00	\$3,520.00
Multi-family Residential (per unit)	\$1,500.00	\$1,200.00	\$320.00	\$125.00	\$200.00	\$25.00	\$150.00	\$3,520.00
General Business								
Hotel/Motel (per room)	\$750.00	\$320.00	\$320.00			\$25.00	\$100.00	\$1,515.00
Bed & Breakfast (per room)	\$550.00	\$320.00	\$320.00			\$25.00	\$50.00	\$1,275.00
Recreational Vehicle Park (per RV site)	\$750.00	\$320.00	\$320.00	\$70.00	\$125.00	\$25.00	\$50.00	\$1,660.00
Restaurant (per seat)	\$50.00	\$25.00				\$25.00	\$25.00	\$125.00
Office								
General Office (per 1000 square ft)	\$750.00	\$320.00				\$25.00	\$50.00	\$1,145.00
Medical Office (per 1000 ft)	\$1,500.00	\$320.00				\$25.00	\$100.00	\$1,945.00
Retail/Commercial								
Retail Under 100,000 sq ft (per 1000 sq ft)	\$940.00	\$320.00				\$25.00	\$100.00	\$1,385.00
Retail 100,000 to 499,999 sq ft (per 1000 sq ft)	\$900.00	\$320.00				\$20.00	\$75.00	\$1,315.00
Retail over 500,000 sq ft (per 1000 sq ft)	\$860.00	\$320.00				\$15.00	\$50.00	\$1,245.00
Gasoline/Convenience Store (per pump)	\$2,250.00	\$320.00				\$100.00	\$200.00	\$2,870.00
Day Care Center (per center)	\$1,300.00	\$100.00				\$50.00		\$1,450.00
Hospital	\$600.00	\$100.00					\$50.00	\$750.00

EXHIBIT D

Land Uses and Densities

Land Use Category	Max. Density per Gross Acre	Max. Dwelling Units	Allowable Gross Acres
Residential			
Multi Family	24 DU/acre	700	N/A
Townhouse	12 DU/acre	700	N/A
2, 3, 4 – plex	8 DU/acre		N/A
Single-family detached	8 DU/acre	1200	N/A
Max. Residential Dwelling Units		2,600	N/A
Retail/Commercial			Max. 150 acres
Industrial			Max. 250 acres
Max. Retail, Commercial and Industrial		3,000,000 sq. ft.	Max. 400 acres
Nature Preserve, Recreation and Open Space			Min. 80 acres

MOULTRIE TRACT
RIDGELAND, SOUTH CAROLINA

PREPARED FOR
LRC MOULTRIE, LLC
PREPARED BY
Landscape
LANDSCAPE ARCHITECTS, P.A.
1000 UNIVERSITY AVENUE, SUITE 100
COLUMBIA, SOUTH CAROLINA 29201

TABLE 1: LAND USE AREA SUMMARY

Land Use Category	Unshaded	Shaded	Total
Residential	77,385.56 AC	77,385.56 AC	154,771.12 AC
Commercial	7,738.56 AC	7,738.56 AC	15,477.12 AC
Industrial	7,738.56 AC	7,738.56 AC	15,477.12 AC
Public Use	7,738.56 AC	7,738.56 AC	15,477.12 AC
Open Space	7,738.56 AC	7,738.56 AC	15,477.12 AC
Water	7,738.56 AC	7,738.56 AC	15,477.12 AC
Other	7,738.56 AC	7,738.56 AC	15,477.12 AC
Total	154,771.12 AC	154,771.12 AC	309,542.24 AC

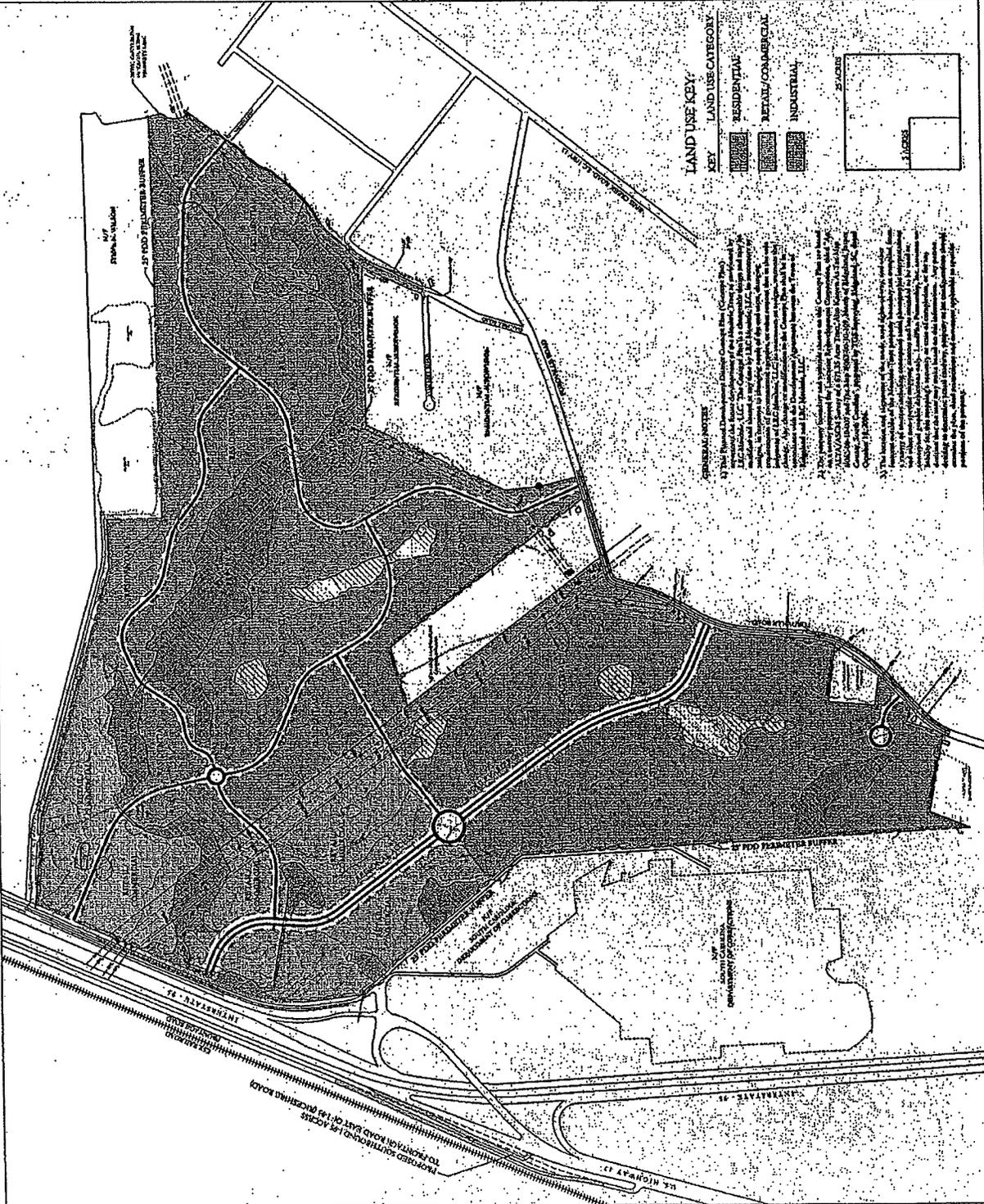
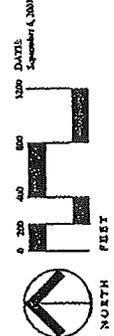
Land Use Area Summary Notes:
1) The shaded area represents the approximate area of the project, but does not include the area of the project that is currently in use. The shaded area represents the area of the project that is currently in use. The shaded area represents the area of the project that is currently in use.
2) The unshaded area represents the area of the project that is currently in use. The unshaded area represents the area of the project that is currently in use. The unshaded area represents the area of the project that is currently in use.
3) The total area represents the area of the project that is currently in use. The total area represents the area of the project that is currently in use. The total area represents the area of the project that is currently in use.

TABLE 2: DENSITY SUMMARY

Land Use Category	Maximum Density (Units Per Acre)	Minimum Density (Units Per Acre)	Maximum Density (Units Per Acre)	Minimum Density (Units Per Acre)
Residential	20	10	20	10
Commercial	10	5	10	5
Industrial	5	2	5	2
Public Use	5	2	5	2
Open Space	5	2	5	2
Water	5	2	5	2
Other	5	2	5	2

Density Summary Notes:
1) The maximum density represents the maximum number of units per acre that can be developed on the site. The maximum density represents the maximum number of units per acre that can be developed on the site.
2) The minimum density represents the minimum number of units per acre that can be developed on the site. The minimum density represents the minimum number of units per acre that can be developed on the site.

**EXHIBIT E
PRELIMINARY SITE PLAN**



LAND USE KEY:
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

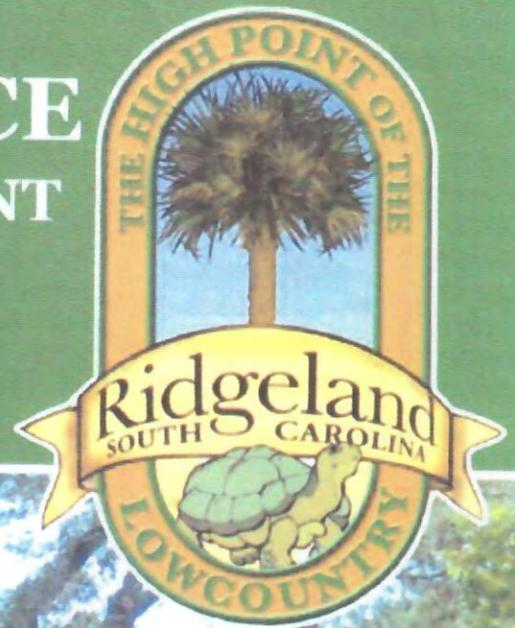
GENERAL NOTES:
1) The shaded area represents the approximate area of the project, but does not include the area of the project that is currently in use. The shaded area represents the area of the project that is currently in use.
2) The unshaded area represents the area of the project that is currently in use. The unshaded area represents the area of the project that is currently in use. The unshaded area represents the area of the project that is currently in use.
3) The total area represents the area of the project that is currently in use. The total area represents the area of the project that is currently in use. The total area represents the area of the project that is currently in use.



THE TOWN OF RIDGELAND

ZONING ORDINANCE AND LAND USE DEVELOPMENT REGULATIONS

2005



RECEIVED
JAN 31 2007
LAND PLAN PARTNERSHIP, INC.

**THE TOWN OF RIDGELAND ZONING ORDINANCE
AND LAND DEVELOPMENT REGULATIONS**

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DISTRICT** 113

Town of Ridgeland Code, Ordinance 11

THE RIDGELAND ZONING ORDINANCE AND LAND DEVELOPMENT REGULATIONS

ARTICLE 1-- GENERAL

Section 1.1 AUTHORITY AND ENACTMENT CLAUSE

Pursuant to the authority conferred by the General Statutes of South Carolina Code Section 6-29-710, as amended, and for promoting health, safety or general welfare of the community; lessening congestion in the streets; securing safety from fire; providing adequate light and air; preventing the overcrowding of land; protecting natural drainage; lessening danger from flooding; avoiding undue concentration of population; and providing for adequate transportation, water, sewerage, schools, parks, and other public improvements; protecting scenic and unique areas, in accordance with the Town of Ridgeland's adopted comprehensive plan, the Town Council of the Town of Ridgeland does ordain and enact into law the following Articles and Sections.

Section 1.2 SHORT TITLE

The Ordinance shall be known and may be cited as *The Town of Ridgeland Zoning Ordinance*.

Section 1.3 CONFLICTS WITH OTHER LAWS

Whenever the regulations of this Ordinance impose more restrictive standards than are required in or under any other statutes, the requirements of this Ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this Ordinance, the provisions of such statute shall govern.

Section 1.4 VALIDITY

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court or competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 1.5 REPEAL OF CONFLICTING ORDINANCES

All ordinances in conflict with this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.

Section 1.6 DEFINITIONS AND RULES OF CONSTRUCTION

All ordinances and parts of ordinances in conflict with this chapter are repealed to the extent necessary to give this chapter full force and effect.

- A. Except as specifically defined in this section, all words used in this chapter have their customary dictionary definitions.
- B. Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.
- C. The word "shall" is always mandatory.
- D. The word "may" is permissive.
- E. The word "lot" includes the words "plot" and "parcel."
- F. The word "structure" includes the word "building."
- G. The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.
- H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended arranged, or designed to be used or occupied."
- I. The word "map" or "zoning map" shall mean the official zoning map of the city and may include a series of maps in Atlas form.
- J. The term "Planning Commission" refers to the Ridgeland Planning Commission.
- K. The terms "Council," "Town Council," or Mayor and Council" refer to the legally constituted and elected governing body of the Town of Ridgeland.
- L. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicated a different meaning:

Access The right and or ability of pedestrians and vehicles to enter and leave property.

Accessory Dwelling

Unit/Dependency A second dwelling unit either added to or in a single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility. The

accessory dwelling unit can also be located on the second floor of retail or office building.

Accessory Use

A use of a structure subordinate to the principal use of the structure on a lot used for purposes customarily incidental to the main or principal use of the structure and located on the same lot.

Agricultural Use

The use of land or property to raise, harvest or store crops, feed, breed, or manage livestock, or to produce plants, trees, fowl or animals, including the preparation of the products raised thereon and disposed of by marketing or other means.

Alley

A secondary street or roadway which affords access to the side or rear of abutting property. It may be a public or private right-of-way or easement which is less than thirty (30) feet in width and runs between two or more lots or on a single lot, providing primary or secondary vehicular access to the properties which abut it.

Alteration of Building

Any changes in the supporting members of a building such as bearing wall, columns or girders, any addition or reduction to a building, any change in use, or any relocation of a building from one (1) location or position to another.

Amusement Center

A business operating one (1) or more pool tables or a business operating three (3) or more video games, pinball machines or similar devices.

Automobile Service Station

Buildings and premises on any parcel or lot where gasoline, oils and greases, batteries, tires and automobile accessories may be supplied and dispensed at retail (or in connection with a private operation) where no part of the premises is used for the storage of dismantled or wrecked vehicle parts, and permitting the sale of cold drinks and packaged goods as accessory only to the principal operation.

Bed and Breakfast Inn

A secondary use of a single family residence where guest lodging is offered for compensation. No more than nine (9) sleeping rooms may be made available for this purpose. A bed and breakfast inn may offer a morning meal for overnight guests only.

Boarding, Lodging Or Rooming House

A structure, including a mobile home, where lodging, with or without meals, is provided for compensation, as an accessory use to the principal use of single family occupancy by a permanent resident. Rooms are assigned but shall not, individually or collectively, constitute separate dwelling units; those rooms shall not have separate cooking units.

- Buffers** A piece of land of specific width, free from man made structures (including driveways and parking areas), permanently set aside by the owner and his assigns and planted in trees and/or shrubs of density sufficient to provide contiguous properties with a measure of privacy. These trees and shrubs may be used in combination with structures (wall, fences, and screens) which serve to minimize or eliminate conflicts between contiguous uses of land.
- Buffer, Landscaped** A strip of required yard space adjacent to the boundary of a property or district which is to be landscaped for its full width, in grass or other plant materials, and on which is placed a screen of sufficient width and height to render it visually solid for the length of the developed portion of the property. The required screen is to be permanently maintained and shall be composed of either compact or dense evergreen plant materials, an appropriate wall or fence, or a combination of fence and plant material.
- Building** Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure or any person, process, equipment, or goods.
- Building Alteration** Any change in the supporting members of a building (such as bearing walls, columns, or girders), any addition or reduction to a building; any change in use, any increase in use intensity, or any relocation of a building from one (1) location or position to another.
- Building Height** The vertical distance from the average grade of a structure at ground level to the top of the highest roof beam of the roof, provided that chimneys, spires and other permitted appendages not be included in the height measurement.
- Building Line** A line which represents the distance that a building or structure must be set back from a lot boundary line or street right-of-way line according to the terms of this ordinance. In all cases, the building lines of a lot shall be determined to run parallel to right-of-way lines and lot boundary lines.
- Conditional Use** A use that would not be appropriate generally or without restriction throughout a zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted in listed zoning districts upon appeal, if conditional use permits are granted by the Board of Adjustment.
- Density** The number of dwelling units per acre of land developed or used for residential purposes. Unless otherwise stated in this Ordinance, density requirements are expressed in units per gross acre.
- Detention** The collection and storage of surface water for subsequently controlled

discharge at a rate which is less than the rate of inflow.

Development

The word "development" shall mean, except where the context otherwise requires and in the absence of a more limiting provision, the performance of any building or mining operation, the making of any material change in the use of any structure or land, or the division of land into two (2) or more parcels, lots, building sites or building units.

District

The term applied to various geographical areas of the Town of Ridgeland for purposes of interpreting the provisions of this ordinance. The Districts are designated with the use of symbols on the Official Zoning Map. Regulations controlling land use in the various districts within the Town are set forth in Article 5 of this ordinance. The terms "district" and "zoning district" are synonymous and are used interchangeably throughout this Ordinance.

Drainage Basin

A drainage area or watershed contributing to the flow of water in a receiving body of water.

Drainage Facility

Any component of the drainage system.

Dwelling

A building or portion of a building arranged or designed to provide living quarters for one (1) family. The terms "dwelling" and "residence" shall be interchangeable.

Dwelling Types:

Attached. A dwelling in a group of two (2) or three (3) dwellings having a common party wall with one (1) or more dwellings, or a dwelling having a common party wall with a nonresidential structure.

Detached. A dwelling with no common party walls with another dwelling or structure.

Multi-family. A building or series of buildings on the same lot or portion thereof, used or designed and rented as dwellings for three (3) or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided.

Semi-detached. A dwelling which appears visually contiguous with one (1) or more dwellings but which technically has no common party walls with other dwellings.

Two- or three-family dwelling. An attached or semi-detached dwelling designed for or occupied by two (2) or three (3) families in separate dwelling units living independently or each other.

Dwelling Unit

A dwelling unit is a single unit providing complete independent living

facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Easement	An interest in land of another that entitles the holder to a specified limited use.
Existing grade	The existing or natural slope of land expressed in terms of vertical drop per horizontal distance of land.
Family	One (1) or more persons living together as a housekeeping unit in a dwelling unit.
Farm	Any tract of real property which is principally used to raise, harvest or store crops, feed, breed or manage livestock or to produce plants, trees, fowl or animals, including agriculture operations, useful to man including the preparation of the products raised thereon for man's use and disposed of by marketing or other means, including agriculture.
Finished Grade	The resultant slope of land following alteration as part of a development activity expressed in terms of vertical drop per horizontal of lands, streets, embankment, etc.
Flood	A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters.
Floodplain	Land, typically adjacent to a body of water, with an elevation at or below the base elevation of the 100 year flood frequency.
Freestanding Sign	A detached sign which shall include any sign supported by uprights or braces placed upon or in or supported by the ground and not attached to any building.
Garage, private	An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.
Garage, public	Any garage other than a private garage which is used for storage, minor repair, rental, servicing, washing, adjusting or equipping of automobiles or other vehicles.
Garage, repair	A building and premises designed or used for repairing motor vehicles, provided that body work and painting shall be conducted within fully enclosed buildings, and provided further that self-propelled vehicles in the process of repair shall be stored in a fully enclosed and secluded area.
Grade	The slope expressed in terms of vertical drop per horizontal distance of land, streets, embankment, etc.

Gross acre	All land under title or ownership and recorded with the property deed.
Gross Floor Space	The foot print of the space times the number of floors.
Habitable Space	Space in a structure for living, sleeping, eating or cooking. Maintenance or utility space, parking garages and similar areas are not considered as habitable space.
Home Occupation	An occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.
Impervious Surface	A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes, but is not limited to, surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, patios, swimming pool decks and other similar structures.
Improvement	The construction of buildings and the establishment of basic services and amenities associated with the development activity including, but not limited to, streets and sidewalks, parking areas, water and sewer systems, drainage system, property markers and monuments, recreational facilities, (i.e., lakes, swimming pools, tennis courts, golf courses, riding stables, club houses, cabanas, marinas, docks, etc.)
Interior Apartment Dwelling	Any dwelling which is constructed within or is otherwise attached to a dwelling or other nonresidential structure.
Inverted Crown	A road or street cross where the center of the road or street profile is lower than the edges of the profile to allow for storm water to drain toward the center of the road or street for removal through a storm water drainage system.
Landscape Plan	The landscape plan is a detailed map which, at a minimum, illustrates the location, type and quantity of required landscaping.
Lined Channels	The use of plastics, concrete, stone, asphalt or similar material to define a drainage channel.
Loading Space, Off-Street	Space logically and conveniently located for pickups and deliveries off public right-of-way, scaled to delivery vehicles expected to be used, and accessible to such vehicles.
Local Fire Official	The duly appointed or employed Fire Chief of a County, municipal,

public service district or special tax district fire protection service agency or department, of other designated individual.

- Lot** An area designated as a separate and distinct parcel of land on a legally recorded subdivision plot or in a legally recorded deed as filed in the official records of the county. The terms "lot," "plot," "lot of record," "property" and "tract," whenever used in this chapter, are interchangeable.
- Lot, corner** A lot located at the intersection of two (2) or more streets.
- Lot, double frontage** A lot which has frontage on more than one (1) street: provide, however that no corner lot shall qualify as a double frontage lot unless the corner lot has frontage on three (3) or more streets.
- Lot, Substandard** Where the owner of a lot at the time of the adoption of the zoning ordinance does not own sufficient land to enable him/her to conform to the dimensional requirements of this chapter, such lot may nonetheless be used as a building site, provided that the lot requirements are not reduced below the minimum specified in the zoning ordinance.
- Lot Width** The distance between side lot lines measured at the front building line.
- Material** As contained herein, shall be construed to mean objective, substantive, tangible and consequential.
- Mining** The act or process of digging, excavating or tunneling for the purpose of removing some natural material, for sale or trade.
- Manufactured Home** Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site.
- Mobile Home Dwelling** A single-family or multifamily dwelling unit, or unit used for business, designed or built to be towed on its own chassis, suitable for year-round occupancy, placed on a foundation so as to be substantially affixed to the site, and connected to a water supply, waste disposal system or electrical supply similar to immobile housing or immobile business structures.
- Mobile Home Park** A parcel of land which has been planned and improved for the placement of five (5) or more mobile homes. A conditional use permit shall be required for the establishment of a mobile home park.

Modular Dwelling	A one-family detached dwelling made of prefabricated materials or parts which is designed to be constructed onto a permanent foundation.
Motel	A building in which lodging is provided and offered to the public for compensation, which is open to transient or permanent guests. The word "motel" includes the term "hotel."
Natural Water body	Any natural pond, lake, channel, wetland, marsh, creek, sound or ocean which ordinarily or intermittently contains water and which has a discernible shoreline.
Nonconforming Use	A use of land, building or structure lawfully existing at the time this ordinance or subsequent amendment hereto became effective, which does not conform to the use requirements of the district in which it is located.
Nuisance	Any activity which is judged by the Town Council or the appropriate agency thereto, to emit noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation, or other injurious or noxious conditions beyond the premises of such activity, or which poses a documented threat to water or wetlands, or essentially interferes with the comfortable enjoyment of life or property by the public or community, within the town limits of the Town of Ridgeland.
One Hundred Year Flood	The flood or level of flood water measured from mean sea level that has a one (1) percent chance of being equaled or exceeded in any given year.
On site	On or within the area contained in the development permit application or within other areas which, pursuant to this ordinance may be included in defining the site's said referenced purpose.
Open space	Land area not covered by buildings, parking areas or other accessory structures. Open space does not include utility easements, street right-of-way, drain ditches and similar structures.
Owner	An owner of property or the authorized agent of an owner.
Parcel	A defined area or piece of land, the term itself not importing any precise dimension.
Parking Lot	Any public or private open area used for the express purpose of parking automobiles and other vehicles.
Parking, off-street	The storage space for one (1) automobile of not less than nine (9) feet by twenty (20) feet, plus the necessary access space, and located outside the dedicated street right-of way, other than handicapped spaces.

Parking Space	A space provided within any public or private open area used for the express purpose of parking automobiles or other vehicles, of not less than eight feet (8') by eighteen feet (18').
Person	Every natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government or any group or combination acting as a unit.
Planned Unit Development (PUD)	A tract of land master planned or developed in phases and consisting of several different types and densities of land use.
Pre-development Conditions	Those conditions which existed before alteration, resulting from human activity, of the natural topography, vegetation and rate, volume or direction of surface or ground water flow as indicated by the best available historical data.
Premises	A lot or other tract of land including the buildings or structures thereon.
Property	An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed as filed in the official records of the County.
Quasi-public	Commissions, boards, authorities, public service districts created by local or state legislation to serve a limited and specific public purpose.
Receiving Waters	Any water bodies, watercourses, or wetlands into which surface waters flow either naturally, in man-made ditches, or in a closed conduit system.
Residential Use	Any use occurring within a building or portion of a building to provide living quarters for one (1) or more families.
Retention	The collection and storage of runoff without subsequent discharge to surface waters.
Right-of-Way	Land subject to use as a street, alley or cross walk, or for drainage or other public purposes.
Setback	A required yard between a street right-of-way or lot line and the principal building on a lot. Parking is permitted in setback areas.
Sediment	Fine particulate material, whether mineral or organic, that is temporarily in suspension or has settled in a water body.
Shingle Sign	A display sign which is attached directly to any building wall and which extends more than twelve (12) inches from the face of the wall.

Sign	Any form of publicity which is visible from any public way, directing attention to an individual, business, commodity, service, activity, or product, by means of words, lettering, parts of letters, figures, numerals, phrases, sentences or emblems.
Single Family Dwellings	A one-family detached dwelling other than a mobile home designed for or occupied by one (1) family.
Site	A space or piece of ground occupied or planned for occupation by structures or a set of structures and support improvements.
Special Use	A use of property under the zoning ordinance subject to special provisions due to its unique characteristics.
Street, collector	A public or private way designed primarily to contact residential service streets with arterial streets or to provide a direct connection between two (2) arterial streets and may be expected to carry a significant volume of traffic having neither origin nor destination on the street.
Street, local	A public or private way used primarily for providing direct access to abutting property.
Street, private	A right-of-way which has not been dedicated or publicly accepted by the County.
Street, public	A dedicated public right-of-way which affords means of access to abutting property and which has been accepted for maintenance by the County or the State Highway Department. For the purposes of these regulations, the term street or streets shall also mean avenues, boulevards, roads, lanes and other public ways.
Structure	Anything constructed, erected or established including, but not limited to the following: Buildings, signs, seawalls, mobile homes, fences, screen enclosures and patio walls.
Subdivision	The term "subdivision" shall mean all divisions of a tract or parcel of land into two (2) or more lots, building units or other division, for the purpose, whether immediate or future, of sale, legacy, transfer or resale and involves all division of land involving a new street or change in existing streets, and includes the act of re-subdividing previously subdivided property.
Tandem Parking	An arrangement for parking two (2) vehicles in a straight line (bumper to bumper) in which ingress and egress to the space is provided at only one end so that the second vehicle parked blocks the exit way of the first.

Tract	A defined area or piece of land, the term itself not importing any precise dimension.
Tree	Any self-supporting woody perennial plant which has a diameter of six (6) inches or larger, measured at a height of fifty-four (54) inches. Live Oak, Dogwood, and Magnolia trees shall be designated a tree when they have a diameter of two (2) inches or larger at a height of fifty-four (54) inches.
Use	The purpose or activity for which the land or building thereon is designed, arranged or intended or for which it is occupied and maintained.
Utility, private	Any privately owned company or corporation which provides the general public or residents within a private development with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other services.
Utility, public	Any agency which, under public franchise or ownership provides the general public with electricity, gas, heat, steam, communication rail transportation, water, sewage collection or other services.
Variance	A departure from the strict terms or expressed provisions of this Ordinance granted by the Zoning Board of Appeals under the conditions of this Ordinance.
Vegetation	All plant growth, especially trees, shrubs vines, ferns, mosses and grasses.
Visual Screen	A visually solid device which effectively blocks the view of the object or objects required to be screened.
Wall sign	Any sign erected against the wall of any building, or displayed on windows or doors, or displayed with the exposed face thereof in a plane parallel to the face of said wall, window or door and which sign is mounted at a distance measured perpendicular to said wall not greater than twelve inches (12").
Water body, man-made	Any man-made pond, lake, lagoon channel, wetland, marina, or basin which ordinarily or intermittently contains water and which has a discernible shoreline.
Water body, natural	A natural pond, lake, channel, wetland, marsh, creek), sound, or ocean which ordinarily or intermittently contains water and which has a discernible shoreline.

- Wetlands** Any salt, brackish or fresh water marsh, bog, swamp, meadow, flat or other area subject to flooding or tidal flow, as defined by the US Article 10.2.1
- Yard** The space between a principal building on a lot and each lot line or street right-of-way bordering the lot.
- Zoning District** See definition of "district."

Section 1.7 EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its adoption.

ARTICLE II. ADMINISTRATION, ENFORCEMENT, AND APPEALS

Section 2.1 PLANNING COMMISSION

2.1.1 Membership of the Ridgeland Planning Commission shall be as follows:

- A. The Commission shall be composed of five (5) citizens of the Town of Ridgeland.
- B. All members shall be appointed to three year staggered terms by the Town Council, and after that time until their successors are appointed.
- C. A vacancy in the membership must be filled for the unexpired term by appointment of Town Council.
- D. The Town Council may remove any member of the Commission for cause. The existence of cause shall be discussed by the Council in executive session as permitted by the Freedom of Information Act, SC Code §30-4-70 (a) (1), and the determination of removal shall be by vote in public session declaring a vacancy in the position without a statement of cause. Any fact, which in the discretion of the Council, is deemed to adversely affect the public interest, including lack of attendance at meetings, may constitute cause.
- E. None of the members shall hold any elected public office or position in the Town of Ridgeland or Jasper County.

2.1.2 Procedures of the Ridgeland Planning Commission shall be as follows:

- A. The Commission shall elect one of its members chairman, who shall serve for two years or until (s)he is re-elected or his successor is elected and qualified.
- B. The Commission shall appoint a secretary who may be an officer of the Town.
- C. The Commission shall adopt rules of procedure in accordance with the provisions of this Ordinance.
- D. Meetings of the Commission must be held at least once per month, unless there is no business before it.
- E. Meetings may be held at the call of the chairman and at such other times as the Commission may determine.
- F. Public notice of all meetings of the Commission shall be provided to interested citizens.

- G. The Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and shall keep records of its examinations and other official actions, all of which must be immediately filed in the office of the Commission and must be a public record.

2.1.3 Functions, powers, and duties of the Ridgeland Planning Commission shall be as follows:

- A. The Commission prepares and periodically revises the Town of Ridgeland Comprehensive Plan, as well as all development plans and programs for the Town and all implementation measures required to carry out the goals of the Comprehensive Plan, including:
 - B. Zoning ordinances.
 - C. Subdivision regulations.
 - D. The *Official Zoning Map*.
 - E. Ordinances to protect and preserve the Town's appearance and resources, such as landscaping and historic preservation ordinances.
 - F. The Commission may prepare and recommend revised zoning ordinances or amendments to the Ordinance to the Town Council and review and make recommendations concerning amendments to the zoning ordinance.
 - G. Because the Commission originally determined the uses to be permitted within each zoning district, the Commission also has the responsibility to make determinations of similarity of use for conformance with the Ordinance.
 - H. The Commission may delegate approvals of similarity of use to the Town Administrator.
 - I. Denials of similarity can only be made by the Planning Commission and are to be sent to the Town Council for concurrence.
 - J. The Commission administers land development regulations and landscaping, highway corridor overlay, historic district and other similar regulations, as applicable under this Ordinance and amendments.
 - K. The Commission must catalog public improvements needed in the Town, place them in a logical chronological order, and rank them. An annual list of priority projects should be forwarded to the Town Council.
 - L. All requests for variances shall be forwarded to the Board of Zoning Appeals.

Section 2.2 Architectural Review Board

2.2.1 Creation . An Architectural Review Board is hereby established, pursuant to Section 6-29-870 of the South Carolina Code of Laws, 1994, as amended: "A local government which enacts a zoning ordinance which makes specific provision for the preservation and protection of historic and architecturally valuable districts and neighborhoods or significant or natural scenic areas, or protects or provides, or both, for the unique, special, or desired character of a defined district, corridor, or development area or any combination of it, by means of restriction and conditions governing the right to erect, demolish, remove in whole or in part, or alter the exterior appearance of all buildings or structures within the areas, may provide for appointment of a board of architectural review or similar body."

2.2.2 Purpose and Jurisdiction. The Architectural Review Board shall review and approve new construction and changes to the exterior of any structure located within the existing boundaries of the Town of Ridgeland within the context of the Zoning Ordinance.

2.2.3 Membership and Terms

- A. Number, Composition.** The Architectural Review Board shall consist of five members with an interest, competence or knowledge in urban design and architecture. Two members shall, to the extent that such is available in the community, be professionals in the disciplines of architecture, landscape architecture, urban planning or related disciplines.
- B. Terms, Appointment.** All members shall be appointed by the Town Council for terms of two years.
- C. Vacancies.** Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment.
- D. Removal.** The Town Council may remove any member for cause by majority vote of the Council.

2.2.4 Procedures of the Ridgeland Architectural Review Board shall be as follows:

- A.** The Board shall elect one of its members chairman, who shall serve for two years or until (s)he is re-elected or his/her successor is elected and qualified.
- B.** The Board shall appoint a secretary who may be an officer of the Town.
- C.** The Board shall adopt rules of procedure in accordance with the provisions of this Ordinance.
- D.** Meetings may be held at the call of the chairman and at such other times as the Board determine.

- E. Public notice of all meetings of the Board shall be provided to interested citizens.
- F. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and shall keep records of its examinations and other official actions, all of which must be immediately filed in the Town office and must be a public record.

2.2.5 **Functions, Powers, and Duties.** It shall be the function of the Architectural Review Board to pass upon the appropriateness of altering, constructing or demolishing any building or structure within the Central Business District and the two overlay districts of the Town of Ridgeland in accordance with the provisions of the Town's Zoning Ordinance and Design Guidelines (to be prepared in FY 2006).

Section 2.3 TOWN ADMINISTRATOR

2.3.1 It shall be the duty of the Town Administrator to administer and enforce the provisions of this Ordinance.

2.3.2 Powers and duties of the Town Administrator include the following.

- A. Interpreting zoning ordinance provisions and land development regulations and approving/disapproving subdivisions of land, certificates of zoning compliance, temporary certificates of zoning compliance, sign permits, and conditional uses.
- B. Administering permits and fee collection.
- C. Processing applications to the Planning Commission for rezonings.
- D. Processing applications to the Board of Zoning Appeals for variances and special exceptions.
- E. Maintaining the *Official Zoning Map* and public records related to zoning.
- F. Investigating and resolving complaints.
- G. Enforcing the zoning ordinance and land development regulations.
- H. Other duties assigned by Ordinance or Town Council.

2.3.3 Appeals from decisions of the Town Administrator shall be referred to the Board of Zoning Appeals.

Section 2.4 THE BOARD OF ZONING APPEALS

2.4.1 Membership of the Board shall be as follows:

- A. The Board shall be composed five (5) persons who are citizens of Ridgeland.
- B. All members shall be appointed to staggered terms of three years by the Town Council, and after that time until their successors are appointed.
- C. A vacancy in the membership must be filled for the unexpired term by appointment of Town Council.
- D. The Town may remove any member of the Board for cause. The existence of cause shall be discussed by the Council in executive session as permitted by the Freedom of Information Act, SC Code §30-4-70 (a) (1), and the determination of removal shall be by vote in public session declaring a vacancy in the position without a statement of cause. Any fact, which in the discretion of the Council, is deemed to adversely affect the public interest, including lack of attendance at meetings, may constitute cause.
- E. None of the members shall hold any elected public office or position in the Town or Jasper County.

2.4.2 Procedures of the Board of Zoning Appeals shall be as follows:

- A. The Board shall elect one of its members chairman, who shall serve for one year or until (s)he is re-elected or his successor is elected and qualified. The Board shall appoint a secretary who may be an officer of the Town.
- B. The Board shall adopt rules of procedure in accordance with the provisions of this ordinance.
- C. Meetings of the Board must be held at the call of the chairman and at such other times as the Board may determine. Public notice of all meetings of the Board of Appeals shall be provided by publication in a newspaper of general circulation in the municipality or county.
- D. In cases involving variances or special exceptions conspicuous notice shall be posted on or adjacent to the property affected, with at least one such notice being visible from each public thoroughfare that abuts the property.
- E. The chairman or, in his or her absence, the acting chairman, may administer oaths and compel the attendance of witnesses by subpoena.
- F. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that

fact, and shall keep records of its examinations and other official actions, all of which must be immediately filed in the office of the Board and must be a public record.

2.4.3 Powers of the Board of Zoning Appeals shall be as follows:

A. The Board of Zoning Appeals shall function in strict accordance with and pursuant to this Ordinance and shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance.
2. To hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - b. These conditions do not generally apply to other property in the vicinity;
 - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - i. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a

variance. Other requirements are prescribed by this zoning ordinance.

ii. The Town by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit such a variance, it may require the affirmative vote of two-thirds of the Board members present and voting. Notwithstanding any other provision of this section, the Town may overrule the decision of the Board concerning a use variance.

iii. In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare;

3. To permit uses by special exception subject to the terms and conditions for the uses set forth for such uses in the zoning ordinance; and

4. Appeals to the Board may be taken by any person aggrieved or by any officer, department, Board, or bureau of the Town or County. The appeal must be taken within thirty days of the date the appealing party has received actual notice of the action from which the appeal is taken by filing with the officer from whom the appeal is taken and with the Board of appeals notice of appeal specifying the grounds of it. The officer from whom the appeal is taken immediately shall transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

B. An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In that case, proceedings may not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

- C. The Board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and give at least fifteen days' public notice of it in a newspaper of general circulation in the community, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or by attorney.
- D. In exercising the above power, the Board of appeals may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board in the execution of the duties specified in this chapter may subpoena witnesses and in case of contempt may certify this fact to the Jasper County circuit court.
- E. All final decisions and orders of the Board must be in writing and be permanently filed in the office of the Board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board, which must be delivered to parties of interest by certified mail.

2.4.4 Contempt and Penalty. In case of contempt by a party, witness, or other person before the Board of Zoning Appeals, the Board may certify this fact to the circuit court of the county in which the contempt occurs and the judge of the court, in open court or in chambers, after hearing, may impose a penalty as authorized by law.

2.4.5 Appeal from the Board of Zoning Appeals. A person who may have a substantial interest in any decision of the Board of appeals or an officer or agent of the appropriate governing authority may appeal from a decision of the Board to the circuit court in and for the County by filing with the Clerk of the Court a petition in writing setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within thirty days after the decision of the Board is mailed.

2.4.6 Notice of Appeal; Transcript; and Supersedeas.

- A. Upon the filing of the appeal, the clerk of the circuit court shall give immediate notice of it to the secretary of the Board and within thirty days from the time of the notice the Board shall file with the clerk a certified copy of the proceedings held before the Board of appeals, including a transcript of the evidence heard before it, if any, and the decision of the Board including its findings of fact and conclusions.
- B. The filing of an appeal in the circuit court from a decision of the Board shall not ipso facto act as a supersedeas, but the judge of the circuit court may in his discretion grant a supersedeas upon such terms and conditions as may seem reasonable and proper.

- 2.4.7 Determination of Appeal.** At the next term of the circuit court or in chambers, upon ten days' notice to the parties, the presiding judge of the circuit court of the county shall proceed to hear and pass upon the appeal on the certified record of the Board proceedings. The findings of fact by the Board of Zoning Appeals shall be treated in the same manner as a finding of fact by a jury, and the court may not take additional evidence. In the event the judge determines that the certified record is insufficient for review, the matter may be remanded to the Board of Zoning Appeals for rehearing. In determining the questions presented by the appeal, the court shall determine only whether the decision of the Board is correct as a matter of law.
- 2.4.8 Determination of Appeal Costs.** In the event that the decision of the Board is reversed by the circuit court, the Board is charged with the costs, and the costs must be paid by the governing authority, which established the Board of Zoning Appeals.
- 2.4.9 Appeal to the Supreme Court.** A party in interest who is aggrieved by the judgment rendered by the circuit court upon the appeal may appeal in the same manner as provided by law for appeals from other judgments of the circuit court in law cases.

Section 2.5 VIOLATION OF ORDINANCE

- 2.5.1** Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and, upon conviction, shall be fined as determined by the court for each offense. Each day a violation continues shall constitute a separate offense.
- 2.5.2** If the Town Administrator shall find that any of the provisions of this Ordinance are being violated, (s)he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. (S)he shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; and discontinuance of any illegal work being done; or shall take any other action authorized by this ordinance to ensure compliance with or to prevent violation of its provisions.
- 2.5.3** Any person may file a written complaint whenever a violation of this Ordinance occurs or is alleged to have occurred. Such complaint, stating fully the causes and basis thereof, shall be filed with the Town Administrator. (S)he shall properly record such complaint, immediately investigate, and take action as provided by this Ordinance.
- 2.5.4** The Town Administrator shall deny a certificate of zoning compliance or permit for any use or work that fails to comply with this Ordinance. The Town Administrator and/or any other appropriate Town official shall withhold all other Town permits for work that violates this Ordinance.
- 2.5.5** The Town Administrator is authorized to issue a stop work order requiring work to cease until specified code violations are corrected. Failure to comply with a stop work

order of the Town Administrator is a misdemeanor punishable under the general penalty provisions of the code.

2.5.6 Nothing contained in this Section shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE III . PERMITS, FEES, AND AMENDMENTS

Section 3.1 PERMITS REQUIRED

Under this Ordinance, subdivision of land, construction of new buildings and structures, erection of signs, rezoning requests, and initiation of new uses or changes of use including conditional uses and special exceptions shall require approvals and/or permits. Table 3.1 includes a selection of potential activities with each permit or approval required under this Ordinance. Additional permits from the Town or other agencies may be required for some activities.

Table 3.1 Examples of Permits Required

ACTIVITY	PERMIT/ APPROVAL	GRANTOR
Subdivide a lot	- Approved subdivision	Town Administrator
Subdivision requiring roads, water, and/or sewer	- Approved subdivision	Town Administrator
Develop a lot, including grading, water, sewer	- Certificate of zoning compliance	Town Administrator
Construct building or structure	- Certificate of zoning compliance - Certificate of occupancy	Town Administrator
Construction requires variance from existing development standards	- Approval of variance	Board of Zoning Appeals
Operate a temporary activity	- Temporary certificate of zoning compliance	Town Administrator
Initiate a use or change the use of a property	- Certificate of zoning compliance	Town Administrator
Use not permitted under Ordinance	- Amendment to <i>Official Zoning Map</i> (rezoning)	Planning Commission and Council
Use is a conditional use	- Conditional use approval	Town Administrator
Use is a special exception	- Special exception approval	Board of Zoning Appeals

Section 3.2 SUBDIVISION OF LAND

3.2.1 Applicants requesting a subdivision of land shall provide the Town Administrator with three (3) copies of the proposed plat drawn to the requirements of the *Minimum Standards Manual for the Practice of Land Surveying in South Carolina*.

3.2.2 The Town Administrator shall review the application for compliance with this Ordinance. If the proposed subdivision is found to be in compliance, the Officer will instruct the applicant to prepare a final plat with a surveyor's certification and mark the final plat as approved. If the application is denied or approved conditionally, the reasons for such action shall be conveyed in writing to the applicant and (S)he may submit a revised plat for approval.

3.2.3 Applications for any subdivision of land that will necessitate the construction of roads, water or sewer, and other improvements prior to sale, must be accompanied by scale drawings of roads and utilities both existing and proposed, proposed access points to existing roads, existing conditions on the property including wetlands and floodways, existing and proposed buildings and structures, proposed land use(s), and adjacent land uses.

3.2.4 No subdivision plat or phase thereof shall be accepted for filing by the Office of the Jasper County Clerk of Court without the approval of the Town Administrator affixed to the plat. Approval for subdivisions described in Section 3.2.3 shall only be given if the proposed improvements have been completed or the developer has posted a Letter of Credit and Agreement.

3.2.5 A Letter of Credit and Agreement includes a detailed listing and estimate of cost of all improvements to be installed within a specific development such as roads and utilities. This listing does not include existing improvements. When the itemized estimate is approved by the Town Administrator, the developer presents an irrevocable Letter of Credit for the total of improvements plus twenty-five (25) percent.

3.2.6 Final plat approval allows the applicant to record the plat with the Clerk of Court and to proceed with the sale or transfer of lots.

Section 3.3 CERTIFICATE OF ZONING COMPLIANCE

3.3.1 No land shall be developed or building or other structure erected, constructed, moved, added to, or structurally altered without a certificate of zoning compliance issued by the Town Administrator.

3.3.2 A certificate of zoning compliance is required in advance of the following.

- A. The issuance of a building permit.
- B. Grading or filling a lot.
- C. Changing the use of any part of a structure or lot, including the increase of the number of dwelling units on a lot.
- D. Extension of utilities to a given site.

- 3.3.3 No certificate of zoning compliance shall be issued by the Town Administrator unless that activity is in conformity with the provisions of this Ordinance, or (s)he receives a variance approval from the Board of Zoning Appeals as provided by this Ordinance.
- 3.3.4 Applications for certificates of zoning compliance shall be acted upon within ten (10) working days of acceptance. Incomplete applications will not be accepted until complete. Disapprovals shall be accompanied by written explanation of the reasons for denial.
- 3.3.5 If the work described in any certificate of zoning compliance has not begun within six (6) months from the date of issuance thereof, the permit shall expire and be cancelled by the Town Administrator. Written notice thereof shall be given to the persons affected.

Section 3.4 TEMPORARY CERTIFICATE OF ZONING COMPLIANCE

3.4.1 The Town Administrator is authorized to issue a temporary certificate of zoning compliance for temporary uses, as follows:

- A. Religious meeting in a tent or other temporary structure for a period not to exceed thirty (30) days.
- B. Contractor's office and equipment sheds, in any district, for a period of one (1) year, provided that such office is placed on the property to which it is appurtenant.

3.4.2 The Town Administrator is authorized to issue a temporary certificate of zoning compliance for temporary commercial uses, as follows:

- A. Carnival, circus, or fair, for a period not to exceed twenty-one (21) days, subject to the approval of the Town Council.
- B. Open lot sale of Christmas trees, produce, or other harvested products in any district except residential districts for a period not to exceed forty-five (45) days.
- C. Open lot retail sales in any commercial district for a period not to exceed thirty (30) days, provided that there is an approved permanent commercial activity conducting business on the property to be used by the temporary sales activity. The permanent commercial activity shall also provide in writing its willingness to provide sanitary facilities for the temporary user. The same person(s), company, or organization may only apply for two (2) certificates within one (1) calendar year regardless of location or product/services to be sold.

- D. Real estate sales office, in any district, for a period not to exceed one (1) year, provided no cooking or sleeping accommodations are maintained in the structure.
- E. A manufactured home for business purposes, in GC and HC districts, for a period not to exceed one (1) year. A temporary certificate of zoning compliance issued under this subsection shall be void and such use declared illegal if the foundation of the permanent structure to replace the manufactured home has not been poured or constructed within ninety (90) days of the issuance of the temporary certificate.
- F. Garage sales shall be limited to three (3) consecutive days and shall be limited to three (3) permits per calendar year for any person and/or address.

3.4.3 All temporary certificates of zoning compliance may be renewed subject to the approval of Town Council, provided that it is determined that the use is clearly of a temporary nature, will cause no increased traffic congestion and will not create a nuisance to surrounding uses.

Section 3.5 SIGN PERMITS

- 3.5.1 No sign shall be erected, constructed, moved, added to, or structurally altered without a permit issued by the Town Administrator.
- 3.5.2 No sign permit shall be issued by the Town Administrator unless that sign is in conformity with the provisions of this Ordinance, or (s)he receives a variance approval from the Board of Zoning Appeals as provided by this Ordinance.
- 3.5.3 If the work described in any sign permit has not begun within six (6) months from the date of issuance thereof, the permit shall expire and be cancelled by the Town Administrator. Written notice thereof shall be given to the persons affected.

Section 3.6 CERTIFICATE OF OCCUPANCY

- 3.6.1 It shall be unlawful to use or occupy or to permit the use or occupancy of any building or premises, or both, or parts thereof, created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy has been issued by the Town Administrator stating that the proposed use of the building or land conforms to the requirements of this Ordinance and other codes and ordinances adopted by the Town.
- 3.6.2 A temporary certificate of occupancy, valid for a period not exceeding six (6) months, may be issued during the alteration or repair of any building which shall allow partial occupancy of a building provided that conditions and safeguards are provided that will protect the safety of the occupants and the public.

Section 3.7

AMENDMENTS

This Ordinance, including the *Official Zoning Map*, may be amended by the Town Council upon a recommendation of the Planning Commission. A property owner or citizen of the Town of Ridgeland may initiate by the Town Council, the Planning Commission, or a proposed amendment to the Ordinance or the Official Zoning Map.

- 3.7.1 Proposed amendments shall be first presented to the Planning Commission through the office of the Town Administrator.
- 3.7.2 Only the Town Council, Planning Commission, or property owners of a lot or parcel may request an amendment of the *Official Zoning Map*, also referred to as a rezoning, for that lot or parcel.
- 3.7.3 Public notice of the Planning Commission meeting at which the amendment is to be discussed shall be made at least five (5) working days prior to the meeting to allow for public comment. Both the applicant and the public shall be allowed to comment at the meeting.
- 3.7.4 In cases involving rezoning, conspicuous notice shall be posted on the property affected, with at least one (1) such notice being visible from each public road that abuts the property. The applicant may be requested to pay for the costs of these notices.
- 3.7.5 The Planning Commission shall forward its recommendation on the amendment to the Town Council within thirty (30) days of its meeting at which the amendment was approved or disapproved.
- 3.7.6 Town Council shall conduct a public hearing on the amendment according to lawfully prescribed procedures with a notice of the time and place of the hearing appearing in a newspaper of general circulation within the County at least fifteen (15) days prior to the hearing.
- 3.7.7 Following final action by the Town Council, any necessary changes shall be made in the *Official Zoning Map*. A written record of the type and date of such change shall be maintained by the Town Clerk. Until such change is made, no action by the Town Council on map amendments to the zoning ordinance shall be considered official, unless the Town Clerk fails to make the change within seven (7) days after formal action by the Town Council. In this event, action by the Town Council shall be considered official seven (7) days after the date of the action even if the Town Clerk has failed to make the appropriate changes.
- 3.7.8 Application for amendment the *Official Zoning Map* shall not be initiated for the same parcel or parcels of property, or any part thereof more often than once every twelve (12) months.

3.8.1 All applications for certificates of zoning compliance, sign permits, conditional use approvals, amendments (rezoning requests), and review by the Board of Zoning Appeals shall be accompanied by the following, at a minimum.

- A. Copies of the plan(s) in sufficient quantity to provide a copy for each reviewing Officer, Commission, or Board member, as appropriate, plus one (1) copy for archiving. The plans must be drawn to scale, showing, as appropriate for the proposed activity: the actual dimensions and shape of the lot; setback and rights of way lines; the size and location of all buildings and/or structures on and adjacent to the lot; adjacent land use; existing conditions on the lot; the location of all palm and live oak trees with a minimum diameter of six (6) inches or larger, measured at a height of fifty-four (54) inches; and the location and dimensions of the proposed land use, building/structure, alteration, or sign.
- B. A copy of the plat on which the lot is recorded.
- C. A copy of the plan and identification of all trees with a diameter of six (6) inches or larger as measured at fifty-four (54) inches height.
- D. The Town Administrator, Planning Commission, Board of Zoning Appeals, or Town Council may request additional information from the applicant. Such additional information may include, but is not limited to, comment from the Historical Society or other Town or State agencies or groups; the number of households or rental units planned; a landscaping plan; a traffic impact study; or any other material as may be necessary to determine conformance with and provide for the enforcement of this Ordinance.

3.8.2 One (1) copy of the approved plan(s) that contains any changes requested by the Town Administrator, Commission, Board, and/or Council shall be returned to the applicant by the Town Administrator. The marked copy shall be signed by the Officer as approved as marked. A written report containing the findings of the Commission, Board, or Council, as appropriate, shall also be given to the applicant. The original marked copy of the plan(s) and all related reports shall be retained by the Town Administrator.

3.8.3 Applications requiring approval of the Planning Commission or Board of Zoning Appeals must be presented at least ten (10) working days before the next regularly scheduled meeting. This will allow time for the public notice required as well as time for review by the Commission or Board. Applications must be considered by the Town Administrator to be complete applications, or the review will be delayed to the next regularly scheduled meeting.

Section 3.9

FEEES

3.9.1 The Town of Ridgeland shall institute a fee system to help defray administrative costs and the expenses of legal notices and hearings.

3.9.2 No permit or approval shall be issued until fees have been paid in full, nor shall any action be taken on proceedings before the Planning Commission or Board of Zoning Appeals until applicable fees have been paid in full.

**ARTICLE IV. ESTABLISHMENT OF ZONING DISTRICTS
AND DEVELOPMENT STANDARDS**

Section 4.1 OFFICIAL ZONING MAP

The boundaries of the zoning districts presented in this ordinance are shown on a map entitled *Official Zoning Map, Town of Ridgeland*, which shall be identified by the signature of the Mayor, attested to by the Town Clerk, and bearing the seal of the Town. The *Official Zoning Map* (copy on following page), together with all explanatory text thereon, is hereby adopted by reference and declared to be part of this ordinance.

- 4.1.1 If, in accordance with the provisions of this ordinance and South Carolina Code, changes are made in District boundaries portrayed on the *Official Zoning Map*, such changes shall be promptly entered on the Map after adoption with two (2) readings at Town Council. No amendment to this ordinance which involves information portrayed on the *Official Zoning Map* becomes official until after such change has been made on the Map.

- 4.1.2 The *Official Zoning Map* shall be located in the Office of the Town Clerk in Ridgeland Town Hall. This copy shall be the final authority as to the current zoning status of land in the Town.

- 4.1.3 No changes of any nature shall be made on the *Official Zoning Map* or its explanatory text except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person shall be considered a violation of this ordinance and is punishable as provided by law.

Section 4.2 INTERPRETATION OF DISTRICT BOUNDARIES

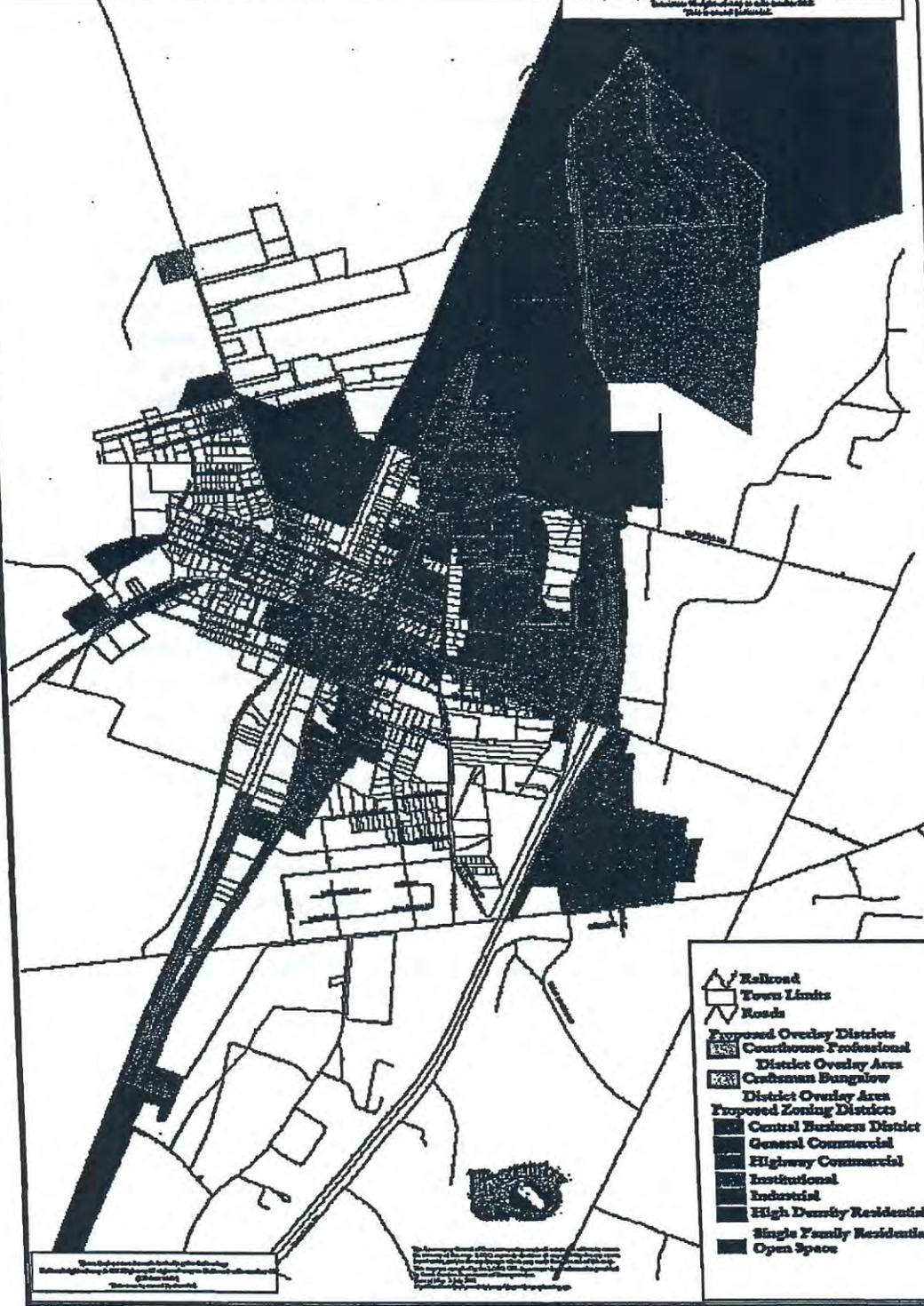
The boundaries between Districts are, unless otherwise noted, either the center line of streets or streams, rights-of-way, lot or tract lines, Town limits, or such lines extended. Disputes over district boundaries shall be settled by the Board of Zoning Appeals.

Section 4.3 APPLICATION OF REGULATIONS AND STANDARDS

No land or structures shall hereafter be constructed, erected, or altered, moved, replaced, or subdivided except in conformity with all the restrictions specified for the District in which it is located.

Town of Ridgeland, SC Zoning

This is a preliminary zoning map. It is subject to change without notice. It is not intended to constitute a contract. It is not intended to be used for any purpose other than that for which it was prepared.



- 4.3.1 No yard or lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth for the District in which it is located. Lots created after the effective date of this ordinance shall meet the minimum requirements established for the District in which the lot is located.
- 4.3.2 If the owner of two (2) or more adjacent lots with insufficient land dimensions to meet District requirements decides to build on or sell these lots, (s)he must first combine the lots to comply with the dimensional requirements of the District.
- 4.3.3 Where a lot of record does not conform to the area requirements of this ordinance, such lot may nevertheless be used as a building site provided that said lot requirements, such as setbacks or maximum lot coverage, are not reduced below the minimum specified for the District by more than twenty (20) percent and provided adequate sewage disposal facilities can be provided to serve the lot. Decisions on lot requirement reductions of twenty (20) percent or less may be made by the Town Administrator or may be referred by the Building Official to the Board of Zoning Appeals.
- 4.3.4 Any lot requiring a reduction in lot requirements of more than twenty (20) percent must be submitted to the Board of Zoning Appeals for review and approval or denial. Approval of reductions must comply with the Board's procedures.
- 4.3.5 On lots having frontage on more than one (1) street at an intersection, the minimum front yard requirements must be maintained on the portion of the lot facing the more significant of the streets. Minimum setbacks may be reduced to one-half (1/2) the regulated distance on that portion of the lot facing the street(s) of less importance. In no case shall the setback be less than fifteen (15) feet.
- 4.3.6 On lots having frontage on more than one (1) street but not located at an intersection, the minimum front yard requirements must be maintained on each street. On lots with frontage on more than two (2) streets but not at an intersection, minimum setbacks may be reduced to one-half (1/2) the regulated distance on only along one (1) frontage of the lot, that facing the street of less importance. In no case shall the setback be less than fifteen (15) feet.

Section 4.4 PERMITTED USES, CONDITIONAL USES, SPECIAL EXCEPTIONS

Articles V, VI, and VII describe specific zoning districts. Each of these Articles contains a table for each district within the Article showing uses that are permitted outright, or permitted with conditions, or permitted as special exceptions.

- 4.4.1 A permitted use is specifically authorized, by right, to take place within a specific zoning district.
- 4.4.2 Uses not listed in the table as permitted, conditional uses, or special exceptions are not permitted in the district.
- 4.4.3 Recognizing that every conceivable use cannot be identified in this ordinance, and anticipating that new uses will evolve over time, the applicant may apply for a determination of similarity by the Town Administrator, who may in turn refer the decision to the Planning Commission for any reason. After a determination of similarity, the approval may be issued. Following a denial, the applicant may apply to the Planning Commission to amend the ordinance.
- 4.4.4 The Town Administrator and/or the Planning Commission will compare a proposed use to those listed in the ordinance to determine similarity using the following measures. The proposed use shall:
- A. Meet the intent of, and be consistent with the goals, objectives, and policies of the Comprehensive Plan,
 - B. Meet the stated purpose and general intent of the district in which it is to be located,
 - C. Provide no adverse impact to public health, safety, or general welfare of the Town's residents, and
 - D. Share characteristics common with, and not be of greater intensity, density, or generate more environmental impact, than those uses listed in the district in which it is to be located.
- 4.4.5 The determination of compliance for conditional uses is the responsibility of the Town Administrator, and may be referred to the Planning Commission for any reason. Specific conditions to be met are listed with each conditional use within the zoning district's description. All conditions must be met before an approval may be issued.
- 4.4.6 Special exceptions are reviewed by the Board of Zoning Appeals for a determination of conformance. A full description of this process is included in Section 2.4.
- A. Approval of the Board of Zoning Appeals must be granted before a project can commence. .
 - B. Because the special exception granted may include changes to be implemented on the project, a copy of the special exception shall be given to the Town Administrator.

C. The Board of Zoning Appeals shall use the same measures that the Planning Commission considers when approving new uses plus the following topics. Any additional issues or more specific issues to be considered are identified within each zoning district's description.

1. Hours of operation
2. Setbacks
3. Buffers, including vegetation, walls, distance, or a combination
4. Parking
5. Number of participants
6. Traffic generation
7. Location of this use to other uses
8. Location of this use to similar uses
9. Landscaping
10. Noise generation
11. Light trespass
12. Owner-occupant v. off-site landlord
13. Total size of operation
14. Lot area
15. Architecture
16. Accessory uses, intended and allowed
17. Structure height
18. Term of use
19. Neighborhood compatibility
20. Other site and adjacent activity factors.

4.4.7 It is the responsibility of the applicant to prove similarity, or that all conditions for a conditional use have been met, or that the request for special exception is appropriate. The applicant must also provide any and all materials requested by the Town Administrator, Planning Commission, or Board of Zoning Appeals as required to prove the case.

4.4.8 The Town Administrator, Planning Commission, or Board of Zoning Appeals has the right to delay review of any application that is not considered complete by the Town Administrator, Commission, or Board.

Section 4.5 NONCONFORMING USES

4.5.1 Nonconforming uses are declared by this ordinance to be incompatible with permitted uses in the District in which they are located. However, to avoid undue hardship, the lawful use of any building or land use at the time of the enactment of this ordinance may be continued even though such use does not conform to the provisions of this ordinance,

except that the nonconforming building, use, or portions thereof, shall not be:

- A. Changed to another nonconforming use.
- B. Reused or re-occupied after a discontinuance of use or occupancy for a period of six months or more.
- C. Replaced or re-established with a similar building or use after physical removal or relocation from its site.
- D. Repaired, rebuilt, or altered after damage exceeding fifty (50) percent of its replacement cost at the time of destruction. Reconstruction or repair, when permitted, must begin within six (6) months after damage is incurred.
- E. Enlarged or altered in a manner which increases its nonconformity.
- F. Does not violate a regulation of the Town of Ridgeland.
- G. Continued after ten (10) years unless given a variance by the Zoning Board of Adjustments. This Board may authorize a series of variances of up to three (3) years each.
- H. Continued after a change of ownership unless granted a variance by the Zoning Board of Adjustments. This does not apply to property used exclusively for residential purposes.

4.5.2 Nothing in this Section shall be deemed to prevent strengthening or restoring to a safe condition any building or part thereof declared to be unsafe by any official charged with public safety.

Section 4.6 ANNEXATION

Where Town limit boundaries are proposed for change by virtue of annexation, the Town Council will request, study and receive recommendation from the Ridgeland Planning Commission regarding proposed zoning districts for the area to be annexed prior to a referendum for such annexation. No property shall be annexed without a zoning designation.

Section 4.7 GENERAL DEVELOPMENT STANDARDS AND MEASUREMENTS

4.7.1 **Site analysis.** An analysis shall be made of the characteristics of the development site including soils, topography, ecology, drainage, past

uses and adjacent uses, and existing vegetation, structures, roads, utilities, and uses.

4.7.2 Consideration of existing land use and plans. Site design shall take the site analysis into consideration with regard to existing and adjacent land uses, the *Town of Ridgeland Comprehensive Plan*, and other plans. The design shall provide adequate internal access and safe and suitable external access that is well integrated with existing roads, prevent adverse impacts to adjacent land uses, provide adequate usable open space and connections to existing parks and recreational activities as possible, and assure compatibility with the Town's future growth plans.

4.7.3 Consideration of natural resources. Site design shall take into consideration the site analysis and existing natural features. Natural features of the site shall be preserved and impacts to sensitive environmental areas minimized to the extent practicable when designing the development.

A. The design shall also avoid impacts to ground water and aquifer recharge by avoiding clear cutting, reducing impervious cover, and other activities.

B. The following natural features and resources are to be specifically protected and preserved: wetlands, unique natural areas, trees with a diameter of twenty-four (24) inches or more at breast height, flood plains and floodways, endangered species habitats, and historic structures.

4.7.4 Lots. Lots shall be in proper relationship to road and block design with respect to size, width, depth, grade, and orientation and shall be appropriately designed to accommodate topological conditions and proposed use(s).

A. All lots shall be directly accessible by public road.

B. All lots shall be aligned at right angles to straight road rights-of-way and radial to curved road rights-of-way as much as practicable.

C. All lots shall meet the minimum size requirements listed within the relevant zoning district.

D. Flag lots are not permitted. A flag lot is a lot subdivided such that one (1) lot lies behind another with a long, narrow strip of land providing access to a road.

4.7.5 **Easements.** Drainage and utility easements shall be provided whenever required.

- A. Drainage easements shall be provided along all streams, water course, or drainage ways. The easement shall conform to the water course and shall be a minimum of twenty (20) feet wide. The Town Administrator may require additional width when deemed necessary to provide for adequate storm water flow, maintenance, or improvements.
- B. Utility easements, wherever required, shall be a minimum of twenty (20) feet wide as approved by the utility provider. No structures or trees shall be placed in the easement. The property owner shall maintain easements.
- C. Only easements accepted by the Town for public maintenance shall be maintained by the Town.
- D. Access to easements by appropriate entities (utility providers, the County, and/or the Town) shall be provided in the deed to properties with easements.

4.7.6 **Road design.** All roads are to be constructed to the specifications of the *South Carolina Standard Specifications for Highway Construction Manual*.

- A. Street systems shall be designed to permit safe, orderly, and efficient movement of traffic with consideration taken for the existing topography. Linkages to existing and proposed Town and county roads and between adjacent residential developments must be provided. Streetscapes shall be attractively designed and constructed.
- B. Controlled access to streets is only permitted with approval of the Planning Commission and Town Council.
- C. Construction of alleys is permitted in commercial and industrial developments to provide loading and service access. Alleys must be paved.
- D. Roads permanently closed at one (1) end (cul-de-sacs) shall not exceed seventeen hundred (1,700) feet in length from the right of way to the street's beginning to its end, including the entire width of the paved area of a turn around.
- E. All single-opening roads, including temporary roads extending further than one (1) property length, shall have a turn around at the closed end. The turnaround shall have a minimum radius of fifty (50) feet and a minimum curb radius of forty (40) feet.

- F. All roads shall intersect at ninety (90) degrees, or as close as possible and no more than two (2) streets shall intersect at any one (1) point. Roads intersecting at opposite sides of another road shall have their center lines directly opposite.
- G. Road rights-of-way shall be a minimum of fifty (50) feet and alley rights-of-way shall be a minimum of twenty (20) feet.
- H. Shoulders shall be paved and a minimum of ten (10) feet wide to accommodate pedestrian, cycling, and alternate methods of traffic.
- I. Roads within areas of potential flooding shall be constructed on the ten-year flood line, as shown on FEMA maps, at a minimum.
- J. The *South Carolina Comprehensive Planning Enabling Act of 1994*, gave responsibility for naming roads to planning commissions. Prior to road naming, the Ridgeland Planning Commission must request approval for selected street names from the Jasper County Office of E-911 to ensure that there is no duplication or near duplication of street names.
- K. Design and placement of traffic signs shall conform to the U.S. Department of Transportation's *Manual of Uniform Traffic Control Devices for Streets and Highways*. A minimum of two (2) street signs shall be provided at each four-way intersection and one (1) at each three-way intersection. Sign design must be approved by the Town Administrator.
- L. Streetlights shall be provided by the developer at all intersections and at a minimum spacing of three hundred (300) feet along all roads.

4.7.7 Parking requirements. Minimum parking requirements for specific uses are included in zoning district descriptions. The following are general requirements. Landscaping requirements for parking areas are also included in each zoning district.

- A. The Town Administrator, with approval of the Planning Commission, may reduce parking requirements in the following instances:
 - 1. When uses in the same or adjacent development have different peak parking hours and provide written evidence of willingness to share spaces. This request must be accompanied by adequate proof of parking use.

2. When fewer parking spaces are needed due to special designs and traffic mitigation measures incorporated into the parking lot design and circulation plan.
- B. Required off-street parking must be on the same lot as the building or use for which it is to be used.
 - C. Parallel parking spaces shall be a minimum of nine (9) feet by twenty-four (24) feet. Another parking spaces shall be a minimum of nine (9) feet by (18) feet. Parking allotments for handicapped parking shall conform to federal standards. Aisle widths shall be a minimum of twenty-two (22) feet to serve ninety (90) degree parking and a minimum of eighteen (18) feet for all other parking.
 - D. Paving may consist of cement, asphalt, crushed stone, semi-pervious pavers, or other material not including gravel.
 - E. Parking areas accommodating five cars or more shall have individual spaces marked. Signage may be required for larger parking areas.
 - F. When two (2) or more uses share a parking area, the total number of spaces cannot be less than the sum of the spaces required for each use.
 - G. Off-street parking spaces must be separated from paths, sidewalks, roads, and landscaped areas by a curb or other protecting device.
 - H. All exits from an off-street parking area shall be designed to necessitate forward motion when entering roads. No entrance or exit can be places closer than fifty (50) feet from an intersection.
 - I. Parking areas to be used at night are to be adequately lighted.
 - J. No automotive sales or repair is permitted in off-street parking areas.
 - K. All off-street parking areas are to be well maintained at the owner's expense.
 - L. Structures, buildings, or uses that are expanded after the implementation of this ordinance shall be required to meet the new parking standards based on the expansion.
- 4.7.8 Off-street loading.** Every commercial and industrial activity shall have space for off-street loading on the same lot and behind the activity that it serves. No vehicle being loaded or unloaded shall be parked in a public street or extend into a public walkway.

4.7.9 Accessory buildings. Placement of all structures for accessory uses shall be within required setbacks and height limitations. No manufactured home, shipping container, or recreational vehicle shall be used as an accessory building. No accessory building shall be placed in a front yard or in a buffer. Requirements for specific accessory buildings are described in zoning district descriptions.

4.7.10 Measurements. All measurements specified in this ordinance are minimum requirements for all site clearing, development, construction, or alterations to land or structures within the jurisdiction of this ordinance.

A. Setbacks shall be measured inward toward the center of a lot from all points along the front, side, and rear property lines of the lot. The remaining area of the lot that is not included in any setback areas is the "buildable area" of the lot, the space within which a building may be placed.

1. On corner lots and existing double frontage lots, setbacks on both roads shall meet the minimum requirements of front setbacks.
2. In partially developed areas, front setbacks for lots between existing buildings of differing setbacks may be calculated as the average of the two (2) adjacent lots, but in no case can the front setback be less than fifteen (15) feet.

B. The height of a structure or tree is measured from the base of the structure or tree to its highest point.

C. The number of principal buildings on any lot shall not exceed one (1), with the exception of manufactured homes in parks and industrial structures within the Industrial District.

D. Projections from a building shall not intrude more than two (2) feet into any required setback area. Projections include eaves, windowsills, other architectural features, and window air conditioning units. Decks and porches are not considered architectural features. Steps and heating and cooling units may not be placed within three (3) feet of a property line.

E. Fences, walls and hedges may be placed along the property line or within setback areas, but must not constitute an impediment to visibility at intersections or driveways.

Section 4.8

GENERAL REQUIREMENTS FOR SIGNS

- 4.8.1 The Town of Ridgeland regulates the number, size, placement, and physical structure of all signs within its jurisdiction.
- 4.8.2 Each zoning district has specific requirements as to the number, size, placement, and physical structure of signs within each district that must be followed.
- 4.8.3 Signage plans are required for sign permits covering any of the following: two (2) or more adjacent properties under the same ownership; a single lot with more than one (1) principal use, such as a shopping center; and a Planned Development District. The plan shall specify standards for consistency in size, color, style, material, and location. Once approved by the Town Administrator, the plan is binding on all uses occupying the affected lots.
- 4.8.4 Nonconforming signs shall be removed or brought into conformance within three (3) years of the effective date of this ordinance; or when there is a change in business ownership, type, or name; or if the sign becomes damaged at more than fifty (50) percent of replacement cost. At such time that a nonconforming sign must be removed or come into conformance, owners or parties responsible for these signs will be notified by the Town Administrator in writing that the sign must be removed or come into conformance within thirty (30) days or notification. Failure to comply with the notice may result in the removal of the sign by the Town and the costs of removal collected in the manner prescribed by law.
- 4.8.5 Only the following signs are permitted in public rights-of-way: governmental public information signs, traffic control and emergency signs, historical signs and markers, and postings of legal notice. Political signs and temporary directional signs are also permitted in public rights-of-way for a period of time not to exceed ninety (90) days.
- 4.8.6 Signs extending over pedestrian walkways shall have a minimum clearance of eight (8) feet above the walkway directly below the sign. Signs extending over parking areas shall have a minimum clearance of fourteen (14) feet above the driving surface directly below the sign.
- 4.8.7 All permanent signs must be composed of durable all-weather materials and all painting and lettering must be completed in a professional manner.
- 4.8.8 Light from illuminated signs shall not trespass onto adjacent properties. Illuminated signs must not resemble traffic or emergency lighting that could cause drivers to become disoriented.

4.8.9 Measurement of a sign face for compliance with this ordinance does not include foundations or supports, but only the face of the sign from edge to edge. Double facing signs are only measured on one (1) side. Multiple signs on one (1) post and signs composed of more than one (1) piece are measured cumulatively as one (1) sign face.

4.8.10 All signs not expressly permitted in this ordinance are prohibited. Examples of prohibited signs include: signs containing the words *stop* or *danger* in a large type face that could be mistaken for traffic control or emergency signs; signs attached to trees, fence posts, stationary vehicles, or utility poles; abandoned signs or those referring to businesses, products, or services that are no longer available; and poorly maintained signs that are structurally unsound and cannot meet minimum safety standards.

Section 4.9 GENERAL REQUIREMENTS FOR BUFFERS, LANDSCAPING, AND TREE PROTECTION

4.9.1 **Buffers.** Buffers shall be required to ensure compatibility of adjacent land uses. Specific buffer requirements regarding location, width, density, and suggested vegetation or fence type are included within each zoning district. The measurements are minimums.

- A. Existing vegetation, including all trees, shall be retained to the extent practicable. In no case, shall the developer clear cut an area that is to be a buffer. The undergrowth may be cleared in a buffer area; however, some shrubs must be retained or replaced to ensure an effective screen.
- B. A buffer may not extend into a front setback or limit traffic visibility.
- C. Only fences and landscaping walls are permitted in buffers, no other construction is permitted. Parking is prohibited in buffers.
- D. It is the responsibility of the developer of the new use to provide any required buffers. Maintenance is the responsibility of the property owner and includes appropriate watering to ensure continued growth, removal of dead wood and debris, weeding where necessary, and proper maintenance of fences and landscape walls. Property owners with improperly maintained buffers will receive a written notice from the Town Administrator. Failure to comply with the notice within thirty (30) days may result in the maintenance of the buffer by the Town and the costs of maintenance collected in the manner prescribed by law.

- E. At installation or planting, all evergreen trees and/or shrubs used to fulfill buffer area requirements shall be not less than six (6) feet in height, and all deciduous trees shall be not less than eight (8) feet in height.

4.9.2 Landscaping. An open space permanently used for the growing of shrubs and plants with other decorative features improves the appearance of public rights-of-way, parking lots, and public spaces. Landscaping also improves air quality and reduces storm water runoff.

- A. Specific landscaping requirements regarding location, width, density, and suggested vegetation or fence type are included within each zoning district. The measurements are minimums.
- B. A landscaping plan is required when applying for a certificate of zoning compliance for other than one (1) single-family or duplex residential construction. The scaled plan must include all structures, roads, designated areas for landscaping, plant materials, and any other features to be installed.
- C. All parking areas with ten (10) or more spaces must provide landscaping along public rights-of-way. Parking areas with twenty (20) spaces or more shall provide interior landscaping to guide traffic flow and to break up expanses of paving.
- D. Internal landscaping is required for all institutional, office industrial, and commercial development. Minimum percentages of the property to be landscaped are included within each zoning district description.
- E. It is the responsibility of the developer of the new use to provide any required landscaping. Maintenance is the responsibility of the property owner and includes appropriate watering to ensure continued growth, removal of dead wood and debris, weeding where necessary, and proper maintenance of fences and landscape walls. Property owners with improperly maintained landscaping along a public right-of-way will receive a written notice from the Town Administrator. Failure to comply with the notice within thirty (30) days may result in the maintenance of the landscaped area by the Town and the costs of landscaping collected in the manner prescribed by law. The Town also reserves the right to require the property owner to replace dead or unsightly plants, shrubs or trees from landscaped areas along public rights-of-way.

4.9.3 Tree Protection. Live oak and palm trees measuring six (6) inches or larger in diameter at a height of fifty-four (54) inches shall be designed as significant trees. Significant trees shall be protected to the extent

practicable. No person or party may destroy or remove a significant tree in violation of this ordinance.

- A. A tree survey is required prior to development of land. The survey shall indicate all trees over six (6) inches in diameter at chest height, trees to be removed, trees to be preserved, locations of proposed structures and improvements, and areas to be cleared. A tree survey is required prior to the issuance of a certificate of zoning compliance.
- B. Project design shall incorporate tree preservation, particularly the preservation of significant trees.
- C. During development, barriers shall mark a protective zone around the drip line of all trees to be preserved. No activity shall take place within this zone including grading, paving, or equipment storage.
- D. The Town Administrator may approve the removal of diseased trees or those that pose a threat to public safety and health.
- E. Exceptions to this Section include the removal of trees during wetlands mitigation and necessary tree removal during emergency situations as approved by the Town Administrator.

Section 4.10 VISIBILITY AT INTERSECTIONS

No fence, wall, terrace, sign, vegetation, structure, or object capable of obstructing driver vision between the heights of three (3) to ten (10) feet above finished street level shall be permitted on a corner lot within twenty-five (25) feet of the point created by the intersection of street right-of-way lines which bound said lot. At the intersection of any private drive or entrance/exit directly accessing a public street, no fence, wall, hedge, structure, or planting over two and a half (2.5) feet in height shall be erected, placed, planted, or maintained that provides a visual impairment to visibility.

Section 4.11 DEVELOPMENT IN FLOOD HAZARD AREAS

Development in flood hazard areas as defined on FEMA maps shall not interfere with the watercourse or flow into an impounding basin. No buildings or structures shall be constructed in flood hazard areas unless they are adequately protected from flooding and will not impede water flow. No fill, levee, or other construction shall be approved unless mitigation is made to prevent expansion of flood hazard areas. The developer must provide substantial evidence of the potential impacts, lack of impacts, and mitigation measures.

ARTICLE V. RESIDENTIAL DISTRICTS

5.1. Single Family Residential District (SFR)

Areas designated as Single Family Residential Districts (SFRs) shall be developed and reserved for low density residential purposes. The regulations that apply within this district are designed to encourage the restoration and preservation of historic and/or traditional buildings and to encourage new development that may be varied in design but that relates to and is compatible with the specific area, street or block in which it is located; to discourage any unwarranted encroachment of commercial, industrial or other uses capable of adversely affecting the character of the district.

No more than one (1) single-family dwelling shall be located on a single lot or lot of record. Multi-family units are regulated separately.

5.1.1 Permitted Uses. Single-family residences with a maximum density of 4.8 dwelling units per acre (or lots of 9,000 square feet in size) are permitted in this District. Other uses permitted outright, or permitted with conditions or as special exceptions in the SFR, are shown in Table 5.1. Uses not listed in this table are not permitted in the SFR, but may be allowed by a determination of similarity by the Planning Commission

Table 5.1. Single-Family Residential District – Permitted Uses

Use	Permitted	Conditional Use	Special Exception
Single-family, lot-constructed or manufactured dwelling	X		
Accessory uses		X	
Agriculture, silviculture, and horticulture		X	
Country club			X
Day care center		X	
House of worship			X
Professional Offices		X	
Public and private schools		X	
Publicly-owned building, facility, park, or land, including public/private utility structures			X
Studios of artists, designers, architects, etc.		X	

5.1.2 Conditional Uses. The purpose of a conditional use is to provide for uses which possess unique and special characteristics, making impractical their inclusion as outright permitted uses in the underlying zoning district. Such uses shall not be incompatible with the type of uses permitted in surrounding areas. Location and approval of designated conditional uses shall be subject to *review* by the Planning Commission. A conditional use may be approved, if it is demonstrated that the proposed use will be compatible with other uses and structures in the neighborhood

and that it satisfies all relevant requirements of this ordinance and the following general criteria:

- A. The use is listed as a conditional use in the underlying zoning district;
- B. The use is consistent with those goals and policies of the Zoning Ordinance which apply to the proposed use;
- C. The amount of new vehicular traffic generated by the use is not disruptive to the surrounding neighborhood;
- D. The parcel is suitable for the proposed use considering its size, shape and location;
- E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
- F. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and
- G. The use is or can be made compatible with existing uses and other allowable uses in the area.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Limiting the amount of traffic to be generated by the use;
- E. Increasing the number of required off-street parking spaces;
- F. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- G. Prescribing exterior finish for buildings or additions thereto.

5.1.3. Special Exceptions. Special exceptions shall also be reviewed by the Planning Commission for a determination of conformance. The review and approval procedures and the factors and conditions which will be evaluated by the Planning Commission are the same as those discussed in "Conditional Uses" (above).

5.1.4. Accessory Uses. The design of the accessory structure shall relate to the design of the primary residence and shall not visually dominate it or the surrounding properties. Accessory uses are limited to:

- A. Private attached and detached garages and carports that are oriented and/or located to the side or the back of the dwelling unit.
- B. Storage sheds or tool rooms
- C. Detached greenhouse
- D. Children's playhouse and play equipment, including basketball apparatus, volleyball nets, swing sets, jungle gyms
- E. Private dish antennas/satellite earth stations under two (2) feet in diameter may be located anywhere within the property lines; larger satellite dishes may not be located in a front or side yard and must be screened from adjacent properties.
- F. Private above-grade or below-grade swimming pools and pool houses.
- G. Artists' studios and workshops.
- H. Garage Apartments/Accessory Dwelling Units are permitted provided that:
 - 1. Exterior design of the accessory unit is compatible with the existing residence on the lot through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices (see examples below and on the following page).



Garage Apartment at Rear of Primary Residence



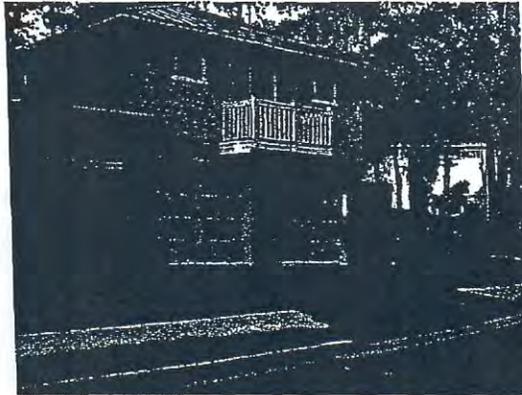
Garage and Apartment on Alley at Rear of Residence

2. The exterior design is in harmony with and maintains the scale of the neighborhood.
3. The accessory unit does not result in excessive noise, traffic or parking congestion.
4. The site plan provides adequate open space and landscaping that is useful for both the accessory dwelling unit and the primary residence. Open space and landscaping provides for privacy and screening of adjacent properties.



Alleys Leading to Garage Apartments at Rear

5. The location and design of the accessory unit maintains a compatible relationship to adjacent properties (see example on following page).



6. Major access stairs, decks, entry doors and major windows are limited to the walls facing the primary residence or to the alley, if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized.

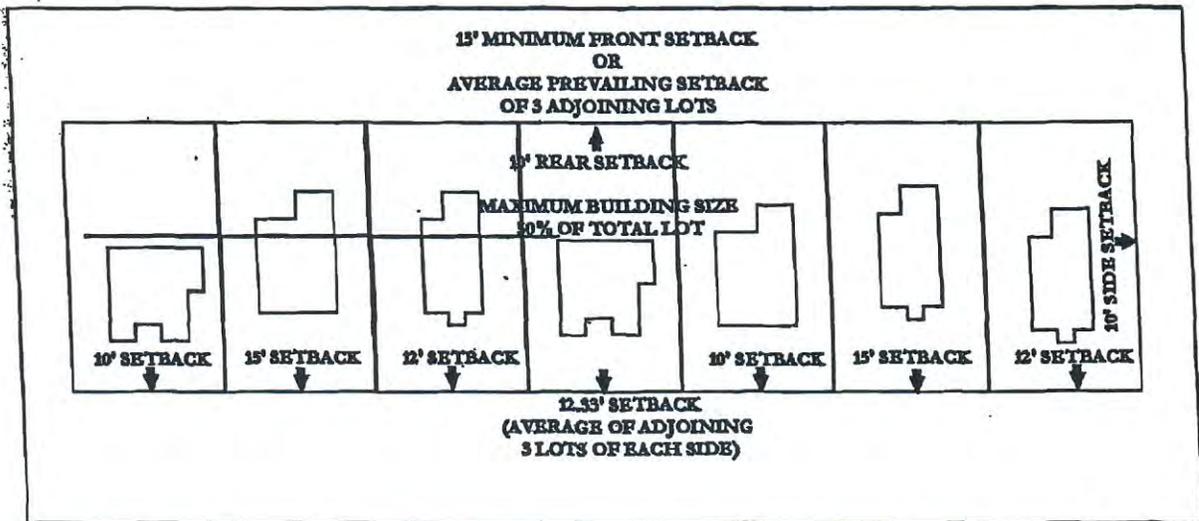
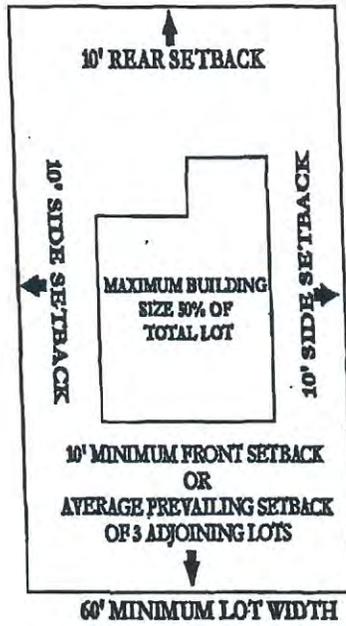
7. The property owner must occupy either the primary or accessory dwelling.

8. One parking space shall be provided on-site for each studio and one bedroom accessory unit. Two parking spaces shall be provided on site for each two bedroom accessory unit. Parking for the accessory unit is in addition to the required parking for the primary residence.

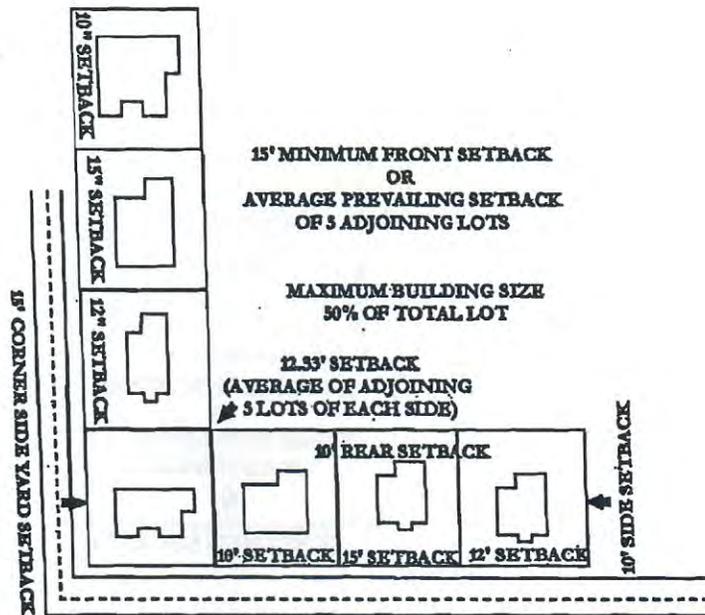
5.1.5 Development Standards. New construction is required to meet the following basic standards, as shown in Table 5.2. , unless incentives have been granted by the Town in return for specific conditions (see Section 3, "Zoning Incentives"). Following the table are illustrations of the standards.

Table 5.2. SFR Development Standards

Minimum lot size	9,000 sq ft
Minimum lot width	60 ft
Front setback (build up to)	10 ft minimum, 15 ft maximum or average prevailing setback of 3 adjoining lots either side of the proposed lot.
Side setback	10 ft
Corner side yard	15 ft
Rear yard	10 ft
Maximum building size (% of total lot)	50%



Average prevailing setback of 3 adjoining lots either side of the proposed lot



5.1.6. Parking. For all single dwellings erected after the adoption of this ordinance, two (2) off-street parking spaces shall be provided.

5.1.7 Signage. The following signs shall be allowed in SFR districts and are exempt from permits:

- A. House numbers
- B. Election signs
- C. Home occupation signs. One (1) unlighted sign less than two (2) square feet in size mounted on a wall of the principal building.
- D. Directional signs
- E. Parking and traffic signs
- F. Temporary construction signs
- G. Real estate marketing signs. One (1) sign per firm per street frontage pertaining to the sale or lease of the premises. The sign shall have a maximum of six (6) square feet in surface area per side and be a maximum of three and one-half (3.5) feet high.

5.1.8 Landscaping. Front yards and side yards of all dwellings that front on public streets shall be landscaped, except for the area which is devoted to driveways and off-street parking space. Per section 3.8.1, a landscaping plan may be required.

5.1.9 Home Occupations. A home occupation, or home-based business, is that accessory use of a dwelling that shall constitute either entirely or partly the livelihood of a person living in the dwelling. Home-based businesses shall be subject to the following:

- A. All home occupations or home-based businesses must be licensed as businesses by the Town of Ridgeland.
- B. The primary use of the structure must remain as a single-family residence. No more than twenty-five (25) percent, to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for the purposes of a home occupation.
- C. A home occupation shall be conducted solely by resident occupants plus no more than two (2) additional full-time equivalent employees.
- D. There shall be no outside storage or processing. All activity must be conducted within a pre-existing structure.
- E. The activity produces no alteration or change in the residential character or outside appearance of the primary structure.
- F. No goods are located on site except for samples or designs produced on site.
- G. The activity shall be subject to all business licenses, revenue collection ordinances and other codes of the Town of Ridgeland and the State of South Carolina.
- H. Activities specifically prohibited include repair or service of motor vehicles and other large equipment; service or manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightly appearance, heat, glare, vibration, smoke, dust, electrical interference, unhealthy conditions or odor; and any activity which may affect surrounding property.
- I. There shall be no exterior display or signage allowed except for one (1), unlighted sign less than two (2) square feet in size mounted on a wall of the principal building.
- J. There is no outside storage of goods or materials.
- K. No traffic or parking activity, sewerage or water use shall be generated by the activity in greater volumes than would normally be expected in a residential neighborhood; any need for parking generated by such home occupation shall be met off the street and other than in a required front yard.

5.2. High Density Residential (HDR)

Areas designated as High Density Residential Districts (HDRs) shall be developed and reserved for medium-high density and multi-family residential purposes and also for limited professional office, retail and other business purposes that complement the surrounding neighborhoods or areas in which they are located. The regulations that apply within this district are designed to encourage the development of pedestrian-oriented neighborhoods that accommodate several different types of dwellings and related neighborhood-scale commercial uses and to encourage the development of live-work units. They are also intended to discourage the unwarranted encroachment of large-scale commercial, industrial or other uses capable of adversely affecting the existing design character of the district.

5.2.1. Permitted Uses. Single-family dwelling units with a maximum density of 8.6 dwelling units per acre or five thousand (5,000) square feet in size or multi-family units at a density of 25 units per gross acre are permitted in this District. Other uses permitted outright, or permitted with conditions or as special exceptions in the HDR are shown in Table 5.3. Uses not listed in this table are not permitted in HDR, but may be allowed by a determination of similarity by the Planning Commission.

Table 5.3. High Density Residential District – Permitted Uses

USE	Permitted	Conditional Use	Special Exception
Single-, two-, or multi-family, lot-constructed or manufactured dwelling	X		
Accessory uses		X	
Agriculture, silviculture, and horticulture		X	
Assembly hall		X	
Bed and Breakfast Inns		X	
Country club			X
Day care center		X	
House of worship		X	
Live-work units		X	
Museum, historical displays		X	
Nursing homes and assisted living facilities		X	
Professional Offices		X	
Public and private schools		X	
Publicly-owned building, facility, park, or land, including public/private utility structures			X
Retail, limited to boutique, convenience or specialty stores		X	
Rooming houses/boardingshouses		X	
Studios of artists, designers, architects, etc.		X	

5.2.2 Conditional Uses. The purpose of a conditional use is to provide for uses which possess unique and special characteristics, making impractical their inclusion as outright permitted uses in the underlying zoning district. Such uses shall not be

incompatible with the type of uses permitted in surrounding areas. Location and approval of designated conditional uses shall be subject to *review* by the Planning Commission.

A conditional use may be approved, if it is demonstrated that the proposed use will be compatible with other uses and structures in the neighborhood and that it satisfies all relevant requirements of this ordinance and the following general criteria:

- A. The use is listed as a conditional use in the underlying zoning district;
- B. The use is consistent with those goals and policies of the Zoning Ordinance which apply to the proposed use;
- C. The amount of new vehicular traffic generated by the use is not disruptive to the surrounding neighborhood;
- D. The parcel is suitable for the proposed use considering its size, shape and location;
- E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
- F. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use;
- G. The use is or can be made compatible with existing uses and other allowable uses in the area;
- H. A **Bed and Breakfast** is a single-family dwelling where lodging is offered for compensation, having no more than five (5) sleeping rooms for this purpose. Bed and breakfast operations that are undertaken from within a residence shall be considered as home occupations, and shall comply with the standards and limitations of that section of this ordinance.
- I. In the case of **Boarding and Rooming Houses**, the use shall be licensed as a business by the Town of Ridgeland and shall be subject to the regulations of and inspections by the South Carolina Department of Health and the Town of Ridgeland (including any ordinances regulating the rental of residential property) regarding such matters as waste water disposal, occupancy, health and safety.
 1. When the facility has more than two rooms for rent, an on-site examination of the premises shall be made by a health inspector.

2. An on-site examination of the premises shall be made by local fire department personnel to determine if fire and safety code requirements are being complied with.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Limiting the amount of traffic to be generated by the use;
- E. Increasing the number of required off-street parking spaces;
- F. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- G. Prescribing exterior finish for buildings or additions thereto.

5.23. Special Exceptions. Special exceptions shall also be reviewed by the Planning Commission for a determination of conformance. The review and approval procedures and the factors and conditions which will be evaluated by the Planning Commission are the same as those discussed in "Conditional Uses" (above).

5.24. Accessory Uses. The design of the accessory structure shall relate to the design of the primary residence and shall not visually dominate it or the surrounding properties. Accessory uses are limited to:

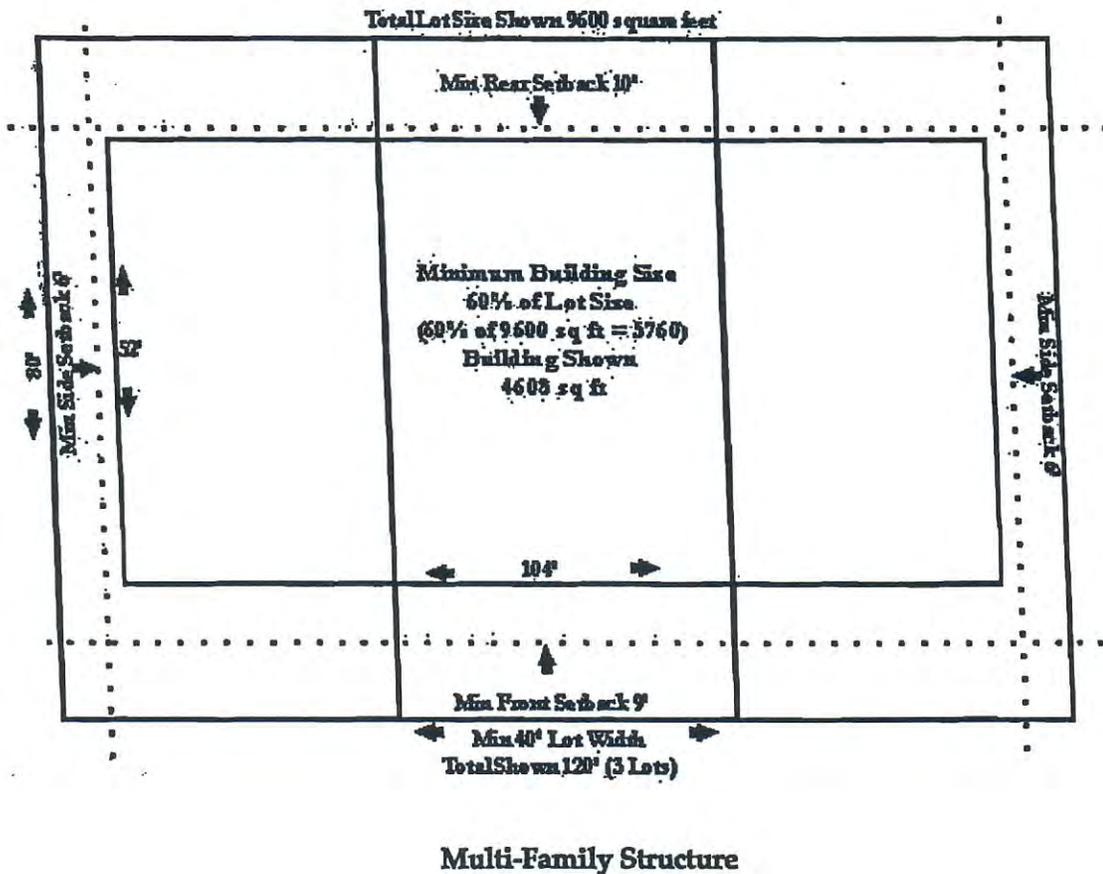
- A. Private attached and detached garages and carports that are oriented and/or located to the side or the back of the structure
- B. Storage sheds or tool rooms
- C. Detached greenhouses
- D. Children's playhouse and play equipment, including basketball apparatus, volleyball nets, swing sets, jungle gyms
- E. Private dish antennas/satellite earth stations under two (2) feet in diameter may be located anywhere within the property lines; larger satellite dishes may not be located in a front or side yard and must be screened from adjacent properties.
- F. Private above-grade or below-grade swimming pools and pool houses.
- G. Artists' studios and workshops.

5.25. Development Standards. New construction is required to meet the following basic standards, as shown in Table 5.4. (next page) , unless incentives have been granted by

the Town in return for specific conditions (see Section 3, "Zoning Incentives"). Following the table is an illustration of the standards applied to a multi-family structure and an illustration of the standards applied to a single-family dwelling unit.

Table 5.4. Proposed HDR Development Standards

Minimum lot size	5000 sq ft
Minimum lot width	40 ft
Front setback (build up to)	9 ft minimum, 12 ft maximum or average prevailing setback of 3 adjoining lots either side of the proposed lot.
Side setback	6 ft
Corner side yard	20 ft
Rear yard	10 ft
Maximum building size (% of total lot)	60%





Single-Family Dwelling Unit

- 5.2.6. Parking.** All required parking facilities shall be located on the same lot as the building served. Parking to the rear of the main structure is encouraged (see "Zoning Incentives" section following this). For all single- or two-family or multi-family dwellings erected after the adoption of this ordinance, two (2) off-street parking spaces shall be provided. In addition, all multi-family dwellings shall provide .25 spaces per dwelling unit for guest parking. Businesses shall provide one parking space for every 250 square feet of retail or office space.
- 5.2.7 Noise and light trespass.** No commercial activity in the HDR shall constitute a noise or light nuisance to a residential property.
- 5.2.8 Signage.** The following signs shall be allowed in HDR districts and are exempt from permits:
- House numbers
 - Election signs
 - Home occupation signs. One (1) unlighted sign less than two (2) square feet in size mounted on a wall of the principal building.

- D. Directional signs
- E. Parking and traffic signs
- F. Temporary construction signs
- G. Real estate marketing signs. One (1) sign per street frontage pertaining to the sale or lease of the premises. The sign shall have a maximum of six (6) square feet in surface area per side and be a maximum of three and one-half (3.5) feet high.
- H. Multi-family entry signs
- I. Multi-family identification signs

Businesses within HDRs shall have the ability to identify their operations by on-premise signs that are visible to passersby, but do not detract from the residential atmosphere of the area.

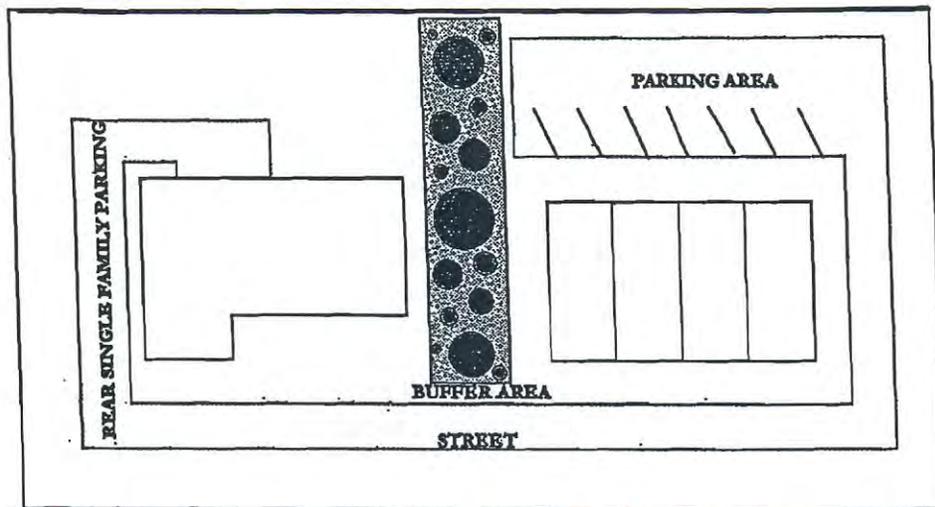
Business Signage General Guidelines

- A. The scale and proportions of the sign should take into account the scale and proportions of the building on which it is mounted.
- B. Size of individual signs should be limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.
- C. All signs shall be designed in good taste and protect the character of the neighborhood in which it is placed.

5.29. Landscape and Buffers. The landscaping and buffering requirements in the High Density Residential district (HDR) are intended to protect and preserve the appearance, character, safety and welfare of the neighborhoods. The arrangement of trees and shrubs shall be done in a manner that provides separation between multi-family residences and lower density housing (note drawing below).

Front yards and side yards of all dwellings that front on public streets shall be landscaped, except for the area that is devoted to driveways and off-street parking space.

Buffer Areas. Buffer areas are required in HDRs to screen high density residential development from adjacent lower density residential uses, thereby preventing land use incompatibilities. Buffer areas in the HDR shall be medium-density screen landscaping located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line; the diagram on the following page illustrates this approach. They shall not be located on any portion of an existing street or right-of-way; however, they may occupy part or all of any front, side, rear yard or setback required to separate nearby single-family residential areas from multi-family residential development.



Landscaping of on-site parking. The landscaping of the off-street parking facilities shall meet the following criteria:

- A. A landscape plan shall be submitted with the required site plan.
- B. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveway entrances and exits.
- C. All plant material shall be installed to not alter the drainage patterns in the HDR districts.
- D. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
- E. Minimum landscaping shall be one (1) canopy tree per every ten (10) spaces and one hundred (100) square feet of landscaping area per ten (10) spaces.
- F. Permeable areas are required to reduce the impacts of storm-water runoff created by development. Paving with impervious surfaces such as asphalt or concrete shall be limited to fifty (50) percent of the parking area surface.

5.2.10. Home Occupations. A home occupation, or home-based business, is that accessory use of a dwelling that shall constitute either entirely or partly the livelihood of a person living in the dwelling. Home-based businesses shall be subject to the following:

- A. The primary use of the dwelling unit must remain as a single-family residence. No more than twenty-five (25) percent shall be used for the purposes of a home occupation.

- B. A home occupation shall be conducted solely by resident occupants plus no more than three (3) additional full-time equivalent employees.
- C. There shall be no outside storage or processing. All activity must be conducted within a pre-existing structure.
- D. The activity produces no alteration or change in the residential character or outside appearance of the primary structure.
- E. No goods are located on site except for samples or designs produced on site.
- F. The activity shall be subject to all business licenses, revenue collection ordinance and other codes of the Town of Ridgeland and State of South Carolina.
- G. Activities specifically prohibited include repair or service of motor vehicles and other large equipment; service or manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightly appearance, heat, glare, vibration, smoke, dust, electrical interference, unhealthy conditions or odor; and any activity which may affect surrounding property.
- H. There shall be no exterior display or signage allowed except for one (1) unlighted sign less than two square feet in size mounted on a wall of the principal building.
- I. There is no outside storage of goods or materials.
- J. No traffic or parking activity, sewerage or water use shall be generated by the activity in greater volumes than would normally be expected in a residential neighborhood; any need for parking generated by such home occupation shall be met off the street and other than in a required front yard.

5.3. Zoning Incentives

PURPOSE OF THE INCENTIVES

It is the purpose of this section to provide incentives to help achieve the Town of Ridgeland's planning and design goals of providing for new development and redevelopment that will mirror the community's existing patterns and structures and encourage a pedestrian-oriented environment. Zoning incentives are offered as opportunities to property owners and developers as a means to meet specific development goals while providing benefits to the community.

Such benefits shall not be considered an inherent right but shall be considered a privilege extended by the Town. Zoning incentives are designed to allow specific benefits to property owners, developers and end users of a property and not for the purpose of circumventing any other provisions of this ordinance.

For the purposes of this section, public benefit features are not considered to be the principal use on a zoning lot, but rather an accessory feature or use complimentary to the principal uses(s).

The incentives provide for increases in density or decreases in required parking, lot size, lot coverage or setbacks in exchange for the inclusion of one or more public benefit features, as listed below:

5.3.1 Exterior Design Density Incentive

Residential developments that restrict homes and accessory buildings to designs that reflect the traditional "Craftsman Cottage" features (see Section 4., following this for details) of the homes of the Town of Ridgeland are eligible to receive a density bonus of five (5) percent.

5.3.2 Traditional Grid Pattern Incentive

Residential developments that are designed as an extension of the Town of Ridgeland's traditional "grid" street pattern are eligible to receive a density bonus of ten (10) percent.

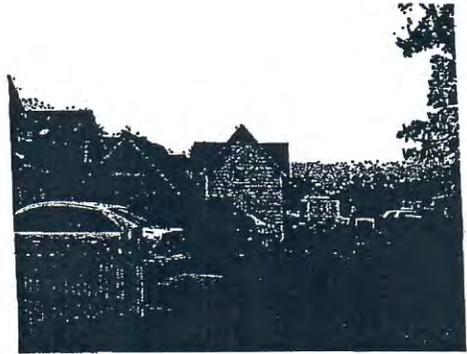
5.3.3 Pedestrian Walkways Incentive

Developments which install a system of pedestrian walkways that connect to the Town of Ridgeland's existing sidewalk circulation system are eligible to receive a density bonus of ten (10) percent. To be eligible for the density bonus, all inhabitable units within the development must be located within 500 feet of such a walkway.

5.3.4 Rear Garage/Alley Incentive

Residential developments that locate garages in rear yards are eligible for the following density bonuses:

- A. A twenty-five (25) percent reduction in front yard setbacks if garages are restricted to rear yards.
- B. A twenty-five (25) percent reduction in front yard setbacks and a five (5) percent density bonus if garages are restricted to rear yards and shared drives are utilized to access such garages.
- C. A twenty-five (25) percent reduction in front yard setbacks and a ten (10) percent density bonus if garages are restricted to rear yards and rear access alleys are utilized to access such garages.



Residential Development with Garages along Rear Alleys

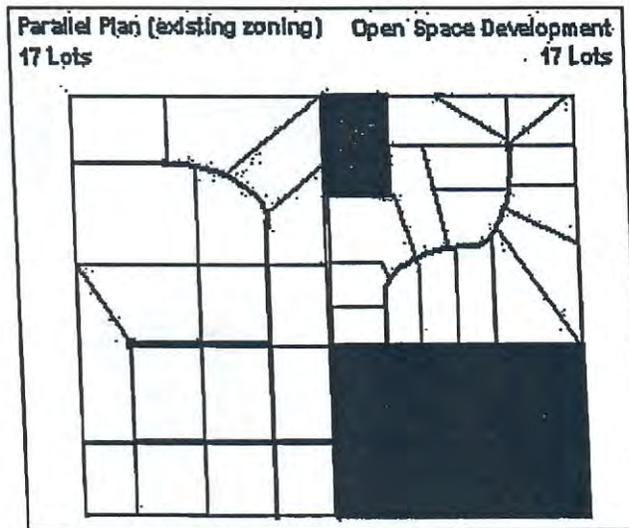


5.3.5 Housing Mix Incentive

Residential developments that provide a mix of housing sizes, including a minimum of fifteen (15) percent single-family homes of no more than 1000 square feet of living area shall be eligible for a ten (10) percent density bonus.

5.3.6 Open Space Incentive

Residential subdivisions that create more than five lots are eligible for the incentives set forth in this section. The number of dwelling units created in accordance with this regulation may not exceed the number which is theoretically possible according to the rules of the applicable zoning district. The maximum is determined by multiplying the total site acreage by the applicable maximum density (dwelling units per acre). In order to qualify for increased density based on the provision of common open space, the subdivision shall provide open space that is permanently preserved from development and is accessible to the general public.



Open space shall be designed to provide maximum preservation and enhancement of natural areas. Open space shall be preserved in useable spaces, and not as extensions of building lots, as oddly-sized and shaped lots or to dispose of land on which it is not feasible to build.

Residential developments that provide common open space shall be eligible for the following bonuses:

- A. A five (5) percent density bonus if fifteen (15) percent of the total acreage of the subdivision is dedicated open space.
- B. A ten (10) percent density bonus if twenty-five (25) percent of the total acreage of the subdivision is dedicated open space.

The incentives shall be granted if the following criteria are met:

1. To the maximum extent reasonably possible, open space parcels shall be contiguous with protected undeveloped land on adjacent parcels, in order to make the open space more useful to the community as part of a larger open space system;
2. To the maximum extent reasonably possible, open space parcels shall be located conveniently to the dwelling units they are intended to serve.
3. The ownership of the land, considered as Common Land, shall be separate and distinct and owned by all the landowners in the subdivision. It will be vested in a separate incorporated organization responsible for the use care and maintenance of the land as open space into perpetuity.

5.4 Craftsman Bungalow District Overlay Area (CBDOA)

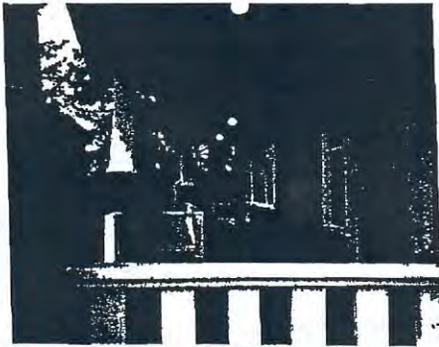
The Craftsman Bungalow District Overlay Area (CBDOA) is zoned Low Density Residential or General Commercial and is designed to encourage the preservation, maintenance, restoration and enhancement of a significant group of homes dating from approximately 1915 to 1930. The Town of Ridgeland is fortunate to have so many of these distinctive American structures. They should be considered as potential tourism development resources; other communities throughout the US have taken this approach and have made such districts visitor destinations. Many have had them officially designated as Historic Districts.



From an advertisement for a Sears mail-order bungalow in 1926. The Sunbeam home cost \$2,707.

New development of both single-family and multi-family dwellings, as well as renovations, in this area will be encouraged to not directly imitate the design of the existing structures but to incorporate the predominant architectural scale and proportions and specific elements such as verandahs, rooflines, window size and placement, door styles and construction materials. Some of the key required design characteristics and possible variations include:

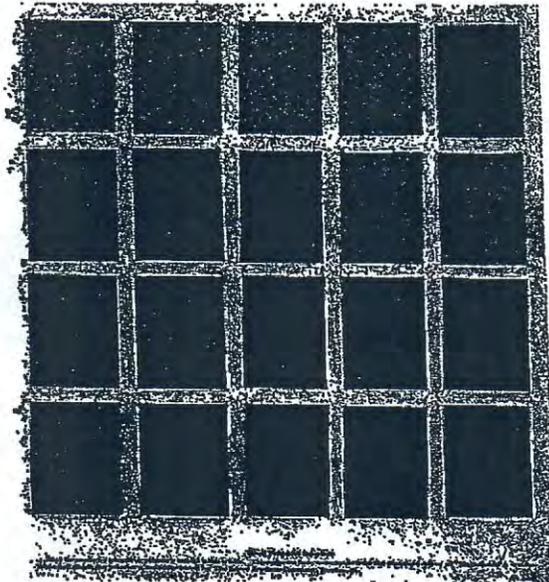
- Simple boxlike massing with a horizontal emphasis. Imaginative plan geometry and articulated plans that deviate from the rectangular box are permitted.
- Widely overhanging eaves;
- Rafters and ridge beams are usually exposed and extend beyond the wall and the roof;
- Generous porch and the porch can be a covered extension of the front gabled roof;
- Heavy columns or tapered posts on the porch, often with brick supports;
- Double-hung windows, sometimes with the top section divided into three or six sections.
- Broad gable or hipped main roof, typically 4:12. The roof pitch may be increased when tucking a second story living area under the roof.
- One or two large dormers;
- Horizontal wood siding, shingles, and stucco are the primary material. Brick is acceptable.
- Exterior paint colors conform to the samples palette on the following page:



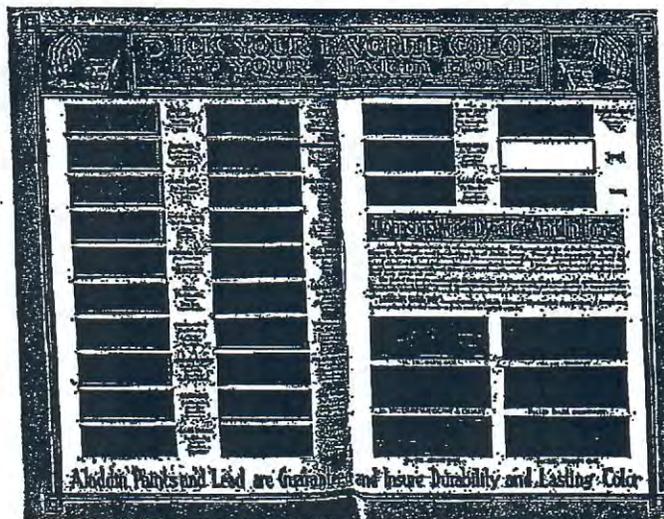
Porch



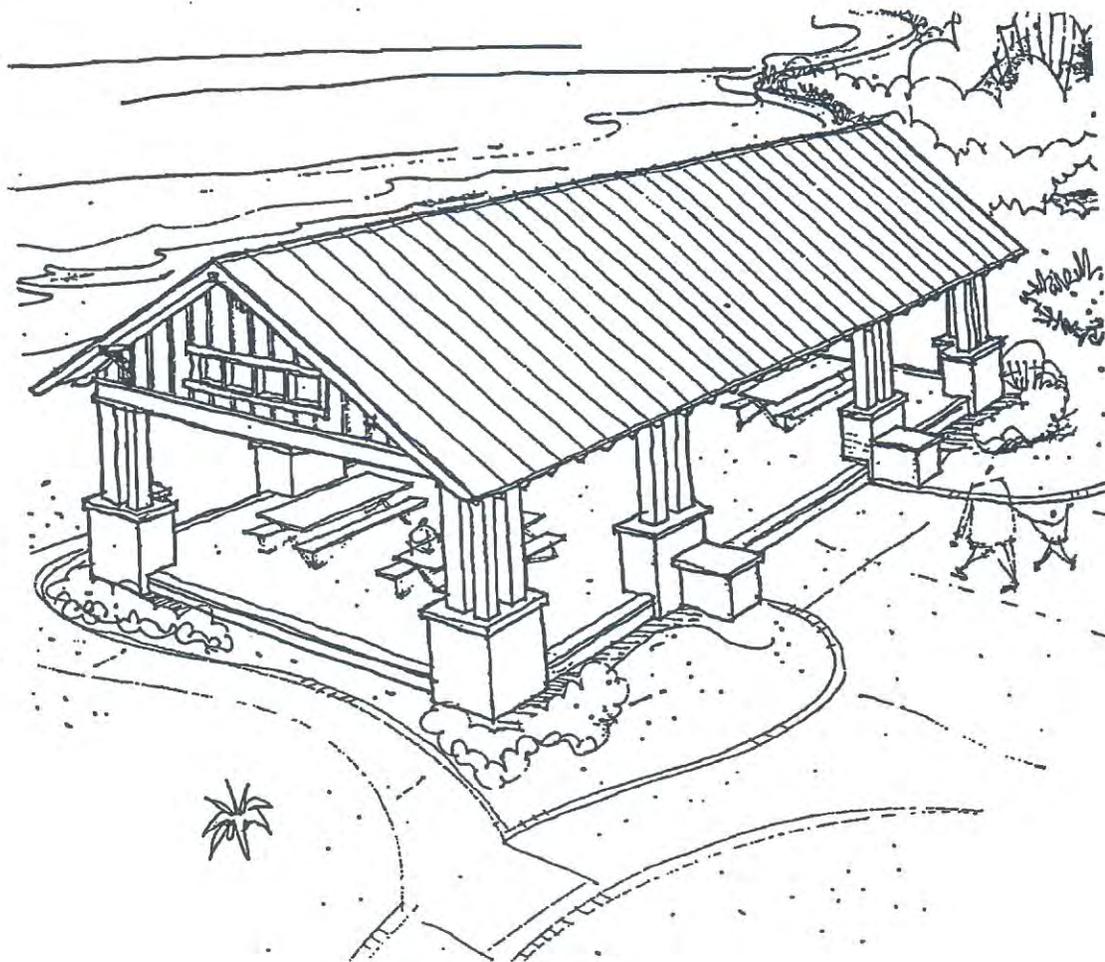
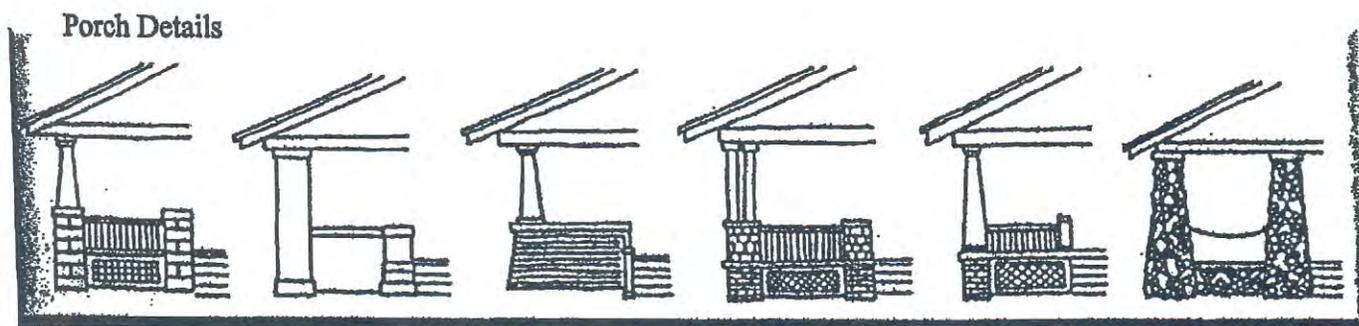
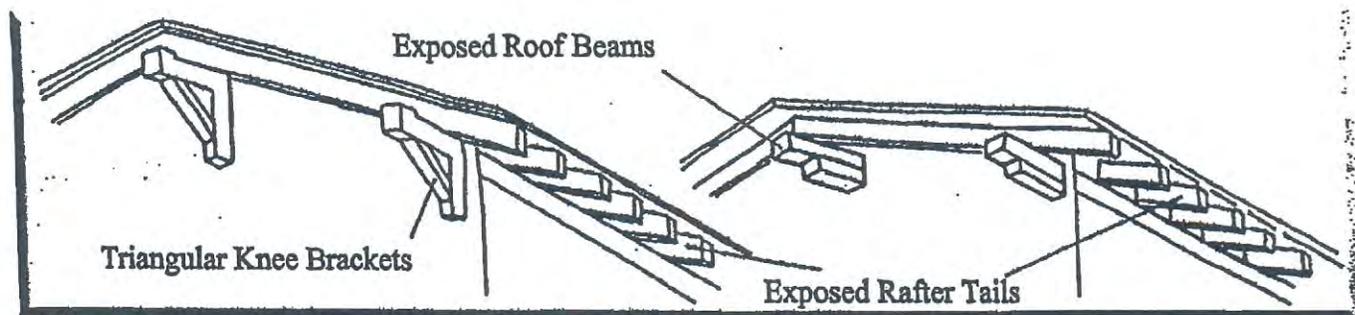
Roof Pitch and Dormer



Craftsman Color Palette



Historic Craftsman Color Samples



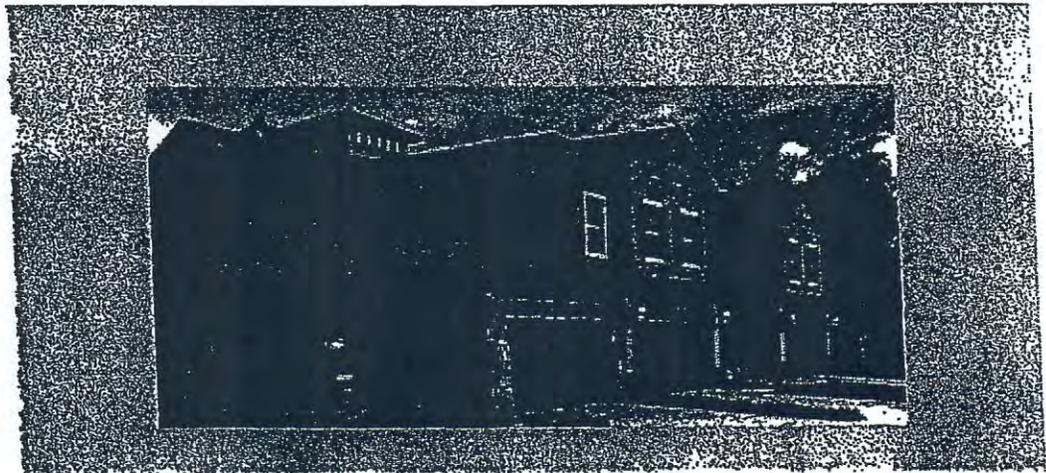
New Craftsman-Influenced Housing



Single-family



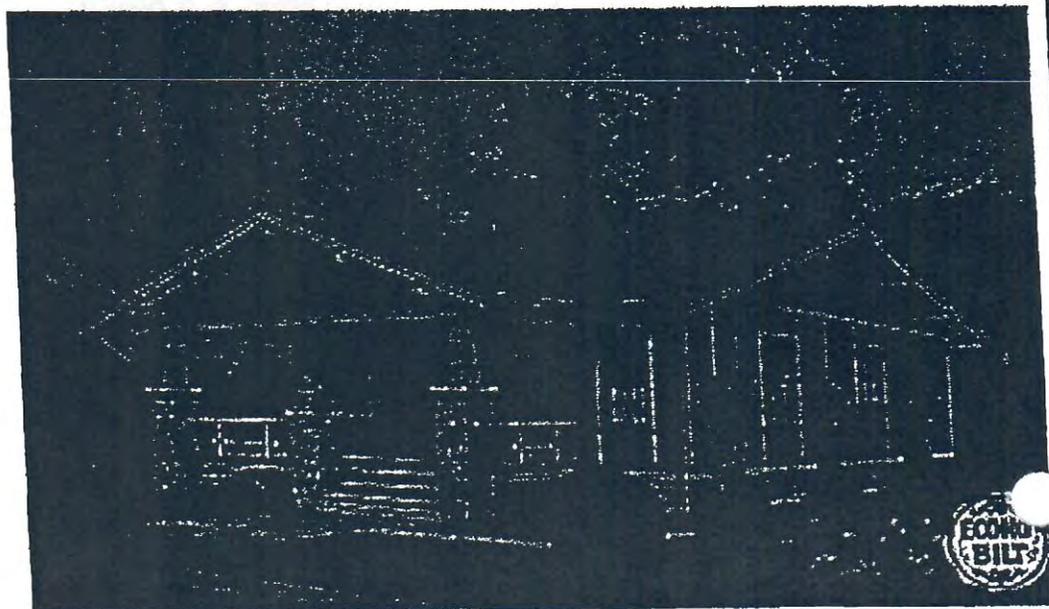
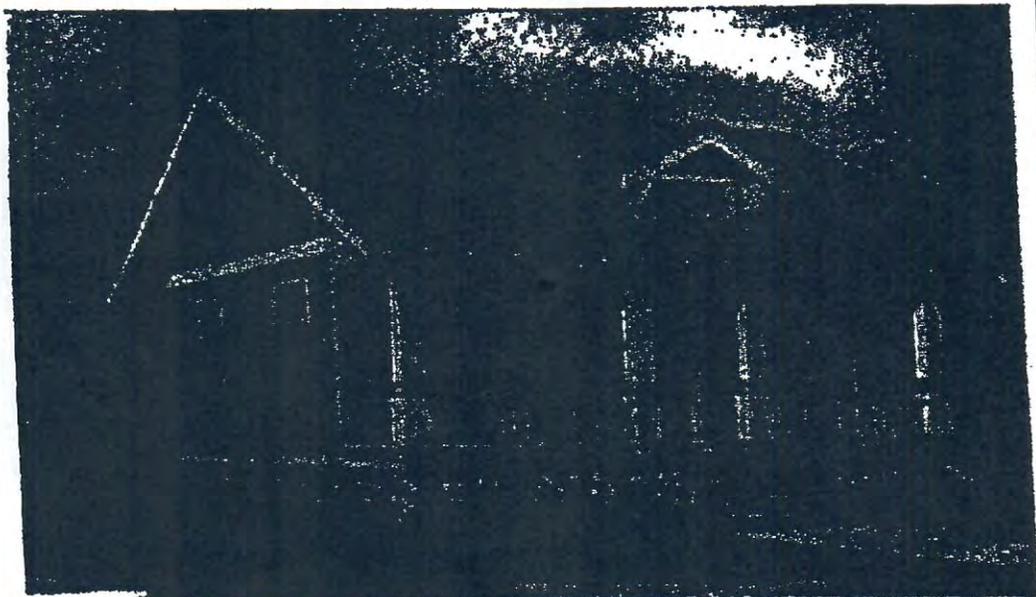
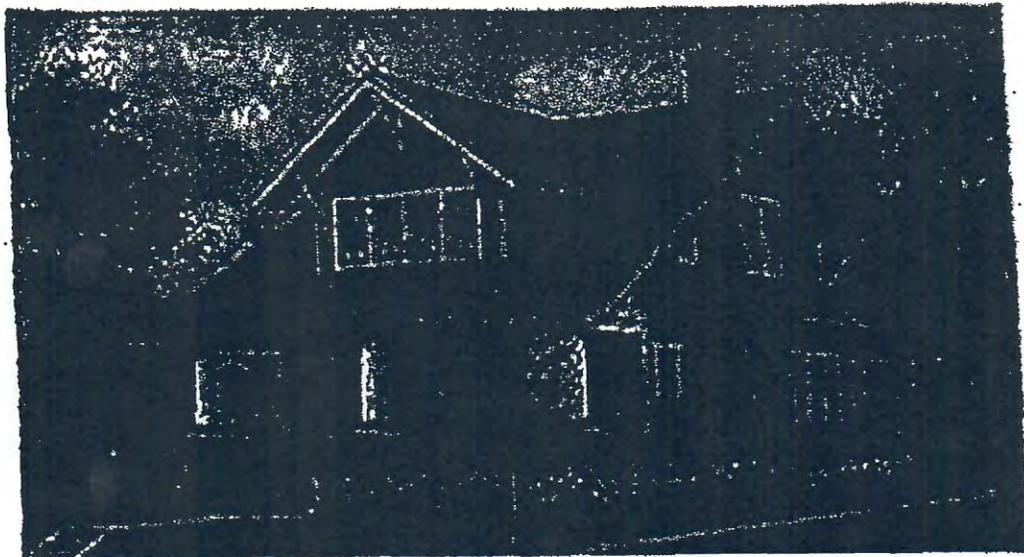
Multi-Family



Bed and Breakfast inns will be encouraged in this area.

The area will include parts of East Main Street, East Adams Street, Logan Street, Green Street, First Avenue, Second Avenue, Third Avenue, Floyd Street, Perry Street, Russell Street, West Main Street, West Adams Street, per the map that follows.

Examples of Craftsman Bungalows



ARTICLE VI. COMMERCIAL DISTRICTS

6.1. Central Business District (CBD)

The revitalized portion of Ridgeland's Central Business District continues to receive recognition from outside the area for its attractiveness and its commercial vibrancy. These special qualities and opportunities, however, need to be protected and enhanced by this zoning district. At the same time, the remaining area included within this district needs to be both regulated and improved in order to not jeopardize that success.

The policies and regulations contained within the CBD section of Ridgeland's *Zoning Ordinance* encourage pedestrian-oriented retail and service activities and a mix of residential and business activity in single buildings. The CBD zone discourages large commercial uses, industrial uses, and other uses that could threaten the economic and historic character of Ridgeland's downtown. In the Central Business District (CBD), the objectives are to maintain a pedestrian scale, to enhance the historic character of existing development and to encourage patronage of CBD businesses by residents of and visitors to Ridgeland.

Because of the special nature of this district and its continued significance to the community, the Town of Ridgeland's Architectural Review Process will be enhanced to implement the detailed regulations of this district by providing guidance and approval to any changes to existing facades and structures or new construction within the Central Business District.

6.1.1 Permitted Uses. Retail sales are permitted in the CBD, unless otherwise specified. Other uses permitted outright, or permitted with conditions or as special exceptions in the CBD are shown in Table 6.1. Uses not listed in this table are not permitted in the CBD, but may be allowed by a determination of similarity by the Planning Commission. Off-street parking requirements are included here because they are essential to maintaining the character and appearance of Ridgeland's downtown commercial core.

Table 6.1. Permitted Uses and Off-Street Parking Requirements in the CBD

Use	Permitted	Conditional Use	Special Exception	Parking Required	Standard
Accessory Apartments		X		2 spaces	per dwelling unit
Assembly Hall			X	1 space	per 5 seats
Athletic Club		X		1 space	per 200 sq ft
Automatic Teller Machines	X			2 spaces	per machine
Bakery (on-site baking and sales)	X			1 space	per 200 sq ft
Bank	X			1 space	per 150 sq ft
Bar, Tavern	X			1 space	per 3 seats of capacity
Barber, Beauty Shop	X			2 spaces	per chair
Bed and Breakfast Inns	X			1 space	per room, plus 1 space per 250 sq ft of office space, plus spaces required for food and beverage facilities

Use	Permitted	Conditional Use	Special Exception	Parking Required	Standard
Bowling Alley, Skating Rink		X		5 spaces 1 space	Per lane per 150 sq ft
Brew Pub, Micro-brewery	X			1 space	per 3 seats of capacity
Cabinetmaking/Woodworking Shop		X		1 space	per 300 sq ft
Café, Restaurant	X			1 space	per 3 seats of capacity, plus 1 space per 150 sq ft of food prep area
Caterer	X			1 space	per 150 sq ft
Community Center		X		1 space	per 300 sq ft
Day Spas	X			1 space	per 150 sq ft
Farmer's Market	X			1 space	per 250 sq ft of open space
Hotel, Motel	X			1 space	per room, plus 1 space per 250 sq ft of office space, plus spaces required for food and beverage facilities
Museum	X			1 space	per 300 sq ft
Micro-retail (permanent structure)	X			1 space	per 150 sq ft
Multi-family Residential Structures	X			2.25 spaces	per dwelling unit
Offices—Business, Government, Professional	X			1 space	per 300 sq ft
Park, Playground	X			1 space	per 150 sq ft of open space
Parking Lot	X				
Public Safety and Public/Private Utility Structures			X	1 space	per 250 sq ft
Schools of Art, Dance, Music		X		1 space	per 250 sq ft
Schools—Public, Private, Commercial		X		1 space	per classroom and administrative office
Theatres	X				
Transportation Terminal		X		1 space	per 200 sq ft

6.1.2 Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Planning Commission. Such uses shall be compatible with the type of uses permitted in the CBD; location and operation of designated conditional uses shall be subject to *review* to ensure that the proposed conditional use satisfies all relevant requirements of this ordinance and the following general criteria:

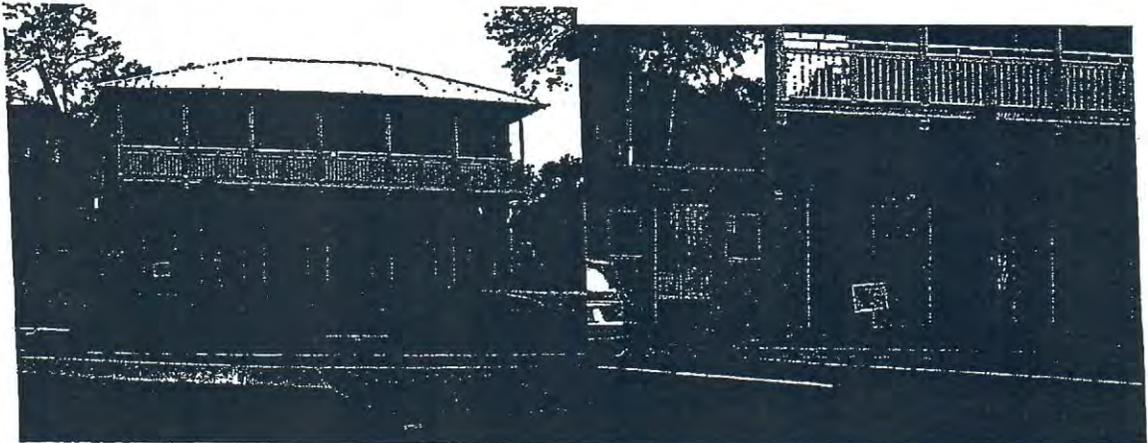
- A. The use is listed as a conditional use in the CBD zoning district;
- B. The use is consistent with those goals and policies of this Zoning Ordinance which apply to the proposed use;

- C. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;
- D. The proposed use will not alter the character of the CBD in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; and
- E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Increasing or decreasing the road width;
- E. Increasing the number of required off-street parking or loading spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- H. Prescribing exterior finish for buildings or additions thereto; and
- I. Designating areas and prescribing improvements for open space.

6.1.3 Accessory Uses. Accessory apartments are permitted only on the second floor or above or in the rear half of the ground floor of commercial structures.



6.14 Special Exceptions. Special exceptions shall also be reviewed by the Planning Commission for a determination of conformance. The review and approval procedures and the factors and conditions which will be evaluated by the Planning Commission are the same as those discussed in "Conditional Uses" (above).

6.15 Development Standards. New construction is required to meet the following basic standards, as shown in Table 6.2, unless incentives have been granted by the Town in return for specific conditions (see Section 3, "Zoning Incentives"). The "0 sq. ft." standards are shown because structures in the CBD may come up to the property lines and may immediately abut neighboring buildings.

Table 6.2. Development Standards

Minimum lot size	0 sq ft
Minimum lot width	0 ft
Front setback	0 ft
Side setback	0 ft
Corner side yard	0 ft
Rear yard	0 ft
Maximum building size (% of lot)	100%
Maximum stories	3

- 6.1.6 Signage.** Businesses within the Central Business District (CBD), which rely on daily traffic (motor vehicle and pedestrian), shall have the ability to identify themselves to potential customers by on-premises signs that are visible from the street and sidewalks, while preventing clutter and confusion.

Signs should be visible to pedestrians and motorists alike without causing distraction and potential danger. SCDOT standards for safety and visibility shall be followed.

Signs shall be maintained in good repair at all times and the messages on signs must be current.

The objectives for sign regulations in the CBD are:

1. To prevent the proliferation of signs that are distracting to motorists, reduce the effectiveness of traffic signs used for directing and warning the public and creating potential accidents.
2. To enable the public to locate goods, services, and facilities without excessive difficulty and confusion.
3. To prevent placement of signs that will conceal or obscure signs of neighboring businesses.
4. To encourage uniformity in sign number and size throughout the CBD.

General Requirements

- A. No sign shall be erected, altered, or reconstructed unless a sign permit has been issued by the Town. The exception is that one (1) sign real estate marketing sign per street frontage, pertaining to the sale or lease of the premises, is allowed without a permit. The sign shall have a maximum of thirty-two (32) square feet in surface area per side and be a maximum of five (5) feet high.
- B. Signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic control devices or street signs.
- C. Every sign shall be constructed and maintained in a manner consistent with the building code provisions and maintained in good structural condition at all times. The message must be kept current on all signs, except for historical signs.
- D. No sign shall be illuminated by other than a steady, continuous light; neither intermittent nor flashing illumination will be permitted. Illumination shall be located, shielded, and directed so as to not be directly visible from any public street or residentially zoned property at grade level. All artificial illumination shall be designed, located, shielded and directed as to illuminate only the sign face and to prevent the casting of glare or direct light upon adjacent residential property or streets.
- E. Signage on canopies, awnings, or marquees shall be limited to the name of or type of business only, and may not contain any other message without permission of the Planning Commission.
- F. No signs shall be placed in the Central Business District, except those listed below.
- G. No billboards or large marquees shall be placed within the District in order to preserve the historical character of the area.
- H. No building components, such as the entire masonry façade, the transom panel area, an awning or a window shall be partially painted or covered to serve as a background for sign lettering. A metal plaque or wood sign not exceeding nine (9) square feet in area is permitted below the transom level.

- I. No attention-getting devices, including pennants, streamers, festooned lights, "whirligigs," nor any sign which is designed to be moved by the wind shall be permitted, except once a year for a period not to exceed seven (7) days.
- J. One flag display, consisting of three (3) flags, displayed according to proper flag protocol on a maximum of three (3) poles, is permitted for each business property in the CBD.

Size of Signs

- A. The scale and proportions of the sign should take into account the preservation of the architectural character of the CBD and the building on which it is mounted.
- B. The size of individual signs should be limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.
- C. All signs shall be designed in good taste and reflect the architectural character of the CBD.
- D. The only types of signs that shall be permitted in this district are those listed below:

Types of Signs

- 1. **Wall Signs** shall be fixed flat against the wall of a building or on the face of a marquee wall. Signs shall be installed parallel to the building façade.



- 2. **Pole Mounted Signs** shall meet the following criteria:



- a. The maximum size of pole mounted size shall be twelve (12) inches wide

and twenty-four (24) inches tall with a thickness of no more than three-quarter ($\frac{3}{4}$) inches.

- b. The maximum lettering on the signs shall be no more than two (2) inches high and conform to the font style of the other signs within the CBD.
 - c. The sign should be mounted at about seven (7) feet on the pole so as not to cause undue injury to passing pedestrians.
3. **Window Signs** shall be placed on the interior side of the building. Signs painted on glass windows are allowed, provided that the letter height does not exceed twelve (12) inches and that only black, bronze, gold or white letters are used.



4. **Sandwich Boards** are the only portable signs that shall be permitted. If there is not sufficient space on the business property, they may be placed in the sidewalks subject to the following requirements:
- a. Signs shall not exceed three (3) feet six (6) inches in height and three (3) feet in width.
 - b. Signs shall be placed on the property as far as possible from the entrance to minimize encroachment.
 - c. If placement of the sign on the sidewalk is necessary the sign shall not cover more than twenty-five (25) percent of the width of the sidewalk.
 - d. Placement of the signs shall not impede normal traffic flow or passage of handicapped persons.
 - e. Signs shall be situated on or immediately adjacent to the subject property unless the Town grants approval for variance.

5. **Canopy Signs.** Canopy or awning signs shall meet the following criteria:
 - a. A sign message on a canopy or awning shall contain only the name of the business and/or the type of business, type of goods sold, or services rendered. Each business is permitted up to one (1) sign hung under a canopy or awning provided the message on the sign is perpendicular to the building and the sign is at least eight and one half (8-1/2) feet above the surface of the sidewalk and is no more than four (4) square feet in size. If a wall sign is not used, a business is permitted to use up to one (1) canopy or awning sign.
 - b. Signage on the canopy or awning sign shall be limited to no greater than one-half of the area bounded by the edges of the canopy or awning not including any drip flap or vertical fascia surface. If signage is only found in fringe drip-flap portion of the canopy, the entire portion of said area shall be utilized for signage.
6. **Free-standing off premises signs** (signs not located on the premises of the business or other organization indicated or advertised thereon) shall be permitted under the following conditions:
 - a. There shall not be more than one (1) sign per lot, except on a corner lot, where two (2) signs, one facing each street shall be permitted.
 - b. No off premises sign may be located closer than one thousand (1,000) feet in any direction of another off-premises sign.
 - c. All of the criteria for on-premises signs specified in the section above shall also be met.

6.1.7 Non-Conforming Signs. Signs existing at the time of the enactment of this ordinance and not conforming to the provisions herein, but which were constructed in compliance with previous regulations and ordinances, shall be regarded as non-conforming signs and subject to the following regulations:

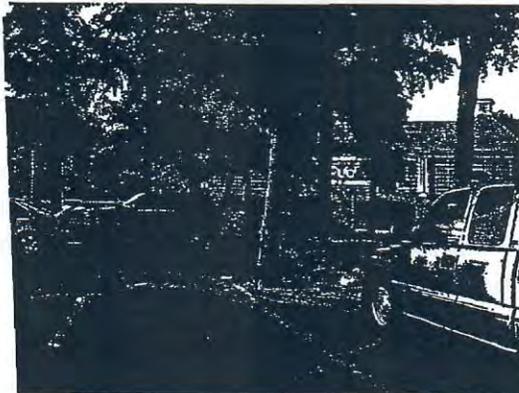
1. Any sign constructed after the adoption date of this ordinance and which is found to exist in violation of this ordinance shall be declared to be illegally non-conforming and shall be removed after thirty (30) days notice. If the owner or lessee fails to remove the sign during the permitted time, then the town or independent contractor secured by the town shall remove the sign and the ensuing charges shall be assessed to the owner or lessee.
2. Non-conforming signs shall not be structurally enhanced or modified so as to prolong the life of the sign.
3. No changes in the existing non-conforming signs shall be allowed except for those repairs which are necessary to keep the sign in good working order.
4. Non-conforming signs must be brought into conformance at the time of an application for site plan approval.

5. All non-conforming signs are required to be brought into compliance within three (3) years from the adoption of this ordinance, or when there is a change in business ownership, type or name, or if the sign becomes damaged to an amount greater than fifty (50) percent of its replacement cost. Signs which have a value greater than two thousand (\$2000) dollars at the time of the passage of the ordinance shall be depreciated at the rate of one thousand (\$1000) dollars per year and removed when fully depreciated. The monetary value to be depreciated shall be the assessed value according to the Jasper County Tax Assessors office.

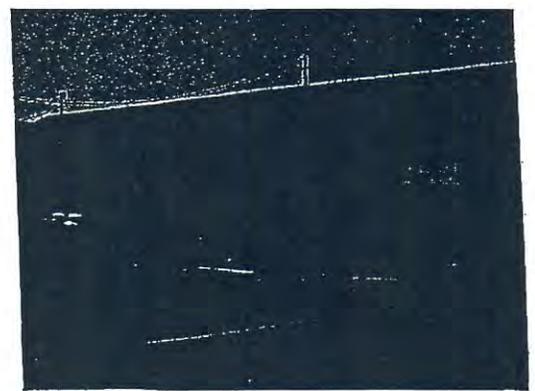
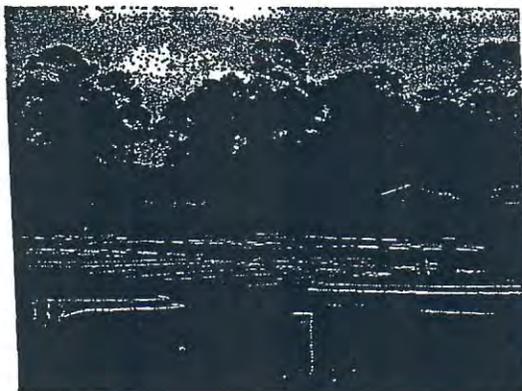
6.1.8 Landscape and Buffers. Landscaping in the CBD is intended to protect and preserve the appearance and character of the district. It should be maintained and enhanced along Main Street and Jacob Smart Boulevard, around the key CBD intersections along those thoroughfares and the areas of designated off-street parking. Buffers are required for any off-street parking areas within the CBD in order to soften the impact of development.

The landscaping required for the CBD shall provide shade to pedestrians, improve the appearance of the district, and to promote a balance between nature and the built environment. Within the CBD, street trees used in small gardens along the sidewalks benefit pedestrians and businesses.

Landscaping of off-street parking: The landscaping of the off-street parking facilities shall meet the following criteria (listed after photos):



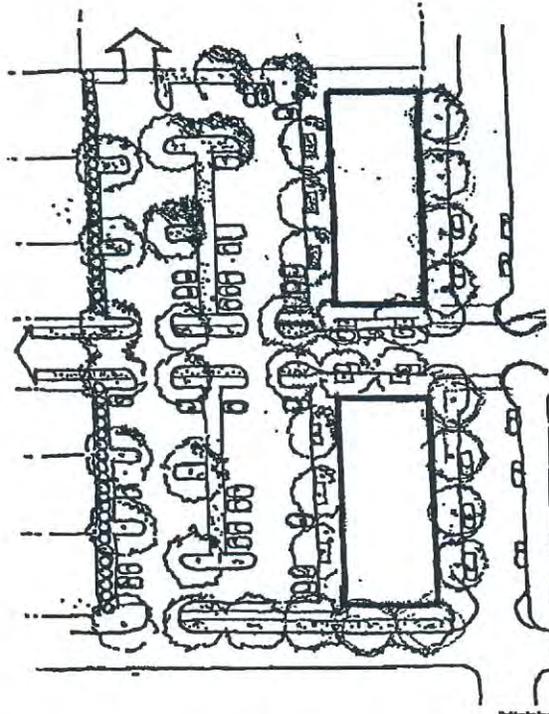
Permitted



NOT Permitted

1. A landscape plan shall be submitted with the required site plan.
2. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveway entrances and exits.
3. All plant materials shall be installed as to not alter drainage patterns in the CBD.
4. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
5. Minimum landscaping will include one (1) canopy tree per every five (5) spaces and one hundred (100) square feet of landscaping area per five (5) spaces.
6. Permeable areas are required to reduce the impact of storm water run-off created by development. Paving with impervious surfaces (which are those that do not absorb water and include concrete and asphalt) shall be limited to fifty (50) percent of the parking area surface.

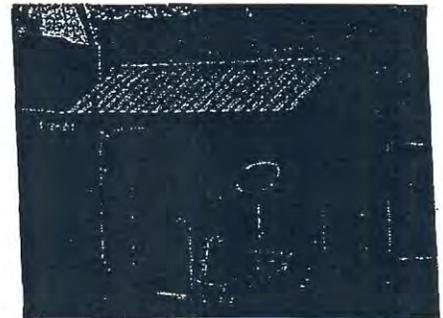
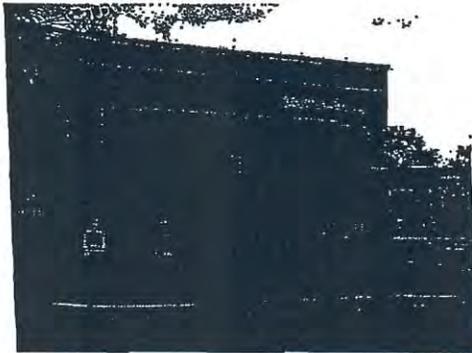
Buffers: Due to the nature and character of the Central Business District, the layout of the streets and the proximity of neighboring businesses, buffers shall only be required around off-street parking areas. A buffer is a portion of land usually in the form of linear strips maintained with natural or installed landscaping used to soften the impact of development. Buffers shall be located on the outer perimeter of the off-street parking facilities and contain grasses, shrubs and trees. The buffers shall be low-density screens intended to add to the beauty and character of the town while providing spatial separation between the parking area and the businesses. The buffer area shall be a minimum width of five (5) feet. The buffer area shall consist of a combination of twelve (12) ornamental shrubs, two (2) under story trees and landscaped grass areas, or other appropriate ground cover, per one hundred (100) linear feet. The shrubs may be clustered to ensure their survival. A sample site plan is illustrated by the diagram on the following page.



6.1.9 Special Stipulations

A. Façade Standards

1. No wiring on building facades in the CBD shall be allowed unless concealed in conduit. Normal weather head installations are permitted. Compliance with applicable electrical codes is required.
2. No ground floor canopies, marquis, fins, metal awnings or other similar building projections which extend more than twelve (12) inches over the public right-of-way shall be allowed. Exceptions to this standard may be determined by the Town.
3. No unused and non-decorative metal hooks, clips, angles, cables, rods, brackets or frames shall be allowed on building facades.
4. No non-masonry paneled area covering original brickwork or masonry shall be allowed except that which is recessed in the original transom area. Exceptions to this standard may be determined by the Codes Enforcement Officer.
5. Unpainted brickwork on building façades shall remain unpainted and shall be maintained properly and kept in a neat and clean appearance.
6. No damaged or deteriorated windows shall be allowed. No window shall be painted over or permanently boarded up. Plastic cannot be used to replace glass in windows.
7. The entire building façade shall be maintained with proper finishes. Metal surfaces, except anodized aluminum or copper, shall be painted or otherwise finished. Painted surfaces shall be maintained in good repair with a neat and clean appearance without flaking, chipping or discoloration.
8. Buildings may furnish, install and maintain canvas and metal awnings, frames and canopies of a scale and design appropriate for the building. Reinforced vinyl fabric is considered canvas and is also acceptable. The following color standards must be adhered to.



B. Color Standards

1. The main body of a building façade shall be painted in a "Light Tone." "Light Tones" are tints and hues of natural colors such as beige, tan, white, off-white, gray or pewter. A masonry façade shall be painted in a flat finish.
2. The trim of a building façade shall be painted in a "Light Tone" or "Craftsman Color." "Craftsman Colors" are muted tones, tints and hues shown in the sample Craftsman palette on the following page.



Craftsman Colors

3. No building trim or façade shall be painted or otherwise finished in a fluorescent color such as pink, turquoise or lime green or in a pure or nearly pure primary or secondary color such as bright red, yellow, blue, orange, green or violet.
4. Canvas and metal awnings and canopies may be in a solid or striped color and shall not be allowed in a fluorescent color.
5. No painted graphics shall be allowed on a building façade, canopy or awning; no striping shall be allowed on building facades. Excepted from this, at the discretion of the Town, are original graphics and artwork.

C. Demolition of buildings and building facades within the CBD.

The pattern of buildings and building facades which exist in the Town of Ridgeland's CBD contributes greatly to the architectural character of the CBD and overall quality of life in the Town of Ridgeland. The demolition of building facades, as well as buildings, in the CBD would result in breaks in the pattern of continual buildings and said breaks would contribute to blight and other conditions which would be detrimental to the historic character of the CBD, values of properties located in the CBD, and central business revitalization efforts.

1. All requests for demolition permits for buildings located in the CBD shall be accompanied by a plan which details efforts which will be taken to preserve or replace the existing building facade.
2. No demolition permit shall be issued for buildings located in the CBD until acceptable facade preservation or new construction plans have been approved by Town Administration.
3. A performance bond in the estimated amount of replacement facade construction cost shall be posted with the Town of Ridgeland prior to issuance of a demolition permit.

D. New construction within the CBD. The construction of new buildings or building facades shall be architecturally compatible with existing facades in the CBD.

6.2 CBD Zoning Incentives

It is the purpose of this section to provide incentives to help achieve policies and regulations contained within the CBD section of Ridgeland's *Zoning Ordinance* that encourage pedestrian-oriented retail and service activities and a mix of residential and business activity in single buildings. The CBD zone discourages large commercial uses, industrial uses, and other uses that could threaten the economic and historic character of Ridgeland's downtown. In the Central Business District (CBD), the objectives are to maintain a pedestrian scale, to enhance the historic character of existing development and to encourage patronage of CBD businesses by residents of and visitors to Ridgeland.

Zoning incentives are offered as opportunities to property owners and developers as a means to meet specific development goals for the CBD while providing benefits to the community. They apply to both new development and redevelopment.

Such benefits shall not be considered an inherent right but shall be considered a privilege extended by the Town. Zoning incentives are designed to allow specific benefits to property owners, developers and end users of a property and not for the purpose of circumventing any other provisions of this ordinance.

For the purposes of this section, public benefit features are not considered to be the principal use on a zoning lot, but rather an accessory feature or use complimentary to the principal uses(s).

The incentives provide for increases floor area ratio or decreases in required parking in exchange for the inclusion of one or more public benefit features, as listed below:

6.2.1 Rear Parking Incentive.

Developments in the CBD that provide required parking exclusively in the rear yard are eligible to receive a ten (10) percent reduction of required parking.

6.2.2 Additional Landscaping Incentive.

Developments in the CBD that provide landscaping and buffering above the minimum requirements of this ordinance are eligible for a floor area ratio (FAR) bonus of up to ten (10) percent and a parking reduction of up to ten (10) percent.

6.2.3 Pedestrian Interconnection/Sidewalk Incentive.

Developments in the CBD that retrofit existing sites without pedestrian interconnection to adjacent sidewalks are eligible for a floor area ratio (FAR) bonus of up to ten (10) percent and a parking reduction of up to ten (10) percent.

6.2.4 Exterior Design Density Incentive.

CBD developments that restrict structures to designs that reflect the traditional appearance of Ridgeland's Central Business District are eligible to receive a floor area ratio (FAR) bonus of up to five (5) percent.

6.2. GENERAL COMMERCIAL DISTRICT (GCD)

The General Commercial District is designed to encourage the formation and continuance of a compatible and economically healthy commercial environment for businesses, services, and professional uses and to discourage industrial and other uses that could adversely affect the functioning of commercial districts.

6.2.1 Permitted Uses. Retail sales and offices are permitted in the GCD, unless otherwise specified. Other uses permitted outright, or permitted with conditions or as special exceptions in the GCD are shown in Table 6.3.

Table 6.3. Permitted Uses and Off-Street Parking Requirements in the GCD

Use	Permitted	Conditional Use	Special Exception	Parking Required	Standard
Accessory apartments		X		2 spaces	per unit
Amusement Centers	X			4 spaces	per 250 sq ft
Animal hospital	X			1 space	per 250 sq ft
Athletic Club, sports lessons	X			1 space	per 200 sq ft
Assembly Hall	X			1 space	per 5 seats
Automatic teller machines	X			1 space	per 150 sq ft
Automotive sales, rental, parts and service		X		1 space	per 150 sq ft
Bank		X		1 space	per 150 sq ft
Bar, tavern	X			1 space	per 3 seats
Barber, beauty shop	X			2 spaces	per chair
Bottle gas sales, storage, distribution		X		1 space	per 2000 sq ft, and 1-15'X30' loading space
Bowling Alley, skating rinks	X			5 spaces 1 space	per alley and per 100 sq ft
Brew-on-premises store, brew pub, micro-brewery	X			1 space	per 3 seats of capacity
Cabinetry/woodworking shop, restoration	X		X	1 space	per 300 sq ft
Café, restaurant, drive-in	X			1 space	per 3 seats and 1 space per 150 sq ft of food prep area
Carwash	X			1 space	per 300 sq ft
Caterer	X			1 space	per 150 sq ft
Clinic, public or private	X			1 space	per 250 sq ft
Commercial dental, medical, optical laboratory		X		1 space	per 150 sq ft
Community center	X			1 space	per 300 sq ft
Convenience store without gasoline	X			1 space	per 250 sq ft
Convenience store with gasoline	X			1 space	per 250 sq ft, and up to 5 tandem lanes

Use	Permitted	Conditional Use	Special Exception	Parking Required	Standard
Day care	X			2 spaces	per classroom, plus 1 space per 150 sq ft of floor space
Dwelling units, single- or multi-family	X			2 spaces	per unit
Equipment and material storage yards	X			1 space	per 3000 sq ft
House of worship			X	1 space	per 3 seats
Hotel, motel	X			1 space	per room, plus 1 space per 250 sq ft, and space for food and beverage facilities
Laundry, self-service	X			1 space	per 250 sq ft.
Micro-retail (permanent structure)	X			1 space	per 150 sq ft
Mortuary, cemetery, crematorium	X			1 space	per 50 ft of assembly rooms and parlors
Museum	X			1 space	per 300 sq ft
Nursery, greenhouse (commercial)	X			1 space	per 2000 sq ft, plus 1-15'x30' loading space
Nursing home, assisted living facility	X			1 space	per residential or bedroom facility, and 1 space per 150 sq ft of office space
Open air market, produce market, farmer's market (permanent and seasonal)	X			1 space	per 250 square foot of open space
Park, playground	X			1 space	per 150 sq ft of open space
Parking lot	X				
Personal and business services	X			1 space	per 300 sq ft
Professional offices, including medical, real estate	X			1 space	per 300 sq ft
Public safety and public/private utility structures		X		1 space	per 250 sq ft
Recreational facility		X		1 space	per 300 sq ft
School of art, dance, music	X			1 space	per 250 sq ft
Schools, public, private, commercial			X	1 space	per classroom and administrative office
Sewerage disposal/treatment plant			X	1 space	per 250 sq ft
Shopping center		X		1 space	per 200 sq ft
Storage facility, mini-warehouse		X		1 space	per 3000 sq ft
Theatres	X			1 space	per 3 seats
Telecommunication towers			X		

6.2.2 Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Planning Commission. Such uses shall be compatible with the type of uses permitted in the areas designated GCD; location and operation of designated conditional uses shall be subject to *review* to ensure that the proposed conditional use satisfies all relevant requirements of this ordinance and the following general criteria:

- A. The use is listed as a conditional use in the GCD zoning district;
- B. The use is consistent with those goals and policies of this Zoning Ordinance which apply to the proposed use;
- C. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;
- D. The proposed use will not alter the character of the GCD in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; and
- E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Increasing or decreasing the road width;
- E. Increasing the number of required off-street parking or loading spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- H. Prescribing exterior finish for buildings or additions thereto; and
- I. Designating areas and prescribing improvements for open space.

- 6.2.3 Special Exceptions.** Special exceptions shall also be reviewed by the Planning Commission for a determination of conformance. The review and approval procedures and the factors and conditions which will be evaluated by the Planning Commission are the same as those discussed in "Conditional Uses" (above).
- 6.2.4 Development Standards.** New construction is required to meet the following basic standards, as shown in Table 6.4, unless incentives have been granted by the Town in return for specific conditions (see Section on "Zoning Incentives").

Table 6.4. General Commercial District

Minimum lot size	6,000 sq ft
Minimum lot width	50 ft
Front setback	35 ft
Side setback	0 ft
Corner side yard	20 ft
Rear yard	15 ft
Maximum building size (% of total lot)	45%
Maximum stories	NA

- 6.2.5 Signage.** It is the intent of this section to ensure that businesses in the General Commercial District which rely on transient traffic, shall have the ability to identify their businesses to potential customers using signs, both on the structures and on-premises near frontage roads and intersections, while preventing clutter and confusion.

Signs shall be maintained in good repair at all times and the message on signs must be current.

General Requirements

- A. No sign shall be erected, altered, or reconstructed unless a sign permit has been issued by the Town of Ridgeland. The exception is that one (1) sign real estate marketing sign per street frontage, pertaining to the sale or lease of the premises, is allowed without a permit. The sign shall have a maximum of thirty-two (32) square feet in surface area per side and be a maximum of five (5) feet high.
- B. Signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic control devices or street signs.
- C. Every sign shall be constructed and maintained in a manner consistent with the building code provisions and maintained in good structural condition at all times. The message must be kept current on all signs, except for historical signs.
- D. No sign shall be illuminated by other than a steady, continuous light; neither intermittent nor flashing illumination will be permitted. Illumination shall be located, shielded, and directed so as to not be directly visible from any public street or residentially zoned property at grade level. All artificial illumination shall be designed, located, shielded and directed as to illuminate only the sign face and to prevent the casting of glare or direct light upon adjacent residential property or streets.
- E. Signage on canopies, awnings, or marquees shall be limited to the name of or type of business only, and may not contain any other message without permission of the Planning Commission.
- F. No signs shall be placed in the General Commercial District, except those listed below.
- G. Any off-premises signs shall be placed, with the Planning Commission's permission, on roadway and must meet the respective district guidelines.
- H. No attention-getting devices, including pennants, streamers, festooned lights, "whirligigs," nor any sign which is designed to be moved by the wind shall be permitted, except once a year for a period not to exceed seven (7) days.
- I. One flag display, consisting of three (3) flags, displayed according to proper flag protocol on a maximum of three (3) poles, is permitted for each business property in the GCD.

The only types of signs that shall be permitted in this district are those listed on the following page:

Types of Signs

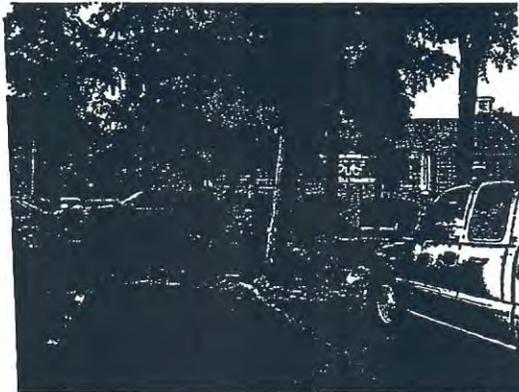
- A. **Wall Signs** shall be fixed flat against the wall of a building or on the face of a marquee wall. Signs shall be installed parallel to the building façade.
- B. **Ground-Mounted Signs**
1. Businesses with a minimum building setback of twenty (20) feet from the fronting right-of-way shall be permitted the use of a ground mounted sign in addition to any other permitted signage.
 2. The maximum height of such signs shall not exceed five (5) feet. The maximum area for such signs shall be no more than thirty-five (35) square feet.
- C. **Window Signs** shall be placed on the interior side of the building. Signs painted on glass windows are allowed, provided that the letter height does not exceed six (6) inches and that only black, bronze, gold or white letters are used.
- D. **Canopy Signs.** Canopy or awning signs shall meet the following criteria:
1. A sign message on a canopy or awning shall contain only the name of the business and/or the type of business, type of goods sold, or services rendered. Each business is permitted up to one (1) sign hung under a canopy or awning provided the message on the sign is perpendicular to the building and the sign is at least eight and one half (8-1/2) feet above the surface of the sidewalk and is no more than four (4) square feet in size. If a wall sign is not used, a business is permitted to use up to one (1) canopy or awning sign.
 2. Signage on the canopy or awning sign shall be limited to no greater than one-half of the area bounded by the edges of the canopy or awning not including any drip flap or vertical fascia surface. If signage is only found in fringe drip-flap portion of the canopy, the entire portion of said area shall be utilized for signage.
- E. **Free-standing off premises signs** (signs not located on the premises of the business or other organization indicated or advertised thereon) shall be permitted under the following conditions:
1. Free-standing signs are allowed one (1) square foot of sign face per lineal foot of street frontage for the first 100 feet; and ½ square foot of sign for each lineal foot in excess of one hundred (100) feet, up to a maximum of three hundred (300) square feet.
 2. One (1) free-standing sign is allowed for each developed site, lot or parcel. Where a site or parcel fronts on more than one (1) street, one (1) additional free-standing sign permitted for each additional street upon which it fronts, provided the additional signs each face different streets.
 3. Where two (2) or more detached buildings occupy the *same* lot or parcel, each *may* have one (1) free-standing sign, provided the total area does not exceed the allowable limits specified by the Ordinance, based on the total lineal street frontage of the site or parcel on which they are to be located.
 4. Where two (2) or more attached businesses or buildings occupy the same site or parcel, i.e., shopping center, only one (1) free-standing sign for the aggregate businesses shall be permitted per street frontage.

F. Non-Conforming Signs. Signs existing at the time of the enactment of this ordinance and not conforming to the provisions herein, but which were constructed in compliance with previous regulations and ordinances, shall be regarded as non-conforming signs and subject to the following regulations:

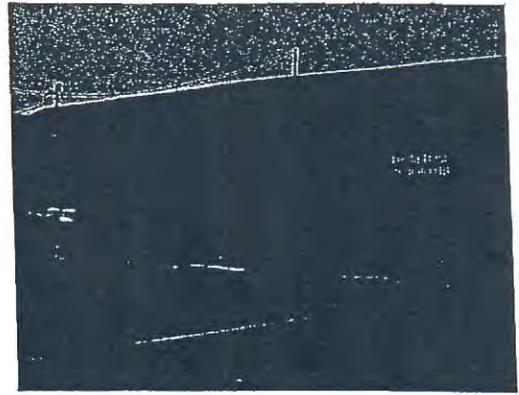
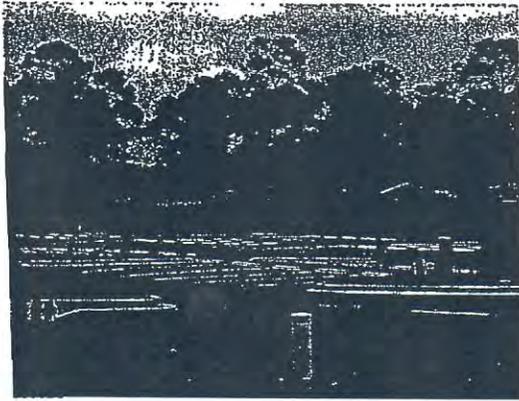
1. Any sign constructed after the adoption date of this ordinance and which is found to exist in violation of this ordinance shall be declared to be illegally non-conforming and shall be removed after thirty (30) days notice. If the owner or lessee fails to remove the sign during the permitted time, then the city or independent contractor secured by the city shall remove the sign and the ensuing charges shall be assessed to the owner or lessee.
2. Non-conforming signs shall not be structurally enhanced or modified so as to prolong the life of the sign.
3. No changes in the existing non-conforming signs shall be allowed except for those repairs which are necessary to keep the sign in good working order.
4. Non-conforming signs must be brought into conformance at the time of an application for site plan approval.
5. All non-conforming signs are required to be brought into compliance within three (3) years from the adoption of this ordinance, or when there is a change in business ownership, type or name, or if the sign becomes damaged to an amount greater than fifty (50) percent of its replacement cost. Signs which have a value greater than two thousand (\$2000) dollars at the time of the passage of the ordinance shall be depreciated at the rate of one thousand (\$1000) dollars per year and removed when fully depreciated. The monetary value to be depreciated shall be the assessed value according to the Jasper County Tax Assessor's office.

62.6 Landscape and Buffers. Landscaping in the General Commercial District is intended to create spatial separation between businesses without interfering with traffic flow and pedestrian safety.

Landscaping of off-street parking: The landscaping of the off-street parking facilities shall meet the following criteria (listed after photos):



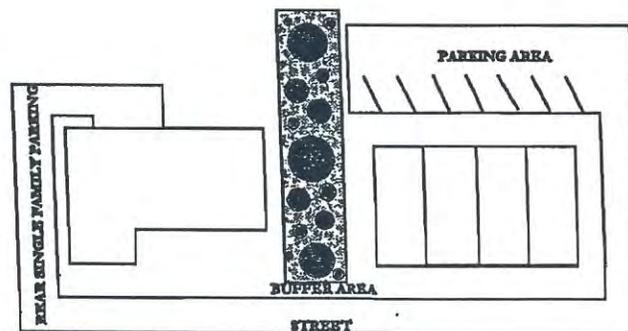
Permitted



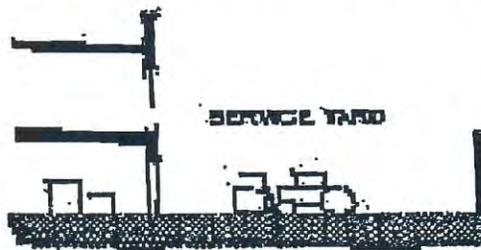
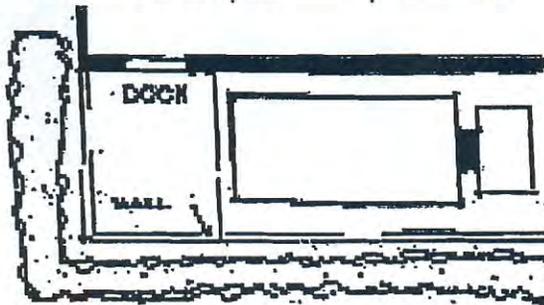
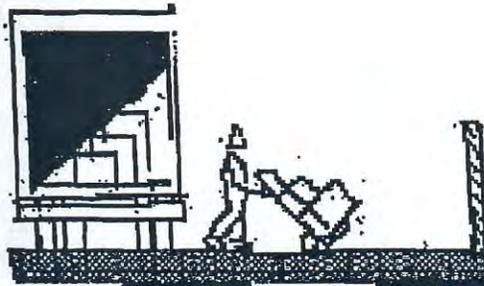
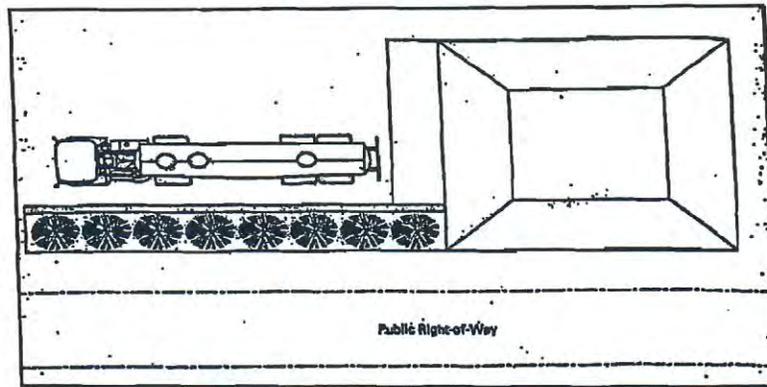
NOT Permitted

1. A landscape plan shall be submitted with the required site plan.
2. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveway entrances and exits.
3. All plant materials shall be installed as to not alter local drainage patterns.
4. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
5. Minimum landscaping will include one (1) canopy tree per every five (5) spaces and one hundred (100) square feet of landscaping area per five (5) spaces.
6. Permeable areas are required to reduce the impact of storm water run-off created by development. Paving with impervious surfaces (which are those that do not absorb water and include concrete and asphalt) shall be limited to fifty (50) percent of the parking area surface.

Buffer Areas: Buffer areas are required in GCDs to screen commercial development from adjacent residential uses, thereby preventing land use incompatibilities. Buffer Areas shall include a solid fence to screen the commercial activities from Single Family and High Density Residential areas.



6.27 Loading. All loading must be done from the rear of the General Commercial District structure. Loading from the rear of the business shall be screened to prevent intrusion upon neighboring residential districts. The following diagrams demonstrate this.



6.3 GCD Zoning Incentives

Zoning incentives are offered as opportunities to property owners and developers as a means to meet specific development goals for the Town of Ridgeland while providing benefits to the community. They apply to both new development and redevelopment.

Such benefits shall not be considered an inherent right but shall be considered a privilege extended by the Town. Zoning incentives are designed to allow specific benefits to property owners, developers and end users of a property and not for the purpose of circumventing any other provisions of this ordinance.

For the purposes of this section, public benefit features are not considered to be the principal use on a zoning lot, but rather an accessory feature or use complimentary to the principal uses(s).

The incentives provide for increases floor area ratio or decreases in required parking in exchange for the inclusion of one or more public benefit features, as listed below:

6.3.1 Rear Parking Incentive.

Developments in the GCD that provide required parking exclusively in the rear yard are eligible to receive a ten (10) percent reduction of required parking.



Parking at Rear = More Retailing Space in Front

6.3.2 Shared Parking Incentive

Developments in the GCD are eligible for a fifteen (15) percent density bonus if parking is restricted to rear yards and shared drives are utilized to access such parking.

6.3.3 Additional Landscaping Incentive.

Developments in the GCD that provide landscaping and buffering above the minimum requirements of this ordinance are eligible for a floor area ratio (FAR) bonus of up to ten (10) percent and a parking reduction of up to ten (10) percent.

6.3.4 Pedestrian Interconnection/Sidewalk Incentive.

Developments in the GCD that retrofit existing sites that do not presently provide sidewalks or other walkways to connect to adjacent sidewalks are eligible for a floor area ratio (FAR) bonus of up to ten (10) percent and a parking reduction of up to ten (10) percent when they add the pedestrian connection.

6.4 HIGHWAY COMMERCIAL DISTRICT (HCD)

The Highway Commercial District encourages the development of large commercial buildings, retail centers, hotels, and other similar activities along major thoroughfares and away from residential, Central Business District and other activities that could be adversely affected by the large volumes of traffic these types of uses generate.

- 6.4.1 Permitted Uses.** Retail stores are permitted in the HCD, unless otherwise specified. Other uses permitted outright, or permitted with conditions or as special exceptions in the HCD are shown in Table 6.5.

Table 6.5. Permitted Uses

Use	Permitted	Conditional Use	Special Exception
Accessory Apartments		X	
Agriculture, horticulture, silviculture		X	
Amusement Centers	X		
Amusement Parks, Miniature Golf, Driving Ranges	X		
Animal Hospital	X		
Assembly Hall	X		
Automatic Teller Machines	X		
Automotive Sales, Rentals, Parts, Service	X		
Bank	X		
Bar, Tavern	X		
Barber, Beauty Shop	X		
Bottle Gas Sales, Storage, Distribution		X	
Bowling Alley, Skating Rinks		X	
Brew Pub, Micro-brewery	X		
Cabinetmaking/Woodworking Shop		X	
Café, Restaurant, Drive-In	X		
Campground, Private	X		
Carwash	X		
Caterer	X		
Clinic, Public or Private		X	
Commercial Dental, Medical, Optical Laboratory		X	
Community Center	X		
Convenience Store, With Gasoline	X		
Day Care Center	X		
Equipment and Material Storage Yards	X		
House of Worship		X	
Hotel, Motel	X		
Kennels		X	
Laundry (self-service)	X		

Use	Permitted	Conditional Use	Special Exception
Mortuary, Cemetery, Crematorium	X		
Museum	X		
Nursery, greenhouse (commercial)	X		
Nursing Home, Assisted Living Facility	X		
Offices—Business, Government, Professional	X		
Open Air Market		X	
Park, Playground	X		
Parking Lot	X		
Pawn Shops, Currency Exchange, Check Cashing	X		
Public Safety and Public/Private Utility Structures			X
Recreational Facility		X	
Schools—Public, Private, Commercial		X	
Single-family and Multi-family Residential Structures	X		
Shopping Center	X		
Storage Facility, Mini-warehouse		X	
Theatres	X		
Welding Shop	X		

6.4.2 Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Planning Commission. Such uses shall be compatible with the type of uses permitted in areas zoned; location and operation of designated conditional uses shall be subject to *review* to ensure that the proposed conditional use satisfies all relevant requirements of this ordinance and the following general criteria:

- A. The use is listed as a conditional use in the HCD zoning district;
- B. The use is consistent with those goals and policies of this Zoning Ordinance which apply to the proposed use;
- C. The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements and natural features;
- D. The proposed use will not alter the character of the HCD in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; and
- E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic

purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Increasing or decreasing the road width;
- E. Increasing the number of required off-street parking or loading spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- H. Prescribing exterior finish for buildings or additions thereto; and
- I. Designating areas and prescribing improvements for open space.

6.4.3 Special Exceptions. Special exceptions shall also be reviewed by the Planning Commission for a determination of conformance. The review and approval procedures and the factors and conditions which will be evaluated by the Planning Commission are the same as those discussed in "Conditional Uses" (above).

Table 6.6. Development Standards

Minimum lot size	6,000 sq ft
Minimum lot width	50 ft
Front setback	35 ft
Side setback	0 ft
Corner side yard	20 ft
Rear yard	15 ft
Maximum building size (% of total lot)	45%
Maximum stories	NA

6.4.4 Signage. It is the intent of this section to ensure that businesses in the Highway Commercial District shall have the ability to identify their businesses to potential customers. Signs shall be maintained in good repair at all times and the messages on signs must be current.

General Requirements

- A. No sign shall be erected, altered, or reconstructed unless a sign permit has been issued by the City's Codes Enforcement Officer. The exception is that one (1) sign real estate marketing sign per street frontage, pertaining to the sale or lease of the premises, is allowed without a permit. The sign shall have a maximum of thirty-two (32) square feet in surface area per side and maximum of five (5) feet high.
- B. Signs shall not be permitted where they obstruct motorist vision of pedestrians, regulatory signs, traffic control devices or street signs.
- C. Every sign shall be constructed and maintained in a manner consistent with the building code provisions and maintained in good structural condition at all times. The message must be kept current except for historical signs.
- D. No sign shall be illuminated by other than a steady, continuous light, neither intermittent nor flashing illumination will be permitted. Illumination shall be located, shielded, and directed so as to not be directly visible from any public street or residentially zoned property at grade level. All artificial illumination shall be so designed, located, shielded and directed as to illuminate only the sign face and to prevent the casting of glare or direct light upon adjacent residential property or streets.
- E. Signage on canopies, awnings, or marquees shall be limited to the name of or type of business only, and may not contain any other message without permission of the Planning Commission.
- F. No signs shall be placed in the Highway Commercial District, except those listed below.
- G. Any off-premises signs shall be placed, with the Planning Commission's permission, on roadways outside of the HCD in other districts and must meet those districts' guidelines.
- H. No attention-getting devices, including pennants, streamers, festooned lights, "whirligigs," nor any sign which is designed to be moved by the wind shall be permitted, except once a year for a period not to exceed seven (7) days.

General Guidelines

- A. The scale and proportions of the sign should take into account the scale and proportions of the building on which it is mounted.
- B. Size of individual signs should be limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.
- C. All signs shall be designed in good taste and protect the character of the neighborhood in which it is placed.
- D. The only types of signs that shall be permitted in this district are those listed below:

Types of Signs

A. **Wall Signs** shall be fixed flat against the wall of a building or on the face of a marquee wall. Signs shall be installed parallel to the building façade.

B. Ground-Mounted Signs

Businesses with a minimum building setback of twenty (20) feet from the fronting right-of-way shall be permitted the use of a ground mounted sign in addition to any other permitted signage. The maximum height of such signs shall not exceed twenty (20) feet. The maximum area for such signs shall be no more than thirty-two (32) square feet.

C. **Window Signs** shall be placed on the interior side of the building. Signs painted on glass windows are allowed, provided that the letter height does not exceed six (6) inches and that only black, bronze, gold or white letter is used.

D. **Canopy Signs.** Canopy or awning signs shall meet the following criteria:

1. A sign message on a canopy or awning shall contain only the name of the business and/or the type of business, type of goods sold, or services rendered. Each business is permitted up to one (1) sign hung under a canopy or awning provided the message on the sign is perpendicular to the building and the sign is at least eight (8) and one half (8-1/2) feet above the surface of the sidewalk and is no more than four (4) square feet in size. If a wall sign is not used, a business is permitted to use up to one (1) canopy or awning sign.
2. Signage on the canopy or awning sign shall be limited to no greater than one-half (1/2) of the area bounded by the edges of the canopy or awning not including any drip flap or vertical fascia surface. If signage is only found in fringe drip-flap portion of the canopy, the entire portion of said area shall be utilized for signage.

E. **Free-standing on-premises signs** shall meet the following criteria:

1. Free-standing signs are allowed one (1) square foot of sign face per lineal foot of street frontage for the first one hundred (100) feet; and one half (1/2) square foot of sign for each lineal foot in excess of one hundred (100) feet, up to a maximum of three hundred (300) square feet.
2. One (1) free-standing sign is allowed for each developed site, lot or parcel. Where a site or parcel fronts on more than one (1) street, one (1) additional free-standing sign permitted for each additional street upon which it fronts, provided the additional signs each face different streets.
3. Where two (2) or more detached buildings occupy the *same* lot or parcel, each *may* have one (1) free-standing sign, provided the total area does not exceed the allowable limits specified by the Ordinance, based on the total lineal street frontage of the site or parcel on which they are to be located.
4. Where two (2) or more attached businesses or buildings occupy the same site or parcel, i.e., shopping center, only one (1) free-standing sign for the aggregate businesses shall be permitted per street frontage.

F. Free-standing off-premises signs. Signs not located on the premises of the business or other organization indicated or advertised thereon shall be permitted under the following conditions:

1. There shall not be more than one (1) sign per lot, except on a corner lot, where two (2) signs, one facing each street, shall be permitted.
2. No off-premises sign may be located closer than one thousand (1,000) feet in any direction of another off-premises sign.
3. All of the criteria for on-premises signs specified in the section above shall also be met.

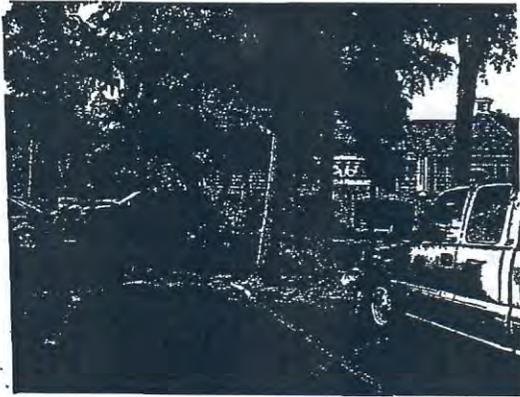
G. Non-Conforming Signs. Signs existing at the time of the enactment of this ordinance and not conforming to the provisions herein, but which were constructed in compliance with previous regulations and ordinances, shall be regarded as non-conforming signs and subject to the following regulations:

1. Any sign constructed after the adoption date of this ordinance and which is found to exist in violation of this ordinance shall be declared to be illegally non-conforming and shall be removed after thirty (30) days notice. If the owner or lessee fails to remove the sign during the permitted time, then the city or independent contractor secured by the city shall remove the sign and the ensuing charges shall be assessed to the owner or lessee.
2. Non-conforming signs shall not be structurally enhanced or modified so as to prolong the life of the sign.
3. No changes in the existing non-conforming signs shall be allowed except for those repairs which are necessary to keep the sign in good working order.
4. Non-conforming signs must be brought into conformance at the time of an application for site plan approval.
5. All non-conforming signs are required to be brought into compliance within three (3) years from the adoption of this ordinance, or when there is a change in business ownership, type or name, or if the sign becomes damaged to an amount greater than fifty (50) percent of its replacement cost. Signs which have a value greater than two thousand (\$2000) dollars at the time of the passage of the ordinance, shall be depreciated at the rate of one thousand (\$1000) dollars per year and removed when fully depreciated, the value to be determined by the assessed value according to the Jasper County tax assessor's office.

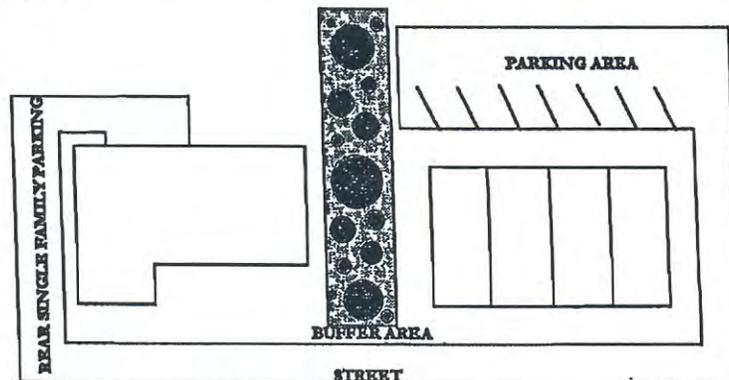
6.4.5 Landscape and Buffers. The landscaping and buffering requirements in the HCD are intended to create optimum spatial separation between businesses without interfering with traffic flow and pedestrian safety. Buffer areas are required in the Highway Commercial District to screen developments from adjacent land uses, thereby reducing nuisances and land use incompatibilities.

Landscaping of on-site parking: The landscaping of the off-street parking facilities shall meet the following criteria:

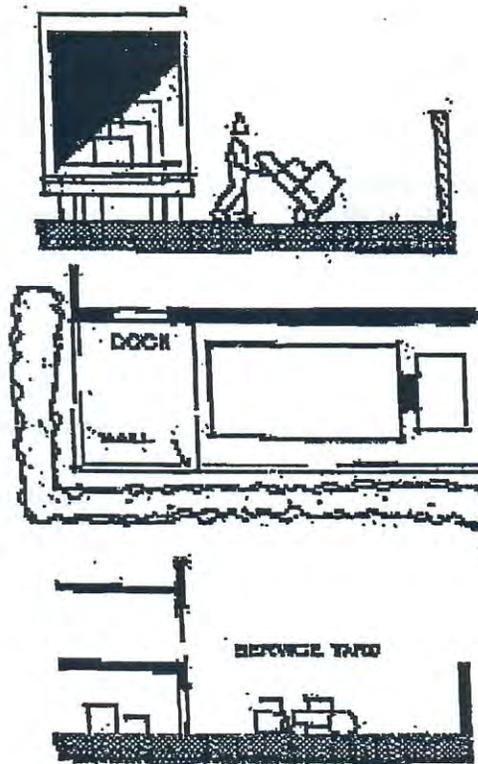
- A. A landscape plan shall be submitted with the required site plan.
- B. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveway entrances and exits.
- C. All plant material shall be installed to not alter the drainage patterns in the HCD.
- D. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
- E. Minimum landscaping shall be two (2) canopy trees per every ten (10) spaces and one hundred (100) square feet of landscaping area per ten (10) spaces.
- F. Permeable areas are required to reduce the impacts of storm-water run-off created by development. Paving with impervious surfaces such as asphalt or concrete shall be limited to seventy-five (75) percent of the parking area surface.



Buffer Areas: Buffer areas in the HCD shall be maximum density screen landscaping, shown in the diagram below, located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. The buffer areas shall not be located on any portion of an existing street or right-of-way causing distraction; however, they may occupy part or all of any front, side, rear yard or setback in order to create maximum spatial separation between land uses. Buffer Areas shall be a width of twenty-five (25) feet and include a solid fence to screen the commercial activities from Single Family and High Density Residential areas.



6.4.6 **Loading.** All loading must be done from the rear of the Highway Commercial District structure. Loading from the rear of the business shall be screened to prevent intrusion upon neighboring residential districts.



6.5 HCD Zoning Incentives

Zoning incentives are offered as opportunities to property owners and developers as a means to meet specific development goals for the Town of Ridgeland while providing benefits to the community. They apply to both new development and redevelopment.

Such benefits shall not be considered an inherent right but shall be considered a privilege extended by the Town. Zoning incentives are designed to allow specific benefits to property owners, developers and end users of a property and not for the purpose of circumventing any other provisions of this ordinance.

For the purposes of this section, public benefit features are not considered to be the principal use on a zoning lot, but rather an accessory feature or use complimentary to the principal uses(s).

The incentives provide for increases floor area ratio or decreases in required parking in exchange for the inclusion of one or more public benefit features, as listed below:

6.5.1 Rear Parking Incentive.

Developments in the HCD that provide required parking exclusively in the rear yard are eligible to receive a ten (10) percent reduction of required parking.

6.5.2 Additional Landscaping Incentive.

Developments in the HCD that provide landscaping and buffering above the minimum requirements of this ordinance are eligible for a floor area ratio (FAR) bonus of up to ten (10) percent and a parking reduction of up to ten (10) percent.

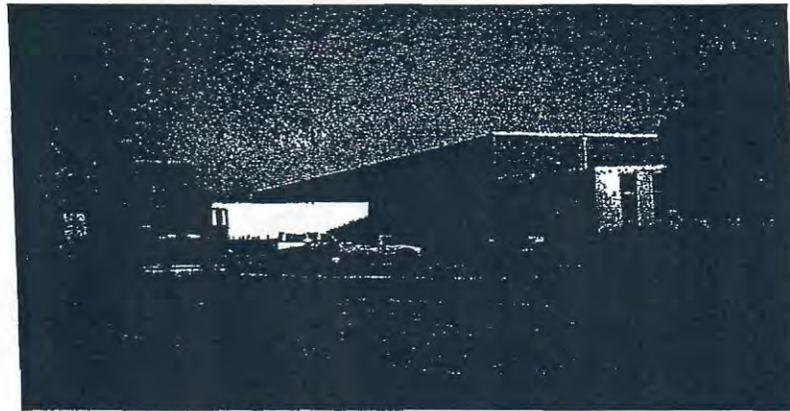
6.5.3 Pedestrian Interconnection/Sidewalk Incentive.

Developments in the HCD that retrofit existing sites that do not presently provide sidewalks or other walkways to connect to adjacent sidewalks are eligible for a floor area ratio (FAR) bonus of up to ten (10) percent and a parking reduction of up to ten (10) percent when they add the pedestrian connection.

ARTICLE VII. INDUSTRIAL DISTRICT (ID)

7.1 Purpose of the District

The purpose of the Industrial District (ID) is to provide a location in Ridgeland convenient to Interstate 95 where distribution, warehousing and light industrial uses will be encouraged. This will help enhance the economic vitality of the community by means of providing a suitable environment for those uses. The location and uses designated will not conflict with the quality of life of the residents of the Town of Ridgeland. Uses permitted in this district shall create minimal air, water, heat, light, humidity and noise pollution, hazardous waste, and off-site nuisances. Heavy manufacturing uses are not permitted in this district.



7.2 Permitted Uses. Uses permitted outright, or permitted with conditions, or permitted as special exceptions in the ID are shown in Table 7.1. (below). All business, service, storage and display of goods within all permitted uses, including "conditional uses" and "special exceptions" shall be operated either within a completely enclosed building or within an area screened from view from adjacent properties. Uses not listed in this table are not permitted in the ID, but may be allowed by a determination of similarity by the Planning Commission.

Table 7.1. Industrial District-Permitted Uses

Use	Permitted	Conditional Use	Special Exception
Agriculture, horticulture, silviculture	X		
Airport		X	
Animal hospital, veterinarian clinic	X		
Assembly hall	X		
Bakery, large-scale operations, with or without on-site sales	X		
Bottled gas storage, distribution	X		
Bulk sales of building and landscaping materials, including gravel, lumber, mulch, and similar materials	X		

Use	Permitted	Conditional Use	Special Exception
Cesspool builder and sales		X	
Cold storage locker	X		
Commercial laboratory	X		
Dry cleaner, laundry, cleaning plant, industrial laundry	X		
Equipment sales or storage yard	X		
Fish, meat, wholesale, curing, storage	X		
Fish hatchery		X	
Junk/salvage yards			X
Kennels			X
Manufacturing, assembly, wholesale operations	X		
Mines, quarries	X		
Parking lot, parking garages	X		
Public safety and public utility structures	X		
Radio and television station		X	
Sawmill, lumber yard	X		
Sewerage disposal plant		X	
Storage, mini-warehouse		X	
Taxidermist	X		
Telecommunications towers	X		
Warehouse, distribution center	X		

7.3 Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Planning Commission. Such uses shall be compatible with the type of uses permitted in areas zoned; location and operation of designated conditional uses shall be subject to *review* to ensure that the proposed conditional use satisfies all relevant requirements of this ordinance and the following general criteria:

- A. The use is listed as a conditional use in the ID zoning district;
- B. The use is consistent with those goals and policies of this Zoning Ordinance which apply to the proposed use;
- C. The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements and natural features;
- D. The proposed use will not alter the character of the ID in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; and
- E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Increasing or decreasing the road width;
- E. Increasing the number of required off-street parking or loading spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- H. Prescribing exterior finish for buildings or additions thereto; and
- I. Designating areas and prescribing improvements for open space.

Table 7.2. Development Standards

Minimum lot size	20,000 sq ft
Minimum lot width	150 ft
Front setback	35 ft
Side setback	25 ft*
Corner side yard	25 ft*
Rear yard	25 ft*
Maximum building size (% of total lot)	45%

*10 feet of clear space plus 15 feet of planted buffer



7.4 On-site Parking. On-site parking shall be provided for light industrial uses at the following standards:

- A. Warehousing. One (1) space per two thousand (2000) square feet

- B. All other industrial uses. One (1) space per seven hundred fifty (750) square feet.
- C. Parking shall be landscaped and screened according to the requirements in the section below.

7.5 Signage.

- A. **Permit required.** No sign shall be erected unless a sign permit has been issued by the Town of Ridgeland.
- B. **Visibility.** No sign shall interfere with visibility for automobile or pedestrian traffic.
 - 1. In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, a minimum clear vision area shall be maintained between a height of two (2) feet and six (6) feet within a triangular area measured twenty-five (25) feet back from intersection of public right-of-way lines.
 - 2. Greater clear vision areas may be required by the South Carolina Department of Transportation.
 - 3. Signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic control devices or street signs.
- C. Every sign shall be constructed and maintained in a manner consistent with the building code provisions and in good structural condition at all times.
- D. No sign shall be illuminated by other than a steady, continuous light, nor shall any intermittent or flashing illumination be permitted.
- E. Each business shall be allowed a total of two (2) signs.
- F. The total square footage for all signs of each business shall not exceed one hundred (100) square feet.
- G. The maximum height of any free-standing sign shall be ten (10) feet.
- H. The following signs shall be allowed in the ID without a permit:
 - 1. Election signs
 - 2. Directional signs
 - 3. Parking and traffic signs
 - 4. Temporary construction signs
 - 5. Real estate marketing signs. One (1) sign per street frontage pertaining to the sale or lease of the premises. The sign shall have a maximum of six (6) square feet in surface area per side and be a maximum of three and one-half (3.5) feet high.

7.6 Landscape and Buffers. Landscaping in the Industrial District is intended to create spatial separation between businesses, and with other uses surrounding the district, without interfering with traffic flow and pedestrian safety.

Landscaping of on-site parking: The landscaping of the off-street parking facilities shall meet the following criteria:

- A. A landscape plan shall be submitted with the required site plan.
- B. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveway entrances and exits.
- C. All plant material shall be installed to not alter the drainage patterns in the ID.
- D. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
- E. Minimum landscaping shall be two (2) canopy trees per every ten (10) spaces and one hundred (100) square feet of landscaping area per ten (10) spaces.
- F. Permeable areas are required to reduce the impacts of storm-water run-off created by development. Paving with impervious surfaces such as asphalt or concrete shall be limited to sixty (60) percent of the parking area surface.

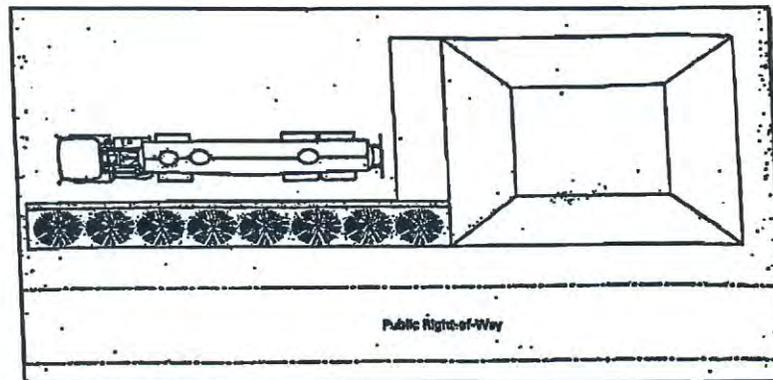


Buffer Areas: Buffer areas are required in the Industrial District to screen developments from adjacent land uses, thereby reducing nuisances and promoting land use compatibility. Buffer areas in the ID shall be maximum density screen landscaping, shown in the diagram below, located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. The buffer areas shall not be located on any portion of an existing street or right-of-way causing distraction; however, they may occupy part or all of any front, side, rear yard or setback in order to create maximum spatial separation between land uses.

7.6 Loading. Every building erected and occupied for uses permitted in the ID, including "conditional uses" and "special exceptions" after the adoption of this ordinance and having five thousand (5000) or more square feet of gross floor area shall provide at least one (1) loading and/or unloading space. When the intensity of any use of a building or premises is increased through the addition of gross floor area,

change of use or increased activity, additional loading and/or unloading spaces may be required if deemed necessary by the Planning Commission.

- A. **Location.** All loading and/or unloading spaces shall be located on the same lot as the use served. Loading and/or unloading areas may be located in the side and rear yards, provided that all loading and/or unloading facilities shall be set back a minimum of ten (10) feet from the rear lot line and minimum side yard clearances are maintained.
- B. **Access.** Each required off-street loading/unloading space shall be designed with direct access, via an approved access drive, to a deeded right-of-way which offers efficient ingress, egress and safety for trucks.
- C. Off-street loading/unloading space shall be designed and constructed so that all vehicle maneuvering can take place entirely within the property lines of the premises being served. The space shall be located so as not to hinder the free movement of pedestrians and vehicles over a sidewalk or street.
- D. **Screening.** All loading and/or unloading areas shall be landscaped and screened to meet the criteria in the section above.



- 7.7 **Lighting.** Any lighting used to illuminate off-street parking and loading/unloading areas shall be designed, located, shielded and directed as to illuminate only those areas and to prevent the casting of glare or direct light upon adjacent property or streets.

ARTICLE VIII. INSTITUTIONAL DISTRICT (ISD)

8.1 Purpose of the District

The purpose of the Institutional (ISD) is to recognize the existence of defined areas for the unified and orderly development of major government, educational, penal and other institutions in order to support and enhance their benefits to the community while protecting adjacent residential uses.

- 8.2 Permitted Uses.** Uses permitted outright, or permitted with conditions, or permitted as special exceptions in the ISD are shown in Table 8.1. (below). All business, service, storage and display of goods within all permitted uses, including "conditional uses" and "special exceptions" shall be operated either within a completely enclosed building or within an area screened from view from adjacent properties. Uses not listed in this table are not permitted in the ISD, but may be allowed by a determination of similarity by the Planning Commission.

Table 8.1. Institutional District-Permitted Uses

Use	Permitted	Conditional Use	Special Exception
Civic and Social Service facilities	X		
Colleges and Universities	X		
Cultural facilities	X		
Government Buildings	X		
Greenways, parks, arboretums	X		
Group Homes	X		
Health Institutions		X	
Jails and other penal institutions		X	
Nursing Homes		X	
Outdoor recreation	X		
Public Utility structures		X	
Public Utility transmission and distribution lines			
Religious Institutions	X		
Stadiums and arenas		X	
Telecommunication Towers			X

- 8.3 Conditional Uses.** The determination of compliance for conditional uses is the responsibility of the Planning Commission. Such uses shall be compatible with the type of uses permitted in areas zoned; location and operation of designated conditional uses shall be subject to *review* to ensure that the proposed conditional use satisfies all relevant requirements of this ordinance and the following general criteria:
- A. The use is listed as a conditional use in the ISD zoning district;
 - B. The use is consistent with those goals and policies of this Zoning Ordinance which apply to the proposed use;

- C. The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements and natural features;
- D. The proposed use will not alter the character of the ISD in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; and
- E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

In *approving* an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district. These conditions may include, but are not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points;
- D. Increasing or decreasing the road width;
- E. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
- F. Prescribing exterior finish for buildings or additions thereto; and
- G. Designating areas and prescribing improvements for open space.

Table 8.2. Development Standards

Minimum lot size	15,000 sq ft
Minimum lot width	100 ft
Front setback	35 ft
Side setback	25 ft*
Corner side yard	25 ft*
Rear yard	25 ft*
Maximum building size (% of total lot)	50%

- 8.4 On-site Parking.** On-site parking shall be provided for institutional uses at the following standards:
- A. One (1) space per seven hundred fifty (750) square feet.
 - B. Parking shall be landscaped and screened according to the requirements in the section below.

- 8.5 Landscape and Buffers.** Landscaping in the Institutional District is intended to create spatial separation between land uses without interfering with traffic flow and pedestrian safety.

Landscaping of on-site parking: The landscaping of the off-street parking facilities shall meet the following criteria:

- A. A landscape plan shall be submitted with the required site plan.
- B. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveway entrances and exits.
- C. All plant material shall be installed to not alter the drainage patterns in the ID.
- D. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
- E. Minimum landscaping shall be two (2) canopy trees per every ten (10) spaces and one hundred (100) square feet of landscaping area per ten (10) spaces.
- F. Permeable areas are required to reduce the impacts of storm-water runoff created by development. Paving with impervious surfaces such as asphalt or concrete shall be limited to sixty (60) percent of the parking area surface.

Buffer Areas: Buffer areas are required in ISDs to screen institutional development from adjacent residential uses, thereby preventing land use incompatibilities. Buffer Areas shall include a solid fence to screen the institutional activities from Single Family and High Density Residential areas.

ARTICLE IX. OPEN SPACE/NATURAL RESOURCES CONSERVATION DISTRICT (OSD)

9.1 Purpose of the District

The purpose of this zone is to protect and preserve undeveloped or open space lands from intensive development while permitting outdoor recreational activities that provide opportunities for active and passive recreation. These areas, facilities and uses are important to both current and future residents of Ridgeland as well as visitors to the Town. It will encourage those low-intensity uses that can be harmoniously, appropriately and safely located in the designated areas, which include wetlands (defined as those lands classified as poorly or very poorly drained soils by the Soil Conservation Service). At the same time it will protect unique and unusual natural areas and rare and endangered wildlife species through the maintenance or enhancement of ecological balances

9.2 Permitted and Conditional Uses and Special Exceptions

Uses permitted outright, or permitted with conditions, or permitted as special exceptions in the OSD are shown in Table 9.1.

Table 9.1. Uses Permitted in the Open Space/Natural Resources Conservation District

	Permitted	Conditional Use	Special Exception
Activities related to air, soil, water, and other environmental measurements and controls	X		
Agriculture, horticulture, silviculture, including the keeping of livestock	X		
Bicycle paths and pedestrian walkways	X		
Cemetery, with or without chapel	X		
Public utility or public safety facilities			X
Publicly owned and or operated park, open space, recreational facility	X		
Surface parking lots		X	
Visitors' centers, public information facilities, and accessory parking	X		
Water retention ponds	X		
Wildlife refuge, including one dwelling unit for caretaker	X		

9.2.1 Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Planning Commission. Specific conditions to be met, in addition to all other applicable standards and requirements in this Ordinance, are: Parking lots OSD shall be planned and constructed to fit within a system of access and parking for larger parcels. Parking lots shall be designed to minimize impacts to existing trees, water bodies, and other resources. A minimum of

eighty (80) percent impervious surface in parking lots is required. Lighting shall be minimal and focused downward through the use of appropriate baffles.

- 9.2.2** **Special Exceptions** are reviewed by the Planning Commission for a determination of conformance. In addition to all other applicable standards and requirements in this Ordinance, the factors to be reviewed are: Public utilities, public safety facilities. Special consideration should be given to: the compatibility of design with the environment, including building height and construction materials; providing appropriate landscaping and/or screening; reducing impacts from non-point pollution by limiting areas of impervious surfaces; use of appropriate buffers; following recommended building setbacks from water bodies; minimizing and/or mitigating environmental impacts.

Table 9.2. DEVELOPMENT STANDARDS

Minimum lot size	0 sq ft
Minimum lot width	0 ft
Front setback	25 ft
Side setback	25 ft
Corner side yard	20 ft
Rear yard	10 ft
Maximum building size (% of total lot)	45%

- 9.3** **Signage.** The following regulations apply to signs in the OSD:
- A. All signs erected in the OSD must be composed of natural materials or materials that closely resemble natural materials.
 - B. Signs in the OSD are limited to one free-standing sign per building, not to exceed four (4) feet in height or ten (10) square feet in surface area, plus one wall sign per building, not to exceed five (5) percent of that wall's surface area.
 - C. Small directional signs are permitted in parks and recreational facilities, provided they are part of a sign plan, follow a consistent design, and do not create visual clutter.
 - D. Animated, lighted, and flashing signs; signs with moveable letters; and parked vehicles with messages are not permitted.

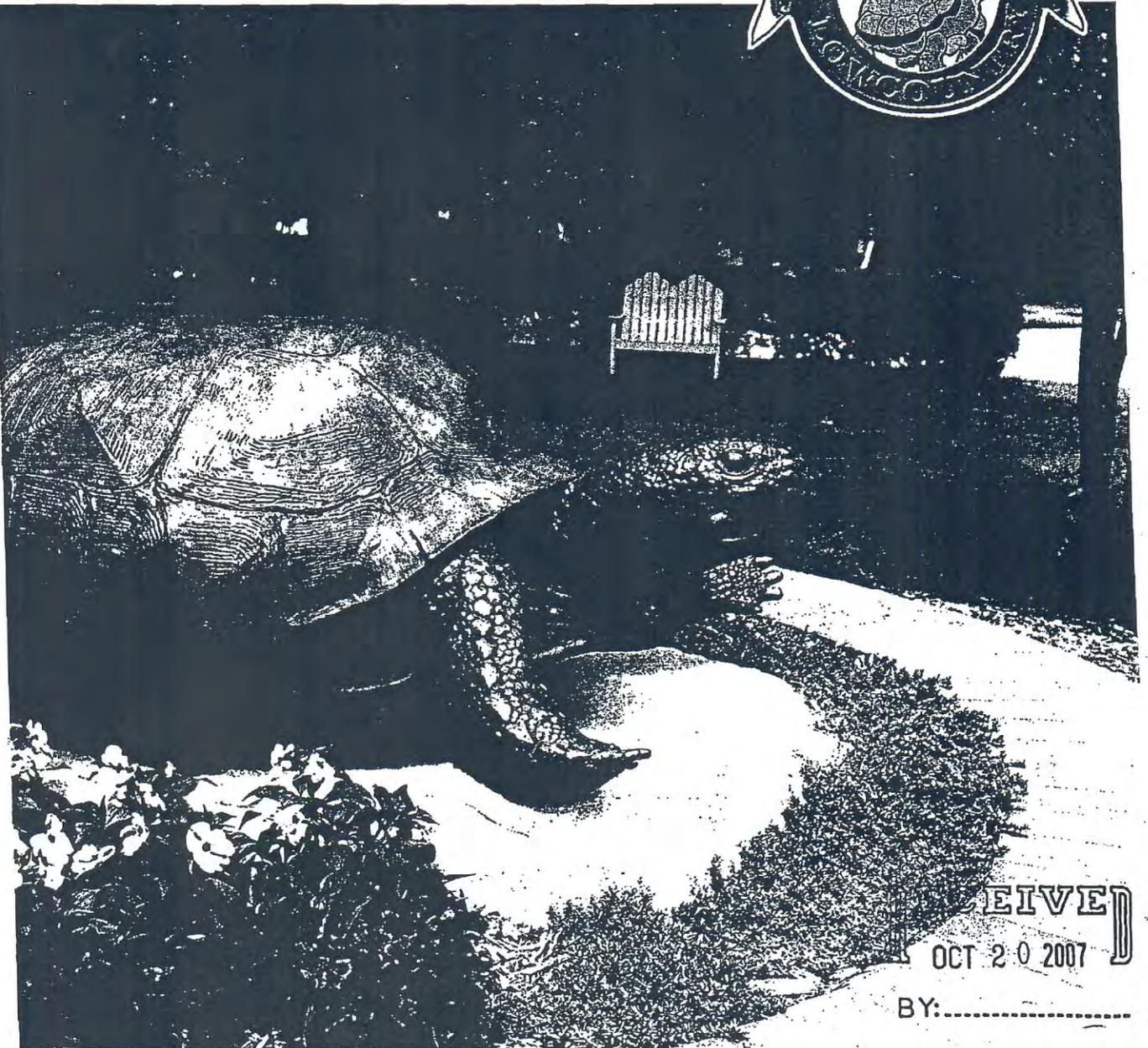
E. Flags, banners, and pennants are only permitted to advertise a specific public event and cannot precede the event by more than two weeks or succeed the event by more than one week.

9.4 **Fencing.** All fences erected in the OSD must be designed and constructed to be compatible with the environment of its location. Natural materials or materials that closely resemble natural materials are highly recommended.

9.5 **Landscaping and Site Development.** Landscape requirements shall be determined by the Architectural Review Board on an individual case basis.

THE TOWN OF RIDGELAND

SUBDIVISION REGULATIONS



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ARTICLE 1

GENERAL

- 1-1 Preamble The subdivision and use of land is a technical and business venture which not only affects the immediate return to the investor in land and the value of land on which he may wish to build, but it also involves for the local government specific items of cost and income for the years to come which must be weighed at the time that a subdivision is under consideration. The Town of Ridgeland, S. C. assures to the maximum degree possible the means whereby land can be developed for the highest possible use with all of the necessary protection against deteriorations and obsolescence.
- 1-2 Purpose The public health, safety, morals and general welfare require the harmonious, orderly, and progressive development of land within the Town of Ridgeland, S. C. In furtherance of this purpose these regulations are adopted to assure, in general, the wise development of new areas in harmony with official community plans for future development.
- 1-3 Authority These subdivision regulations are adopted under authority granted by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.
- 1-4 Jurisdiction These regulations shall govern the subdivision and use of land within the Town of Ridgeland, S. C.

ARTICLE 2

For the purpose of these regulations, the following words and terms are defined as follows:

2-1 Words

2-1. 1 Words used in the present tense include the future tense.

2-1. 2 Words used in the singular number include the plural and words used in the plural include the singular.

2-1. 3 The word "shall" is mandatory and "may" is discretionary.

2-2 Building Line - A line beyond which no foundation wall or part of the structure of any building shall project with the exception of the subsurface projection of footings.

2-3 Crosswalk - A right-of-way within a block dedicated to public use, intended primarily of pedestrian use designed to provide access to adjacent roads.

2-4 Easement - A grant to the general public, a corporation, or a certain person or persons of a parcel of land for a specific purpose or use.

2-5 Health Department - The public health department having jurisdiction over the land area in which the proposed Subdivision is located.

2-6 Lot - A portion of a subdivision intended as a unit for transfer of ownership or for development or both. The word "lot" includes the word "plat" or "parcel" or "tract."

2-7 Lot Width - The width of the lot at the building line measured parallel to the street right-of-way line or in the case of a curvilinear street parallel to the chord of the arc between the intersection of the side lot lines and the street right-of-way line.

2-8 Planning Commission - The Town of Ridgeland Planning Commission.

2-9 Streets - The word street includes any street, avenue, boulevard, road, highway, freeway, lane, alley, court, and other way.

2-9.1 Arterial (Major Thoroughfare): A street which is expected to carry greater volume of traffic over greater distances than other streets.

2-9.2 Collector: A street which generally collects traffic flows from interior spaces and brings it to an arterial. Collectors can also connect two or more arterial routes providing an alternate route of travel for certain traffic. Generally, collectors carry less traffic over less distance than arterial.

2-9.3 Local (Minor Street): A street other than an arterial or collector which primarily provides access to interior land uses.

2-10 Subdivider - Any person, firm or corporation who undertakes the subdivision of land as defined herein.

2-11 Subdivision - The division of a tract or parcel of land into two (2) or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development. It includes all division of land involving a new street or a change in existing streets and the recombination of land previously divided. The following shall not be included within this definition nor be subject to these regulations:

*2-11.1 The combination or recombination of portions of previously platted lots where the total number of lots is not increased and streets not affected.

**2-11.2 The division of land into parcels of five (5) acres or more where no new streets or widening of an existing street is involved.

2-11.3 The partition of land by Court decree.

2-11.4 The Subdivider received the approval of construction plans by the appropriate governmental agencies, or where the construction of streets or utilities began prior to the adoption of these regulations.

* Interpretation of 2-11.1 above, the term "previously platted" shall mean platted, approved, and recorded, if such lots were created in accordance with subdivision regulations in effect at the time of their creation, or created as a result of land division and recorded prior to existence of applicable subdivision regulations.

** Interpretation of 2-11.2 above, the phrase "where no new street or widening of an existing street is involved" shall be construed as meaning that any such parcel shall have at least twenty-five (25) feet of frontage on any approved existing state or county owned and maintained street, and no new street construction is involved.

ARTICLE 3

PROCEDURE FOR PLAT APPROVAL

3-1 Steps

The procedure for review and approval of a Subdivision Plat consists of three (3) separate steps. These are:

3-1. 1 Review of Sketch Plan-

3-1. 2 Review and approval of Preliminary Plat, and

3-1. 3 Review and approval of Final Plat.

Steps 3-1. 1 and 3-1. 2 shall be completed prior to making any street improvements and installing any utilities. Step 3-1.3 shall be completed prior to sale of any lots, recording any portion of the plat of the proposed subdivision, or issuance of a building permit for construction of buildings, except as provided in Section 10-3 of these regulations.

3-2 Procedures:

The following procedures shall be followed in the submission, review, and action upon all subdivision plats:

3-2. 1 Sketch Plan:

- a. The subdivider shall submit at least six (6) copies of a Sketch Plan prepared in accordance with these regulations to the staff of the Planning Commission for review and approval .
- b. The staff shall notify the following agencies for their "Information Only":
 - (1) Recreation Commission
 - (2) School District
 - (3) Telephone Company
 - (4) Fire Department
 - (5) Town Council
- c. The staff shall approve or disapprove or require modification of the Sketch Plan within fifteen (15) days. The staff shall also present the Sketch Plan as approved or modified at the next regular Planning Commission Meeting. Staff submission is for informational purposes only and no action is required by the Planning Commission.

If the Sketch Plan was disapproved by the staff or if the staff required modifications with which the subdivider does not agree, the subdivider may appeal the staff's action in writing to the Chair of the Planning Commission. The Planning Commission shall approve, disapprove, or approve with modification the Staff's action within 30 days of receipt of the appeal. Pertinent comments and recommendations shall be noted in the minutes. Additionally, the subdivider shall be notified by the staff, in writing, within seven working days following the meeting of the action taken on his appeal by the Planning Commission.

3-2. 2 Preliminary Plat:

a. The subdivider shall submit at least six (6) copies of a Preliminary Plat prepared in accordance with these regulations along with the required supporting data to the staff of the Planning Commission for review and approval. Upon determination by the planning staff that the layout shown on the Preliminary Plat is in conformity with the approved Sketch Plan, the staff shall submit these plans to the following agencies for review and approval, as applicable:

- (1) Town Engineer
- (2) Soil and Water District
- (3) Water/Sewer Director .
- (4) Planning Commission

b. The staff shall submit the preliminary plan, together with all comments and approvals from state and federal agencies, to the Planning Commission within 30 days from receipt of the plan and all required permits.

c. The Planning Commission shall review and approve, disapprove or approve with modification the Preliminary Plat at the meeting at which it is submitted. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission meeting.

3-2. 3 Final Plat:

a. After completion of the physical development (or upon acceptance of a surety bond) of all or part of the area as shown on the Preliminary Plat, the subdivider shall submit to the staff of the Planning Commission at least ten (10) prints of the Final Plat prepared in accordance with the provisions of these regulations along with the required certificates executed by the Planning Staff that the layout shown on the Final Plat is in conformity with the approved Preliminary Plat. The staff shall submit the plat to the following agencies for review and approval, as applicable:

- (1) Town Engineer
- (2) Soil and Water District
- (3) Director of Public Works
- (4) Planning Commission

b. Upon receipt of the approval of the completed physical improvements or the proposed bond by the appropriate agencies the Planning Commission shall take action on the Final Plat. However, failure of the Planning Commission to act within thirty (30) days after submission of the Final Plat shall be deemed to constitute final approval and a certificate to that effect shall be issued by the Planning Commission on demand; provided however, the subdivider may waive this requirement and consent in writing to the extension of such period.

c. In the event the Final Plat is disapproved, the grounds for such disapproval shall be noted in the minutes of the Planning Commission and a copy of such minutes provided to the subdivider. However, upon such disapproval of the Final Plat the subdivider shall have the right of appeals to the court of law. Upon the approval of a Final Plat by the Planning Commission, the prints shall be stamped with the appropriate certificate of the Planning Commission and returned to the subdivider. The print becomes the instrument to be recorded in the office of the County Clerk of Court. Approval of the Final Plat by the Planning Commission shall not be deemed to constitute an acceptance by the public of the dedication of any street or any other ground shown on the plat. In no case shall the Planning Commission disapprove of a Final Plat of a subdivision which:

- (1) Meets the requirements of a Final Plat set forth in these regulations, and
- (2) Conforms to an approved Preliminary Plat, and
- (3) Has all the required improvements installed and approved.

3-3 Final Plat Submittal Only

Subdivisions which do not involve the platting, construction or opening of new street, water or sewer facilities, or improvements to existing streets shall be accepted by the Planning Commission in the form of a Final Plat. The Final Plat shall comply in all respects to the regulations. Sketch Plans and Preliminary Plats are not required in such cases.

3-4 State and Federal Permits and Approvals:

THE SUBMITTAL OF PLANS TO STATE AND FEDERAL REGULATORY AGENCIES FOR REQUIRED PERMITS IS THE RESPONSIBILITY OF THE SUBDIVIDER. Preliminary Plat approval will not be given unless all required permits agencies are on hand.

ARTICLE 4

PLAT REQUIREMENTS

4-1 Sketch Plan- The Sketch Plan shall be prepared in accordance with the following requirements:

4-1.1 The Sketch Plan shall be drawn at a scale not less than two hundred (200) feet to one (1) inch.

4-1.2 The Sketch Plan shall include a Vicinity Map at a scale of not less than one (1) inch equals one (1) mile showing the relationship of the proposed subdivision to surrounding development.

4-1.3 The Sketch Plan shall show:

- a. Total acreage in the tract to be subdivided;
- b. Tentative street and lot arrangement;
- c. Approximate right-of-way;
- d. Typical lot area and approximate number of lots;
- e. Existing and proposed uses of land throughout the subdivision;
- f. Existing uses of land and all existing street intersections surrounding the subdivision;
- g. Topography by contours at vertical intervals of not more than five (5) feet extending at least one hundred (100) feet outside the proposed subdivision; and
- h. Proposed name of subdivision.

4-1. 4 The subdivider may, and is encouraged to, submit a Sketch plan of his entire tract even though his present plans call for the actual development of only a part of the property.

4-2 Preliminary Plat - The Preliminary Plat shall meet the minimum standards of design set forth in these regulations and shall include the following information:

4-2. 1 Scale of Plat: The Preliminary Plat shall be drawn to a scale of not less than one (1) inch equals on hundred (100) feet.

4-2. 2 Plat Information:

- a. Proposed name of subdivision, and name of owner and/or subdivider;
- b. Graphic scale, north point and date. The north point shall be identified as magnetic, true or grid north;
- c. Vicinity Map at a scale of not less than one (1) inch equals one (1) mile showing the relationship of the subdivision to the surrounding area;
- d. Acreage to be subdivided and the number of lots;
- e. Boundaries of the tract to be subdivided with all the bearings and distances indicated. The boundary survey shall be to such a degree of accuracy that the error of closure is not greater than 1:2,500.

4-2.3 Existing Conditions:

- a. Topography by contours at vertical intervals of not more than five (5) feet and extending at least one hundred (100) feet outside the subdivision.
- b. Zoning district classification of land to be subdivided and adjoining land.
- c. Deed record names of adjoining property owners or subdivisions.
- d. In case of a resubdivision, a copy of existing plat with proposed resubdivision superimposed thereon.
- e. Location of streams, lakes, swamps, waters of the United States and land which is subject to flooding based on a one hundred (100) year flood frequency.
- f. Location of existing adjoining property lines and existing buildings on the property to be subdivided.
- g. Location and right-of-way of streets, roads, railroads, and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or right-of-way and show location of poles and towers.
- h. Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades and invert elevations of sewer shall be shown.
- i. The acreage of each drainage area affecting the proposed subdivision.

j. All elevations shall refer to Mean Sea Level Datum where public water and/or public sewers are to be installed.

k. Location of Town Limit lines and County lines, if applicable.

4-2. 4 Proposed Conditions

a. Layout of streets, public crosswalks with widths, road names or designations, grades, and cross sections.

b. Profile of proposed streets showing natural and finished grades.

c. Layout of all lots, included building setback lines; scales dimension on lots; lot and block numbers; and utility easements with width and use

d. Preliminary plan of sanitary sewer system with pipe size, grade, and invert elevations; and location of manholes, and points of discharge.

e. Preliminary plan of storm sewer system with pipe size, grade, and invert elevation; and location of manholes and outlets. Storm sewers shall be sized to accommodate runoff from at least a ten (10) year frequency rainfall.

f. Preliminary plan of water supply system with pipe sizes and location of hydrants and valves.

g. Designation of all land (if any) to be reserved or dedicated for public use.

h. Designation of proposed use of all lots to be used for other than a single-family residential (if any).

i. Proposed major contour changes in areas which are substantially cut and/or filled.

j. Total number of lots, total acreage, total length of new streets.

4-3 Final Plat - The Final Plat shall conform substantially to the approved Preliminary Plat and shall meet all requirements set forth in these regulations.

4-3.1 Scale of Plat - The Final Plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet.

4-3.2 Plat Information

- a. Name of subdivision, and subdivider and/or owner.
- b. Graphic scale, north point and date. The north point shall be identified as magnetic, true or grid north.
- c. Vicinity Map at a scale of not less than one (1) inch equals one (1) mile showing the relationship of the subdivision to the surrounding area.
- d. Street names and lot and block numbers.
- e. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line, and block line whether curved or straight. This shall include the radius, central angle, and tangent distance for the centerline or curved streets. Curved property lines shall show arc or chord distance and radii.
- f. All dimensions of the nearest one-tenth (0.1) of a foot and angles to the nearest minute.
- g. Location and description of monuments.
- h. All right-of-way, easements, and areas to be dedicated to public use with the purpose of each stated.
- i. Areas to be used for purposes other than single-family residential and public, if any, with the purpose, location, and dimensions of each indicated.

4-3. 3 Certification - The following signed certificates shall appear on the Final Plat:

a. Certificate of Accuracy

I hereby certify that the plan shown and described hereon is true, correct, and accurate survey required by the Subdivision Regulations of the Town of Ridgeland and that the monuments shown were placed to the specifications set forth in said regulations.

Date

SEAL

Registered Land Surveyor or Engineer

S. C. Registration Number

- a. Name of subdivision, and subdivider and/or owner.
- b. Graphic scale, north point and date. The north point shall be identified as magnetic, true or grid north.
- c. Vicinity Map at a scale of not less than one (1) inch equals one (1) mile showing the relationship of the subdivision to the surrounding area.
- d. Street names and lot and block numbers.
- e. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line, and block line whether curved or straight. This shall include the radius, central angle, and tangent distance for the centerline or curved streets. Curved property lines shall show arc or chord distance and radii.
- f. All dimensions of the nearest one-tenth (0.1) of a foot and angles to the nearest minute.
- g. Location and description of monuments.
- h. All right-of-way, easements, and areas to be dedicated to public use with the purpose of each stated.
- i. Areas to be used for purposes other than single-family residential and public, if any, with the purpose, location, and dimensions of each indicated.

4-3. 3 Certification - The following signed certificates shall appear on the Final Plat:

a. Certificate of Accuracy

I hereby certify that the plan shown and described hereon is true, correct, and accurate survey required by the Subdivision Regulations of the Town of Ridgeland and that the monuments shown were placed to the specifications set forth in said regulations.

Date

SEAL

Registered Land Surveyor or Engineer

S. C. Registration Number

b. Certification of Approval for Recording

The subdivision plat shown hereon was found to comply with the Subdivision Regulations for the Town of Ridgeland as approved by the Ridgeland Planning Commission for recording in the office of the Clerk of Court of Jasper County, South Carolina.

Date

Chairman

Secretary

4-3. 4 Information to Accompany Final Plat When not Using a Bond

- a. As built plan of sanitary sewer system with grade, pipe sizes, points of discharge, and pipe invert elevations.
- b. As built plan of storm sewer system with grade, pipe sizes, and location of outlets, and pipe invert elevations.
- c. As built plan of water system with pipe sizes and location of hydrants and valves.
- d. The following signed certificate:

Certificate of Installation

I hereby certify that the streets, drainage system, water system and sewage system in _____
Subdivision were installed in accordance with the Preliminary Plat (construction drawings) dated _____
and approved by the Ridgeland Planning Commission.

Date

Registered Engineer

S. C. Registration Number

SEAL

ARTICLE 5

MINIMUM DESIGN STANDARDS

5-1 General - In considering any Preliminary Plat, the Planning Commission shall give consideration to any Comprehensive Plan, or segments thereof, affecting the area in which the subdivision is located.

5-2 Streets - All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:

5-2. 1 Continuation of Existing Street Pattern - Whenever topography will permit, the arrangements of streets in a subdivision adjoining areas.

5-2. 2 Cul-de-sacs - Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred one hundred (100) feet in a diameter and a paved turn around with a minimum outside diameter of eighty (80) feet or other approved type of turnaround. Maximum length shall not exceed eight hundred (800) feet unless unusual circumstances require a greater length.

5-2. 3 Temporary Dead-End Streets - Temporary dead-end streets, which extend for a greater distance than the depth of one abutting lot, shall be provided with a temporary turnaround having a diameter of eighty (80) feet, or other suitable turnaround.

5-2. 4 Half Streets - Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.

5-2. 5 Intersections - The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than sixty (60) degrees (angles of intersection of street centerline). Curved streets shall have a minimum tangent of one hundred (100) feet at intersections.

5-2. 6 Reverse Curves - Where practical, a tangent of at least two hundred (200) feet on minor streets and three hundred (300) feet on collector streets shall be provided between reverse curves. On major thoroughfares tangent distances shall be determined by the State Highway Department.

5-2. 7 Street Access - Where it is essential to the development of a logical street pattern, street right-of-way

shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical street pattern.

5-2. 8 Street Jogs - Street jogs should be avoided. Where unavoidable, street jogs at intersections shall have a centerline off-set of not less than one hundred fifty (150) feet.

5-2. 9 Street Names - Streets that are extensions of, or obviously in alignment with existing names streets, shall bear that name. The name of new streets shall be subject to the approval of the Town Planning Commission and shall not duplicate or be similar in sound in existing names in Jasper County, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place, or court or the like.

5-2.10 Additional Right-of-way - Subdivisions which include an existing platted street that does not conform to the minimum right-of-way requirements of these regulations shall provide additional width along one or both sides of such street so that the minimum right-of-way required by these regulations is established. Subdivisions abutting only one side of such street shall provide a minimum of one-half, measured from the centerline of the existing right-of-way, of the right-of-way required by these regulations.

5-2.11 Right-of-Way and Pavements Widths - Minimum right-of-way and pavement widths shall be as follows:

<u>Street Classification</u>	<u>ROW (feet)</u>	<u>*Pavement (feet)</u>
Arterial	80	50
Collector	66	36
Local	50	27

* Measured from (1) back to back of curbs or (2) low point of the valley to low point of the valley.

5-2.12 Street Grades - Grades on major thoroughfares shall be established by the State Highway Department. Grades on collector streets shall not exceed eight (8) percent unless topographic conditions make this impractical. Grades on minor residential streets shall not exceed fifteen (15) percent. All streets shall have a minimum grade of not less than one-half (0.5) percent.

5-2.13 Horizontal Curves - Where a deflection angle of more than ten (10) degrees occurs in the alignment of a local street, a curve of reasonable radius shall be introduced. A

curve shall be introduced at any change in direction of a collector street or major thoroughfare. On major thoroughfares the centerline radius of a curvature shall be determined by the Department of Transportation. On collector streets the centerline radius of curvature shall not be less than three hundred and fifty (350) feet. On minor streets the centerline radius of a curvature shall not be less than one hundred and fifty (150) feet.

5-2.14 Vertical Curves - Minimum stopping sight distance on major thoroughfares shall be determined by the State Highway Department. On collector streets minimum stopping sight distance shall be two hundred and seventy-five (275) feet (40 mph), and on minor streets one hundred and sixty (160) feet (25 mph). Stopping sight distances shall be measured from height of eye of three (3) feet nine (9) inches to an object with a height of six (6) inches. Both distances measured above the centerline of the street. Stopping sight distance shall be determined in accordance with the design standards of the American Association of State Highway Officials.

5-2.15 Split Level Streets - Streets which are constructed so as to have two traffic ways, each at different levels within the same right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two traffic ways of three to one (3:1) or flatter.

5-3 Blocks - The Planning Commission shall examine every proposed subdivision as to its compliance with the following provisions:

5-3. 1 Non-residential Blocks - Non-residential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.

5-3. 2 Residential Block length - In order to insure convenient access between various parts of a subdivision and between the subdivision and surrounding areas, and in order to help prevent traffic congestion and undue inconvenience, the length of residential blocks hereafter shall not exceed eighteen hundred (1800) feet or be less than six hundred (600) feet from corner to corner. Provided, however, such length requirements may be modified when such shall be appropriate due to the topography or physical shape of the property being subdivided. The width of any residential block shall be sufficient to permit two (2) tiers of lots, where topography and land ownership permits, except as otherwise provided in these regulations.

5-3. 3 Crosswalks - Where a subdivision design involves unusually long blocks, public right-of-way for pedestrian

crosswalks shall be provided where such are necessary for the convenience of pedestrians. Such right-of-way shall not be less than ten (10) feet wide and improved to include a concrete asphalt or other approved surface sidewalks six (6) feet wide and four (4) inches thick.

- 5-4 Lots - All lots, which shall hereafter be established in connection with the development of a subdivision, shall comply with the requirements set forth in the Zoning Ordinance of the Town of Ridgeland, South Carolina or as shown below, which ever are more restrictive.

5-4. 1 Authority of Health Department

Nothing contained in these regulations shall be construed as preventing the Health Department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to insure protection of the public health.

5-4. 2 Setback Lines - Residential Building setback lines shall be at least 30 feet from the front of the property line. Minimum side and rear setback lines shall be at least 10 feet from the property line. Driveways shall be at least 4 feet from the property line except at the point of entry and exit.

5-4. 3 Lot Lines and Town Limit or County Lines

In so far as practical, lots should not be divided by Town Limit or County boundary lines.

5-4. 4 Lot Lines

In so far as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

5-4. 5 Minimum Lot Dimensions and Area:

The minimum lot width at the front building line and minimum lot area shall be designated in the Town of Ridgeland zoning ordinance.

5-4. 6 Corner Lots

(1) Corner lots shall be at least five (5) feet wider than interior lots; provided however, the maximum required width of corner lots shall be one hundred (100) feet.

(2) The minimum side building setback distance shall be at

least the minimum front building setback distance for the side adjacent to the street.

5-4. 7 Double Frontage

Double frontage lots (i.e. lots having street frontage both in front and rear) shall be avoided except where essential to provide separation of residential development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography. Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or lots backing onto said right-of-way having a minimum depth of two hundred (200) feet.

5-4. 8 Street Access - Every lot hereafter established shall front or abut on a street which conforms to the requirements of these regulations.

5-4. 9 Flag Lots The use of flag lots in residential subdivisions shall be permitted only if dictated by the terrain. Flag lots shall not be permitted to solely allow an increase in the number of lots. The access drive to flag lot shall have a minimum width of 20 feet and shall be a deeded part of the lot so accessed.

5-5 Easements - Easements shall be required in subdivisions for the following purposes

5-5. 1 Utility Easements - When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for such purposes. All above ground utilities shall be provided along rear property lines except where site conditions make this impractical. Such easements shall not be less than twelve (12) feet along rear property lines and ten (10) feet along side property lines and where possible, shall be centered on rear and side lot lines.

5-5. 2 Water Course and Drainage Easements - Where a proposed subdivision is traversed by a water course, drainage way, or stream, appropriate provisions shall be made to accommodate storm water and drainage through and from the proposed subdivision. The area so improved shall conform substantially with the lines of said water course and be of a sufficient width for construction, or both, as to be adequate for the purpose, provided however, such public easement shall be not less than twelve (12) feet in width.

5-6 Variances- When due to the peculiar shape or topography of a tract of land or other unusual condition, it is impractical

for a subdivider to comply with the literal interpretations of the design requirements, the Planning Commission shall be authorized to vary such requirements provided the intent and purpose of these regulations are not violated.

5-7 Reservation of Public Sites - To insure the orderly development of the community, the subdivider shall be required to reserve and negotiate to sell needed spaces for parks, schools, fire stations and playgrounds, as required by local governmental units, for a period not to exceed ninety (90) days from the date of submission of the Preliminary Plat. The reservation period may be extended for one (1) additional ninety (90) day period if a governmental units file with the Planning Commission a written statement indicating a desire to negotiate.

5-8 Flood Protection - No portion of a subdivision shall be approved which is subject to inundation by a flood of one hundred (100) year frequency or less unless such portion of the subdivision is filled or otherwise protected to raise the elevation to at least one (1) foot above the one hundred (100) year frequency flood elevation. Such fill or other protection shall not encroach on the required floodway of the stream. The elevation of the fill or adequacy of other protection shall be certified by a registered engineer before approval of the Preliminary and Final Plats.

5-9 Mobile Home Subdivisions

5-9.1 Definition Mobile Home Subdivisions are defined as single family residential neighborhoods in which dwelling units on individually platted lots are manufactured homes meeting the construction and safety standards of the Department of Housing and Urban Development and the "acceptable similarity" appearance standards in paragraph 5-9.5.

5-9.2 Size Mobile Home Subdivisions shall contain a minimum of 12 acres.

5-9.3 Lots Lots shall be a minimum of 10,890 square feet and shall be individually platted and deeded.

5-9.4 Foundations, Skirting and Additions All Manufactured Homes shall meet the following standards of acceptable similarity:

(1) Minimum Width of Structure

Minimum width of the manufactured home as assembled on the site shall not be less than 20 feet, as measured across the narrowest portion.

(2) Minimum Roof Pitch; Minimum Distance, Eaves to Ridge; Roofing Material

The pitch of the main roof shall not be less than one foot of rise for each four feet of horizontal run. Minimum distances of eaves to ridge shall be 10 feet. In general, any roofing material may be used that is generally acceptable for housing built on the site, if applied in such a manner as to similar in appearance.

(3) Exterior Finish; Light Reflection

Any material that is generally acceptable for on site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance provided, however, that reflection from siding coated with clean, white, gloss exterior enamel.

5-9.6 Unless specifically noted above Mobile Home subdivision shall meet all other provisions of the Subdivision Regulations.

ARTICLE 6

REQUIRED IMPROVEMENTS

The subdivider shall install and/or pay for the improvements required by these regulations necessary to serve his subdivision prior to the approval of the Final Plat.

- 6-1 Monuments - All lot corners, street corners, and points of change of direction in exterior boundaries of the subdivision shall be marked with an iron pipe at least twenty-four (24) inches long and driven to within four (4) inches of the finishing grade or flush as conditions may require.
- 6-2 Natural Gas - When gas lines are located in a street right-of-way, where possible, such lines shall be located outside the portion of the street to be surfaced to prevent cutting into the paved surface to serve abutting properties.
- 6-3 Water Supply - A public water system shall be installed in all subdivisions. When a water system is installed in a subdivision water mains, valves, and fire hydrants shall be installed according to plans and specifications approved by the town engineer and the SC Department of Health and Environmental Control (DHEC). When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced.
- 6-4 Sanitary Sewerage - If a sanitary sewer system is installed in a subdivision, sanitary sewers shall be installed to the plans and specifications approved by the appropriate town engineer and the SC Department of Health and Environmental Control (DHEC). When the sewer line is located in a street right-of-way and it will be necessary to cut into the streets surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street. Such service connections shall be capped to prevent the entry of rain water.
- 6-5 Sewage Disposal Systems - Prior to the construction of any sewage disposal system such as an oxidation pond or other facility, the location, size, plans, and specifications of such a facility shall be approved by the town engineer and the SC Department of Health and Environmental Control (DHEC).
- 6-6 Curbs and Gutters - Concrete curbs or paved valley-type gutters shall be installed and shall be in accordance with plans and specifications approved by the town engineer.
- 6-7 Street Grading and Surfacing - Street grading, base

preparation and surfacing shall be carried out by the subdivider according to plans and specifications of the State Department of Transportation and the town engineer.

- 6-8 Storm Drainage - An adequate drainage system, including necessary improved open channels, pipes, culverts, storm sewers, intersectional drains, drop inlet, bridges, and other necessary appurtenances shall be installed by the subdivider and shall be according to plans and specifications approved by the town engineer.
- 6-9 Street Name Signs - Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the staff of the Planning Commission.
- 6-10 Sidewalks - When sidewalks are installed they shall meet the construction standards of the SC Department of Transportation.
- 6-11 Trees - It is the intent of the Town of Ridgeland to preserve trees within its corporate limits. In keeping with this intent, street trees must be planted at fifty (50) feet intervals within five (5) feet of the street right-of-way on both sides of the street, but must be outside the right-of-way. Existing trees should be preserved whenever possible, and the plans and specifications for tree planting and tree preservation should meet the approval of the Planning Commission.
- 6-12 Open Space, Recreation Requirements - The Planning Commission shall require that open space be reserved for active or passive recreation where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography and general access for the particular purposes envisioned by the Planning Commission. The area shall be shown on the Plat marked "reserved for recreation open space". The number of acres to be reserved shall be determined in accordance with the following table, which has been prepared on the basis of providing three (3) acres for every one-hundred (100) dwelling units.

a. Single-Family Lots Size of Lot	Percentage of Total Land in Subdivision to be Reserved Recreation Purposes
80,000 & greater S.F.	1.5 per cent
50,000 S.F.	2.5 per cent
40,000 S.F.	3.0 per cent
35,000 S.F.	3.5 per cent
25,000 S.F.	5.0 per cent
10,000 S.F.	8.0 per cent

b. Multifamily and High-Density Residential. The Planning Commission shall determine the acreage for reservation based on the number of dwelling units per acre to occupy the site as permitted by the Ordinance.

6-13 Traffic Control Devices - Traffic Control devices whether signs or signals, shall be installed by the Developer as deemed appropriate by the Town of Ridgeland, its agencies and/or the South Carolina Department of Transportation. The authority to require traffic control devices may be exercised by the Town at anytime during the approval process.

ARTICLE 7

GROUP DEVELOPMENT

7-1 General

7-1.1 In order to prevent creation of traffic hazards, insure the provision of off-street parking and provision of necessary utilities, plans for group developments such as shopping centers, industrial parks, mobile home parks, apartment complexes, and motels where the site is not subdivided into lots and public streets, but is retained in one ownership, must be submitted to the Planning Commission for review and approval.

7-1.2 These regulations are considered minimum and may be superseded by more restrictive regulations such as the zoning ordinance.

7-1.3 The developer is responsible for obtaining all state and federal permits. These permits must be submitted with the site plan.

7-2 Procedures for Group Development Approval

7-2.1 Site Plan

a. The developer shall submit at least six (6) copies of a Site Plan to the staff of the Planning Commission for review and forwarding to the Planning Commission. The staff shall submit the Site Plan with its comments to the Planning Commission within thirty (30) days.

b. The Planning Commission shall review and approve, disapprove, or approve with modifications the Site Plan at the meeting at which it is presented. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission meeting.

c. If the staff of the Planning Commission fails to act within thirty (30) days after submission of the Site Plan, the staff must inform the developer of the date on which action shall be taken but such extension of time shall not exceed thirty (30) days. Failure of the staff to act within these time limits shall be deemed to constitute Site Plan approval and a certificate to that effect shall be issued by the Planning Commission upon demand.

7-2.2 Construction Drawings

a. The developer shall submit at least six (6) copies of the

Construction Drawings along with the necessary supporting data to the staff of the Planning Commission.

b. Upon determination that the Construction Drawings conform to the approved Site Plan, the staff shall submit these plans to the following agencies (as appropriate) for review and approval:

- (1) Fire Department
- (2) Water /Sewer Department
- (3) Town Engineer

c. Upon receipt of the reports from the above agencies, the staff of the Planning Commission shall approve, disapprove or approve with modifications the Construction Drawings within thirty (30) days after submission of the plans.

d. The developer shall obtain all required DHEC approvals.

e. If the Construction Drawings are disapproved by the staff or if the staff requires changes with which the developer does not concur, the developer may appeal in writing to the Chair of the Planning Commission. The Commission shall consider the appeal within fifteen (15) days of submittal. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission.

f. If the staff of the Planning Commission fails to act within thirty (30) days after the submission of the Construction Drawings, the plans shall be automatically approved and a certificate to that effect shall be issued by the Planning Commission upon demand.

g. The Planning Commission shall not act to override the requirements of other agencies. The Commission may seek to bring agreement in cases of conflict between the various reviewing agencies and the developer.

7-2.3 Final Approval

Upon completion of all construction, no final approvals are required by the Planning Commission, but approvals may be required by other agencies. As built for water and sewer are required before a certificate of occupancy will be issued.

7-3 General Plat Information

7-3.1 A plat of the property drawn to a scale of at least one hundred (100) feet to one (1) inch.

7-3.2 The location of the parcel of land with respect to adjacent right-of-way.

- 7-3.3 The shape, dimensions, and location of all buildings, existing and proposed, on said parcel.
- 7-3.4 The nature (commercial), industrial, etc.) of the proposed uses of the building and/or land.
- 7-3.5 Topography of the site by contours at vertical intervals of not more than five (5) feet.
- 7-3.6 The location and dimensions of off-street parking and loading spaces and the means of ingress and egress to and from such spaces.
- 7-3.7 The location and size of all proposed utilities and storm drainage facilities.
- 7-3.8 Such other information as the Planning Commission may deem necessary because of the physical characteristics peculiar to the particular development.

7-4 Standards:

7-4.1 Requirements

Standards for the parking requirements, setback requirements, spacing between buildings, residential area requirements screening and buffers, and landscaping for group development shall be as specified in the Town of Ridgeland Zoning Ordinance.

7-4.2 Water, Sewage and Drainage

Adequate provisions for water supply, sanitary sewerage, and storm drainage shall be installed by the developer according to the plans and specifications approved by the proper authorities.

7-4.3 Access and Egress - shall conform to the Driveway Regulations in the Zoning Ordinance of the Town of Ridgeland.

7-4.4 Mobile Home Parks - shall conform to the minimum standards set forth in the regulations: "Mobile Home Park Ordinance of the Town of Ridgeland, S.C." and the Town of Ridgeland Zoning Ordinance.

7-5 Enforcement

No building permits shall be issued and no connection to a public water system or public sewer system shall be made until the construction drawings for the group development are approved by the Planning Commission and so noted on prints of the development plan. No certificate occupancy shall be

issued by the Zoning Administrator until the building in group developments are inspected by the local building official.

ARTICLE 8

ACCEPTANCE OF STREETS AND OTHER IMPROVEMENTS

8-1 Acceptance not Implied

8-1-1 The approval of the land development plan or subdivision plat shall not be deemed to automatically constitute or effect an acceptance by the Town of Ridgeland of the dedication of any street, easement, water line, sewer line or appurtenances or other ground shown on the plat.

8-1-2 The developer is required to provide for the perpetual and effective maintenance of any street easement, water line, sewer line or appurtenances not accepted by the town, county or state for inclusion into their respective systems.

8-2 Deed Requirement

All streets, public places, water and sewer lines and appurtenances accepted by the town, county or state must be conveyed by a deed registered in the Office of the Clerk of Court for Jasper County. Deed preparation shall be the responsibility of the developer or subdivider. Deeds will be accepted only after all operating permits have been obtained and all construction has been accepted by the Town of Ridgeland and "as built" have been provided..

ARTICLE 9

INNOVATIONS

9-1 Intent

These regulations do not intend to freeze new developments into any single type of design, but to insure that all new developments shall contribute to building economically sound and desirable living areas within the community with all necessary services and facilities.

9-2 Authority to Modify Standards

In order to provide the subdivider with maximum flexibility in the design and character of new residential developments, the Planning Commission is hereby authorized to modify the standards and requirements of these regulations in the case of a plan for an experimental subdivision or planned neighborhood unit, which in the judgement of the Planning Commission provides adequate public spaces for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

9-3 Maintenance of Spirit of Regulations - Any Development or subdivision approved under this section shall maintain the objectives, purposes and intent of these regulations.

ARTICLE 10

SURETY IN LIEU OF COMPLETION OF IMPROVEMENTS

10-1 General:

In lieu of completion of the physical development and installation of the required improvements prior to the approval of the Final Plat, the Ridgeland Town Council may accept a bond, in an amount and with surety and conditions satisfactory to it, providing for and securing to the Town of Ridgeland, the actual construction and installation of such improvements and utilities within a period specified and expressed in the bond.

10-2 Information

Necessary information to accompany the posing of a Surety Bond.

10-2.1 Surety Bond to equal one and a half (1 1/2) times face value of all improvements.

10-2.2 Bond amount to be determined by the total cost of the following improvements where applicable:

- a. water
- b. sewer
- c. paving of roads
- d. storm drainage

10-2.3 Contract bids on above improvements of the development must be submitted with the Bond. These bids or other positive assessments must be signed by a registered engineer.

10-3 Procedures:

10-3.1 The required information shall be submitted to the staff of the Planning Commission.

10-3.2 The staff shall submit these materials to the Town attorney for review and comment.

10-3.3 The Town Attorney shall submit the materials to the Town Council for approval.

- 10-3.4 If the Town Council approves the Surety Bond, then the Preliminary Plat shall be given "FINAL PLAT APPROVAL WITH SURETY BOND" which authorizes the plat to be recorded in the Office of the Clerk of Court for Jasper County, S. C.
- 10-3.5 Upon completion of all requirements of the Subdivision Regulations the subdivider shall submit the Final Plat (as-built drawings) as provided in Section 3-2.3.
- 10-3.6 After the subdivider fulfills his obligations as required by the Subdivision Regulations and Surety Bond, the Planning Commission shall approve the Final Plat and the Town Council shall release the Surety Bond.

ARTICLE 11

APPLICATION OF REGULATIONS

From and after the adoption of these regulations and notification of the Clerk of Court for Jasper County.

- 11-1 Recording of Final Plat - No subdivision plat shall be filed with or recorded by the Clerk of Court until such Final Plat has received Final Approval or Final Approval under bond.
- 11-2 Streets - No street right-of-way shall be accepted, opened or maintained in any subdivision established hereafter which does not meet the requirements of these regulations.
- 11-3 Permits - No building or zoning permit shall be issued for any subdivision established hereafter unless a Final Plat of such subdivision is approved by the Planning Commission or a surety bond of improvements is accepted by Town Council.

ARTICLE 12

VIOLATION AND PENALTY

- 12-1 Violation by Subdivider - Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells, agrees to sell or negotiates to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded in the Office of the Clerk of Court of Jasper County, shall forfeit and pay a penalty of five hundred (500) dollars to the Town, for each lot so transferred or sold or agreed or negotiated to be sold. The description of any such lot or parcel by meets and bounds in the instrument of transfer or other document used in the process of selling or transferring such lot or parcel shall not exempt the transaction from such penalties or from the remedies herein provided.
- 12-2 Violation by Recording Official - The Jasper County official whose duty is to accept and record plats of real estate shall not accept, file or record any subdivision plat in such office without the approval of the Planning Commission. The recording official violating the provisions of this section shall in each instance be subject to the penalties provided for in the South Carolina Government Comprehensive Planning Enabling Act of 1994.
- 12-3 Enforcement - Whenever it shall come to the attention of the Town Council that any provision of these regulations have been or are being violated the Town Council may immediately institute suit and prosecute the same to final judgement.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF RIDGELAND

BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGELAND, SOUTH CAROLINA, IN COUNCIL ASSEMBLED AND BY THE AUTHORITY THEREOF THAT THE ZONING MAP OF THE TOWN OF RIDGELAND IS AMENDED AS FOLLOWS:

The property located at TMS 63-026-31-019 (Corner of Adams Street and Logan Street) shall be zoned General Commercial.

APPROVED THIS 5 DAY OF January 1995

Joseph N. Malphrus, Jr.
JOSEPH N. MALPHRUS, JR., MAYOR

ATTEST: Penelope B. Daley
PENELOPE B. DALEY, CLERK/TREASURER

First Reading 12-08-94
Second Reading 01-05-95

PLANNED DEVELOPMENT DISTRICT
DESIGN GUIDELINES

MOULTRIE TRACT

RIDGELAND, SOUTH CAROLINA

<u>Submitted</u>	<u>Town Approved</u>	<u>Revisions Incorporated</u>
<i>March 14, 2008</i>	-	<i>Original PDD Design Guidelines submittal</i>
<i>June 19, 2008</i>	<i>June 19, 2008</i>	<i>Revisions per Town comments on March 14, 2008 submittal</i>

Prepared for:

LRC Moultrie LLC
58 Firefly Drive
Ridgeland, SC 29936

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PLANNED DEVELOPMENT DISTRICT
Design Guidelines

MOULTRIE TRACT
RIDGELAND, SOUTH CAROLINA

I. INTRODUCTION

A. THE MOULTIE TRACT - A MIXED-USE COMMUNITY

The Moultrie Tract is designed to provide an attractive, harmonious, coherent, and practical new place to live and work. The plan incorporates a variety of residential use alternatives, retail/commercial/office as well as “big box” retail uses, an industrial use area, and recreational and conservation uses. The plan emphasizes the land’s natural beauty and draws upon the architectural and planning traditions of the South Carolina Lowcountry and other successful historic American towns, villages, and rural settings. The retail/commercial/office areas are designed to facilitate the development of a productive business environment to serve the needs of both Moultrie Tract residents and the Ridgeland, Jasper County area.

B. PURPOSE OF THE DESIGN GUIDELINES

These Design Guidelines provide all Moultrie Tract property owners with a design and development guide for the successful development of the Moultrie Tract. These standards provide minimum design criteria to ensure proper and appropriate development and improvement of each site within the Moultrie Tract. These standards are intended to be to the mutual benefit of the Moultrie Tract residents as well as retail/commercial/office and industrial users, protecting individual sites against improper or undesirable use of surrounding building sites. Compliance with the standards will result in the development of a superior business environment that compliments the residential portions of the Moultrie Tract.

This guide is intended to expedite the development and review process and to provide design professionals with the criteria on which the Design Review Committee shall review any proposed development.

The following Design Guidelines advise the parcel owner/developer, site planner, architect, landscape architect, engineer, and other consultants in preparing design drawings for the development of individual sites within the MoultrieTract. These guidelines are intentionally broad in nature and are intended to emphasize the development character outlined in the Master Plan. Individual sites shall require site specific interpretations in order to complement appropriate design solutions responsive to the variety of site and physical conditions.

C. APPLICATION OF THE DEVELOPMENT AGREEMENT, PDD CONCEPT PLAN AND GOVERNMENTAL REGULATIONS

The parcels that comprise the Moultrie Tract were annexed into the Town of Ridgeland on February 17, 2005 and April 3, 2006. The Moultrie Tract is zoned Planned Development District (PDD) and is controlled by Zoning Regulations, as defined in the Development Agreement made and entered September 20, 2007, by and between Frederick A. Nimmer, a/k/a F. A. Nimmer, Jr. and the Town of Ridgeland, SC, and any revisions thereto (“Development Agreement”).

References to the “Applicant” in these Design Guidelines shall mean F. A. Nimmer, Jr., his successors and/or assigns.

As used in these Moultrie Tract Design Guidelines the term “Developer” shall mean the LRC Moultrie, LLC, its successors and/or assigns, at that point in time LRC Moultrie, LLC becomes successor or the assign of the Applicant. Until that point in time, the term “Developer” shall mean the Applicant.

The Zoning Regulations include the Moultrie Tract Planned Development District Concept Plan - Narrative, Preliminary Site Plan and Development Standards, which contain standards for density, building setbacks, site coverage and other aspects of site planning and architectural design at the Moultrie Tract. The PDD Concept Plan is incorporated herein by reference.

The Moultrie Tract Design Guidelines control the architectural and landscape character of the Moultrie Tract and along with the PDD Concept Plan and Zoning Regulations create the Moultrie Tract’s sense of place. Modifications to the Design Guidelines shall be presented by the Developer to the Town Planning Commission for its review and recommendations to the Town Council. Any modifications to the Design Guidelines shall become effective only after approval by the Town Council.

The Moultrie Tract Design Guidelines are supplemented by a Pattern Book. The Town of Ridgeland Architectural Review Board (ARB) shall approve a Developer prepared Pattern Book and other documentation describing the types of exterior appearance, materials, and colors to be used in residential, retail/commercial and industrial buildings. Once the ARB approves the Pattern Book, then the Design Review Committee (DRC), as defined in the Moultrie Tract Design Guidelines which are under the Developer’s control, will be responsible for implementing the exterior appearance, materials, and colors of the buildings according to the Pattern Book. The ARB may intervene only if it perceives that the DRC is not enforcing the Pattern Book standards appropriately.

All design and construction at the Moultrie Tract shall meet applicable Federal, State, and local governmental regulations, as modified by the Development Agreement. Where those regulations conflict with these Design Guidelines, the more restrictive shall apply.

II. DESIGN REVIEW

A. DESIGN REVIEW COMMITTEE

These Design Guidelines are administered by a Design Review Committee (DRC) composed of five or more members who shall be appointed by the Developer, its successors and/or assigns.

At a minimum, one member of the DRC shall represent the Commercial/Retail/Office Property Owner's Association (CROPOA); one member shall represent the Residential Home Owners Association (RHOA); two of the members of the DRC shall be professional design consultants in the fields of land planning, landscape architecture and/or architecture; and the fifth member shall be selected at the discretion of the Developer.

References in this Section II. to "Owner" shall mean the parcel or lot owner, or owner's representative, proposing development within the Moultrie Tract subject to these Guidelines.

B. LIMITATIONS OF RESPONSIBILITIES

The primary goal of the DRC is to review the application, plans, specifications, contractors, materials, and samples submitted, and to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the DRC. The DRC does not assume responsibility for the following:

1. The structural adequacy, capacity or safety features of the propose improvements or structure.
2. Soil erosion, un-compactable or unstable soil conditions, or site/drainage elevations.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
4. Performance or quality of work of any contractor.

C. FUNCTIONS OF THE COMMITTEE

1. The DRC shall evaluate the site plans, architectural plans, and landscape plans for projects proposed within the Moultrie Tract based on adherence to the design criteria and performance and quality set forth in these Design Guidelines. Compatibility of the design with the adjoining sites and common spaces shall be

evaluated. The DRC may also evaluate designs based upon criteria that it deems important to maintaining the quality image and character of the Moultrie Tract.

2. The DRC shall interpret these guidelines at the request of the Owner. If conflicts arise in meeting these standards, the DRC shall review and evaluate the conditions and decide the resolution thereto.
3. The DRC has the right to grant deviations from the Design Guidelines in accordance with the Declaration of Covenants, Conditions and Restrictions. DRC granted deviations shall be presented by the DRC to the Town of Ridgeland Architectural Review Board (ARB) for its review and approval. Any DRC granted deviations shall become effective only after approval by the ARB. Applicants shall be responsible for all fees related to filing deviation requests with the DRC and/or the Town of Ridgeland or other reviewing agencies.
4. The DRC shall monitor and overview the design and construction process in order to ensure conformance thereto with the approved documents and the standards set forth in these Design Guidelines. However, the Owner is ultimately responsible for ensuring the consistency of all finished construction to the plans approved by the DRC.
5. The DRC shall review and comment each submittal. Approval by the DRC shall authorize the submittal to continue to the next phase of the review process. Unapproved or incomplete submissions shall be revised and resubmitted for review and approval. The response of the DRC shall be given as expeditiously as possible, normally within 15 calendar days after all required plans, specifications, or other documents referred to in these Guidelines have been submitted to the DRC.
6. A copy of any approved submittal documents shall be retained by the DRC for its permanent record and a copy of the approved documents shall be returned to the applicant. The approved documents shall in no way relieve the builder of his or her responsibility and liability for adherence to all applicable ordinances and codes.

D. GENERAL REQUIREMENTS

The following summarizes those design elements required by the DRC:

1. Preservation of the natural character of the site to the greatest extent feasible.
2. Use of licensed professionals qualified in the fields of architecture, landscape architecture, engineering, surveying, and/or construction.
3. Emphasis on thoughtful site planning, architectural and landscape architectural designs that exude warmth, artistic taste and foster indigenous Lowcountry design

concepts while creating an harmonious blend between the man-made environment and the natural character of the Moultrie Tract.

E. DESIGN REVIEW PROCESS

The Developer has established a documented review procedure for all development in the Moultrie Tract. Written approval by the DRC is required prior to undertaking any site improvements, construction, or installation including site clearing or grading.

The following is an outline of each phase of the design review process and submittal requirements for each phase.

1. Pre-Design Conference

Prior to beginning design of the site, the parcel Owner and his or her design consultants shall meet with the DRC to discuss general design objectives, the characteristics of the particular site, and the submittals required for review. The Pre-design conference precedes extensive plan development, and is intended to avoid costly redesign and delays during the design and submittal stages by establishing a common ground for the development of the site. At this time, the Owner shall make available the following:

- a. A general conceptual plan for the development of the site including:
 - i. Anticipated number and location of buildings to be developed on the site
 - ii. Approximate total square footage, height, and foot print size of the building(s)
 - iii. Tree cover
 - iv. Relationship of the site to setbacks, buffers, easements and adjoining wetlands
 - v. A general concept addressing methods of handling stormwater management.
- b. A schedule to show anticipated planning and design time, and the beginning and completion of construction.

2. Preliminary Design Conference

A complete Preliminary Design submittal shall include three (3) sets of the following:

- a. A boundary survey at a minimum scale of 1"=50' with topography at a contour interval of one (1) foot. Show extent of wetlands, if applicable.
- b. A tree survey indicating all trees 8" DBH (diameter at breast height measured 54" above grade) and above. The tree survey shall indicate the tree canopy drip line for all specimen trees. Specimen trees include all live oak trees 12" DBH and greater, and all other species of trees 24" DBH and greater.
- c. A site plan at a minimum scale 1"=20' showing the following:
 - i. Site location map
 - ii. Proposed and existing grades

- iii. Building location (dimensions, heights, setback lines, square footage)
- iv. Parking location, number of spaces, and parking ratio
- v. Loading and service areas
- vi. Site lighting plan
- vii. Utility routing (electrical, telephone, cable, gas service)
- viii. Sanitary sewer routing
- ix. Site drainage and stormwater sewer routing
- x. Roof drains, including outfalls to cisterns, water gardens, surface drainage blocks, underground piping, etc.
- xi. Water service routing
- xii. Location of A/C units
- xiii. Signage plan
- xiv. Existing vegetation to be left undisturbed
- d. Preliminary Landscape and Irrigation Plans at a minimum scale of 1"=20'.
 - i. Landscape plans indicating plant locations, species and sizes at time of planting
 - ii. Plans indicating the landscape areas to be irrigated
- e. Preliminary building floor plans, sections and elevations at a minimum scale of 1/8"=1'-0". Design changes developed after this review owing to budget, program or concept revisions are required to be submitted to the DRC to verify their conformance with the original intent and the guidelines.
- f. Two perspective sketches showing the predominant view. Specification cut sheets and color samples of the exteriors of the building(s).
- g. Schedule to show projected time frame and construction.
- h. If several buildings are to be constructed, show the proposed building locations and the phasing of the project.

3. Final Design Conference

Three (3) sets of final construction plans and specifications are required for this review. Drawings and other documents shall include the following:

- a. Site plan at a minimum scale 1"=20' to show property lines, building footprint, existing and propose contours, all easements and right of ways and contract limit line.
- b. Utility plan at a minimum scale of 1"=20' to include:
 - i. Sanitary and stormwater sewers, sizes, and materials
 - ii. Water lines and meters
 - iii. Electric, telephone cable, gas including meter locations
 - iv. Location of A/C units
- c. Grading and drainage plan at a minimum scale of 1"=20" to include existing and proposed contours, spot grades, finished floor elevations and drainage patterns with percentage of slope. If after approval by the DRC, final construction plans change during the permitting phase, the Owner shall submit a set of the final permitted construction documents to the DRC for its files.
- d. Landscape plans at a minimum scale of 1"=20' to show all new plantings and any existing trees to be saved. The quantities and sizes of plant materials

- must be noted. Irrigation plans shall be submitted as part of the landscape plans and specifications.
- e. Building plans, elevations and sections at a minimum scale of 1/8"=1'0".
 - f. Specifications outlining all divisions of work including site work, landscape, architectural, mechanical, and electrical systems.
 - g. Exterior building and site signage locations and descriptions including the following:
 - i. The signage plan shall be submitted with the landscape plan showing signage locations and the height of signage installations above grade.
 - ii. Shop drawing, proposed logo designs and building names, color indications, locations and selections. If requested by DRC, the Owner shall furnish samples of materials proposed for use.
 - iii. In case of a three-dimensional sign incorporating graphics or relief shapes, a typical view is requested to be submitted with all proposed drawings.
 - iv. Only after written approval has been received from the DRC, shall the Owner submit the signage plans to Jasper County for review and approval.
 - v. All permits for signs and their installation shall be obtained by the building Owner or tenant, as appropriate prior to the installation. Final inspections by the County Building Department for signs and their installation shall be obtained by the Owner or tenant.
 - h. Exterior lighting plan.
 - i. An outline description of criteria indicating compliance with the local codes, standards, and the Design Guidelines.
 - j. Schedule to show time frame of construction.

4. Certificate of Compliance

A written Certificate of Compliance is the final level for development review by the DRC at the Moultrie Tract. This certificate is issued to an Owner by the DRC at the completion of construction as evidence that all of the requirements of the protective covenants have been satisfied and that the buildings have been built in accordance with the plans approved by the DRC. Any Owner desiring a Certificate of Compliance inspection shall submit said request in writing to the DRC. The Owner shall submit his or her request for review at least two (2) weeks prior to substantial completion of the project. The facility shall not be occupied until a Certificate of Compliance has been issued by the DRC. The DRC shall have the right to visit the site and review the work periodically during the construction period. Such visits shall be at the discretion of the DRC and for the sole purpose of remaining informed regarding the progress of construction of improvements on the site. Nothing in this review process or this manual removes from the Owner or his or her design consultants the responsibility to comply with all local, state, and federal regulations that apply to the development of the site and the construction of any buildings thereon. Neither the DRC nor any architect or agent thereof shall be responsible to check for any defects in plans or specifications submitted, or to review any plans or specifications submitted for compliance with applicable codes.

III. GENERAL GUIDELINES

These General Guidelines apply to all 2,3,4-Plex Residential, Townhouse Residential, Multi-Family Residential, Commercial/Retail/Office, and Industrial development within the Moultrie Tract, except where noted. These General Guidelines apply to the subdivision of Single-Family lots; however, not to home and landscape construction on subdivided individual Single-Family lots.

These General Guidelines may be modified to suit Site Specific TND Standards, according to Section III, Paragraph G “Traditional Neighborhood Development”.

A. GENERAL SITE DESIGN GUIDELINES

1. General Site Utilization

The protection and enhancement of natural features and landscape character are key to the Moultrie Tract’s sense of place. The retention of existing trees is critically important. Building and parking placement should respect and be derived from existing natural features and existing trees. Each site must be significantly landscaped, especially parking areas. Existing trees should be used to provide shade, direct views, create backdrops and screens, and organize circulation.

2. Site Coverage and Intensity

The PDD Concept Plan defines and sets forth standards for site coverage and intensity for all land uses within the Moultrie Tract including:

- a. Setbacks for Buildings, Driveways and Parking
- b. Minimum Lot Area
- c. Minimum Lot Width at Building Line
- d. Maximum Height of Structures
- e. Minimum Separation Between Buildings
- f. Maximum Impervious Surface Coverage
- g. Open Space

3. Buffers

Buffers are established to protect, preserve, and enhance natural vegetation to create physical screens and protect the Moultrie Tracts visual and natural environment. Buffer requirements supersede setback requirements for the location of buildings, parking and other site features. Buffers are more restrictive than setback areas and are not to be disturbed. The following conditions apply:

- a. Disturbance of buffers is prohibited, including for site grading. Any loss of vegetation due to site grading or construction activity shall be replaced.
- b. Buffers and other areas which are to be left in a natural state shall be identified, “flagged”, and protected with fencing prior to site clearing or grading operations. Storage of materials or equipment shall not be allowed

within these protected areas during construction and fencing shall not be removed until finish grading of the site and all other construction has been completed.

- c. Natural areas designated as buffers shall require supplemental planting if existing vegetation is inadequate for proper screening or if existing vegetation is disturbed. Supplemental planting shall consist of adding native and other plant material to the buffer area to achieve a semi-opaque coverage in all seasons of the year. Native overstory trees, understory trees, shrubs and groundcover plants shall be the predominate species, with other native-like plant materials added to provide screening or seasonal color where they may be more effective than available natives. Displays of ornamental plants are discouraged except to denote entry drives and in association with parcel identification signs.
- d. Buffers may be traversed for driveway entrances or underground utility extensions provided, however, the crossing is at an acceptable angle.
- e. In certain instances, selective hand clearing may be permitted to enhance the appearance of the buffer. Removal of dead or diseased trees by a qualified tree service is permitted after permission from the DRC.
- f. Buffers shall generally be within the designated buffer limits, however may be increased at the discretion of the DRC in certain areas that lack native tree cover or contain other important features indigenous to the Moultrie Tract.
- g. A PDD Perimeter Buffer consisting of a minimum vegetated strip of twenty-five feet (25') extends around the entire perimeter of the Moultrie Tract PDD, between the parcels within the Moultrie Tract and properties adjacent to the Moultrie Tract, as shown on the Moultrie Tract Preliminary Site Plan in the PDD Concept Plan.
- h. All preserved wetlands shall be surrounded by a naturally vegetated buffer strip to trap and filter silt and other contaminants from stormwater runoff according to the Land Use Buffer Table, below. Reductions in wetland buffers may be granted by the Town Engineer for designs that channel runoff away from preserved wetlands. The greater of the buffers stated herein, or other buffers required by State and/or Federal agency regulations or through wetland impact mitigation permits shall apply.
- i. The Minimum Buffer Table below lists minimum buffers that apply internally between adjacent land uses within the Moultrie Tract. Whenever the PDD Perimeter Buffer, an internal land use buffer or wetland buffer are adjacent to one another, the greater of the two buffers applies. The accumulation of both adjacent buffers is not required.

MINIMUM BUFFER TABLE

Provision of natural buffers between land uses and road frontages and adjacent properties shall meet the minimum required widths indicated in the Minimum Buffer Table, below. Supplemental plantings of native and other plant materials shall be required to achieve a semi-opaque coverage in all seasons of the year according to Section III, Paragraph A(3), above.

Land Use Buffer Type	Single-Family Residential <i>Minimum</i>	2,3,4-Plex and Townhouse Residential <i>Minimum</i>	Multi-Family Residential <i>Minimum</i>	Commercial/Retail/Office (1) <i>Minimum</i>	Industrial <i>Minimum</i>
I-95 Frontage Rd. (Riceshire Road) Frontage	N/A	N/A	N/A	75'	N/A
Regional Access Blvd. Road & Fordville Rd. Frontages	N/A	N/A	N/A	50'	50'
Internal Street Frontages	N/A	N/A'	25'	25'	35'
Side Yard (2)	N/A	N/A	15'	15' 20' adjacent residential	20' 30' adjacent residential
Rear Yard (2)	N/A	N/A	15'	15' 20' adjacent residential	20' 30' adjacent residential
Preserved Wetland (2)	25'	25'	50'	50'	50'
Regional Powerline (3)	20'	20'	20'	20'	20'

Notes:

- (1) Work-live Residential is considered a component of the Commercial/Retail/Office land use.
- (2) Whenever the PDD Perimeter Buffer, a frontage, adjacent property or wetland buffer are adjacent to one another, the greater of the buffer widths applies. The accumulation of adjacent buffers is not required.
- (3) Measured from the regional transmission/distribution powerline easement line (Palmetto Electric Cooperative, Inc.; Central Electric Power Cooperative, Inc.; SC Electric & Gas; South Pipeline Corporation; et al) into the lot. The buffer shall not be within the powerline easement.

4. Foundation Plantings

A minimum eight foot (8'-0") width of foundation plantings shall be planted on all building sides for all 2,3,4-Plex Residential, Townhouse Residential, Multi-Family Residential, Commercial/Retail/Office uses within the Moultrie Tract, except for individual homes on subdivided individual Single-Family lots. A minimum twelve foot (12'-0") width of foundation plantings shall be planted on all building sides for all Industrial development within the Moultrie Tract. Foundation plantings shall be located between the sidewalk and/or parking lot and building. Foundation plantings may be traversed for building entrance paving. Foundation plantings are not required between buildings and service/loading areas or between buildings and patios used for outdoor seating.

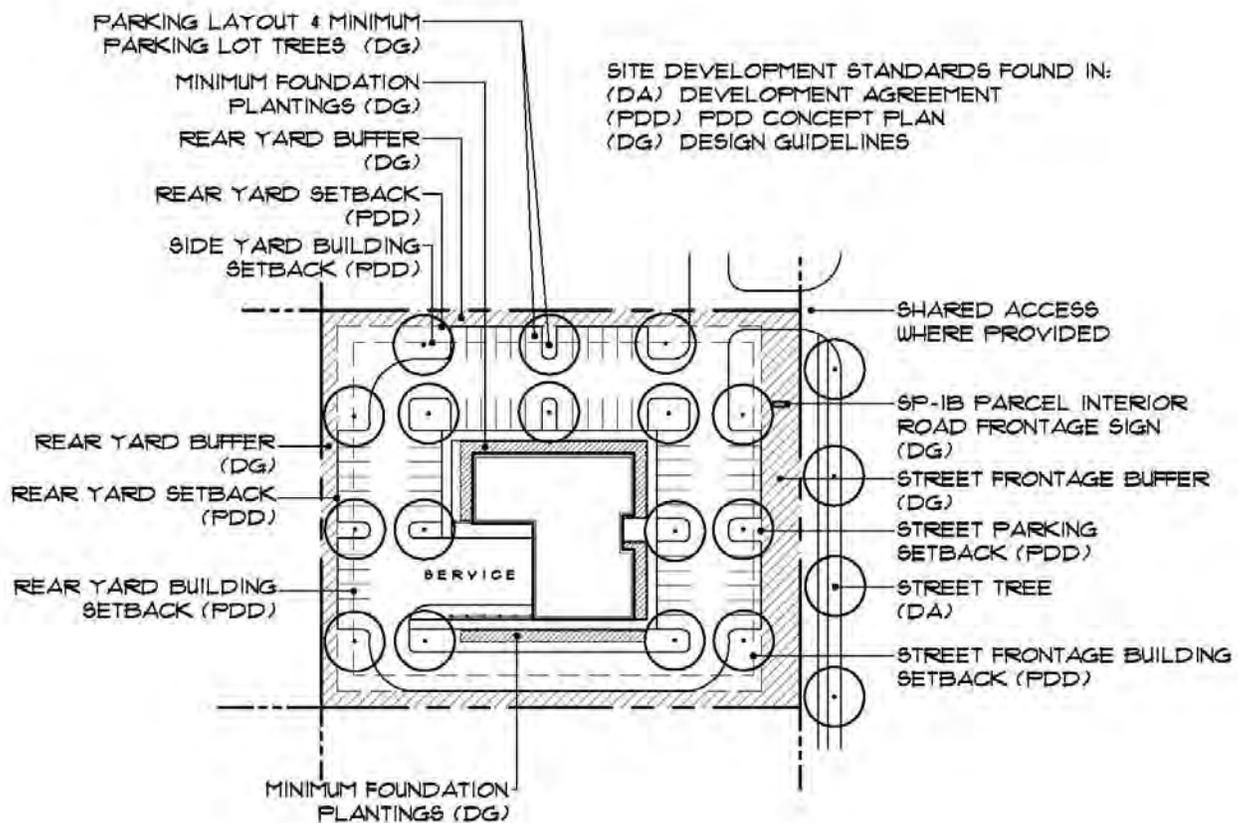


Illustration: Typical Lot Buffers and Setbacks

5. Easements

Easements are provided on development parcels to accommodate specific functional, environmental and aesthetic requirements of the Moultrie Tract. The placement of walks, parking, plantings and other improvements within easements is subject to the terms of the specific easement in which the improvement is placed. Refer to recorded plats and covenants and restrictions for actual easement

locations and requirements. Generally, easements that apply to the Moultrie Tract include:

- a. Water and Sanitary Sewer Easements
For water supply and distribution lines and sanitary sewer collection lines, pumping and treatment facilities.
- b. Drainage Easements
For stormwater collection swales, ditches, pipes and structures. Under certain circumstances, lakes and lagoons may be included in drainage easements.
- c. Utility Easements
For electrical, telephone, CATV, internet services.
- d. Powerline and Pipeline Easements
For electrical transmission and distribution power lines, and natural gas services.
- e. POA Landscape Easements:
 - i. POA Landscape and Signage Easements
Varying dimensions as shown on plats for the purpose of Developer provided landscaping (walls, fencing, signage, plantings, irrigation, lighting, etc.) at the development's entrances and frontages along U.S. I-95 frontage road (Riceshire Road) and Fordville Road. These improvements shall be maintained by the POA.
 - ii. POA Street Rights-of-Way Easements
Includes the street right-of-way as shown on plats for the purpose of landscaping (street trees, sidewalks, architectural features, signage, plantings, irrigation, lighting, etc.) the development's roadside and rotary(s). These improvements shall be maintained by the POA.
- f. Shared Access Easements
Varying dimensions as shown on the plat for the purpose of shared vehicular access to parcels and for providing the potential for parking linkage between lots.

6. Utilities

- a. The Developer shall make utility services available to each parcel in the Moultrie Tract. This provision includes public sewer and water, telephone, and electrical service. Service shall be extended to a property line or within an easement or right-of-way immediately adjacent to the parcel.
- b. All utility lines and facilities shall be underground or concealed under or within a building or other improvement as approved by the DRC. Temporary electrical power and telephone serve poles may be permitted above ground during construction phase of the work, but shall be removed prior to the issuance of a DRC Certificate of Compliance.
- c. To the extent practical, utility lines shall be routed to avoid damage to existing specimen trees.
- d. Above ground equipment, including transformers, junction boxes, switches, etc., shall be not visible from the street side of the building.

7. Stormwater Drainage and Detention

- a. Each parcel's stormwater drainage shall be collected on site and released at an approved location(s). All stormwater designs shall conform to the current requirements of SCDHEC-OCRM and the Town of Ridgeland.
- b. Storm drainage systems shall be designed to minimize surface water runoff from the site and maximize the return of surface runoff to ground water. Encouraged are the use of on-site infiltration, pervious paving, and bio-detention/retention areas where soils permit.
- c. Where on-site detention areas are required these facilities must have proper landscape treatment to create a site amenity rather than a utilitarian eyesore. Efforts should be made to design detention areas so that they are incorporated into existing natural landscape features.

8. Erosion Control

- a. The property owner is responsible for the design and installation and maintenance of all erosion control measures to prevent sediment deposition on adjacent downstream properties. All erosion and sediment control devices are to be installed prior to beginning site grading operations. The erosion control plan shall comply with SCDHEC-OCRM and the Town of Ridgeland erosion control requirements.
- b. All erosion and sediment control devices must remain functional until construction is complete and the site is stabilized with planting and/or landscaping. Any mud or silt runoff that impairs the operation of the erosion control devices shall be removed immediately.

9. Power Line Easement Encroachment

- a. There are several electrical power and pipeline easements that traverse the Moultrie Tract. In general these easements are owned by one, or a combination of Palmetto Electric Cooperative, Inc.; Central Electric Power Cooperative, Inc.; S.C. Electric & Gas Company; South Pipeline Corporation; and others. Any use of land within these easements is subject to an encroachment permit(s), to be obtained by the lot or parcel Developer from the applicable utility company owning the easement. Beyond the concern of encroachment permits, South Carolina Electric & Gas Company has the right to trim trees outside of and adjacent to there easements according their "danger tree" policies.
- b. Owners of parcels that are traversed by or are adjacent to these utility easements should contact the applicable utility company(s) concerning encroachment permits, "danger tree" policies, EMP (electromagnetic field) intensity, or other utility easement related concerns.

10. Site Clearing and Grading

- a. Prior to construction, all areas subject to clearing and grading shall have all underground utilities located and flagged by a commercial utilities location service.
- b. All buffers and natural areas shall be flagged and protected by silt fencing prior to clearing and grading activities.
- c. Site grading shall be done in a manner complimentary to the adjacent site building elevations, and in a manner which maximizes preservation of existing vegetation. Consideration shall be given to the quality, area, and location of natural vegetation.
- d. Grading beyond the limits of the site is not permitted. Grading or on-site storage of earth beyond the limits of construction is prohibited.
- e. No earth may be stored within a tree canopy dripline, or with ten (10) feet of a tree trunk which has been designated to be preserved, whichever is greater.
- f. Earth berms may be used sparingly as a device to enhance screening of service and parking areas. The grade of the berm should be natural looking and not be exaggerated. Nearby natural vegetation should not be adversely impacted by filling on the root systems
- g. Careful attention should be given to provide adequate drainage for all plant material, particularly in areas adjacent to buildings, parking lot islands, and other areas where natural subsurface drainage patterns have been disturbed. Raised beds, underdrains, and weeps should be incorporated into landscape plans. The handling of roof drains should be indicated on the landscape plans.
- h. Driveway slopes should not exceed 8%. Parking lot slopes should not exceed 3% unless otherwise approved. Minimum slopes shall not be less than three tenths of one percent (.3%) in the gutter profile. Variation from these grades may be permitted by the DRC where advisable due to topographical conditions.
- i. Lawns and landscaped areas shall be graded at a minimum of 2% away from buildings or structures to facilitate positive surface drainage. Lawn area and plant bed slopes shall not exceed a 5:1 slope.
- j. Soils shall be amended as necessary to assure long term sustainability of trees and plantings where native soils have been disturbed or compacted fill has been placed. Amendments include loosening compacted earth, aeration, pH adjustments, and other modification to promote plant growth and sustenance.
- k. All areas to be seeded or sodded shall receive a minimum of four (4) inches of clean quality topsoil.

11. Undeveloped Land

After a subdivision has been platted, any lots within that plat that have not been developed shall be maintained by the current lot owner to keep it free of trash, debris, dead and/or fallen trees and other hazards. Except for removal of trash, debris, dead and/or fallen trees the land shall remain in its natural state until permits are issued for clearing and grading. Undeveloped property shall not be used for storage of equipment, vehicles, machinery, construction materials, or

other items, without the expressed written consent of the DRC. The conditions of any such use shall at a minimum include security fencing, site lighting, and extensive landscape screening.

The area within road rights-of-way adjacent to undeveloped lots, and the area within undeveloped lots up to 20' from the right-of-way shall be kept mowed, and in the case of forested land shall be underbrushed on at least a semi-annual basis..

12. Tree Protection

All development within the Moultrie Tract shall meet or exceed the tree protection requirements of Section 4.9.3 Tree Protection in the Town of Ridgeland Zoning Ordinance and Land Development Regulations 2005, as modified by the Moultrie Tract PDD Concept Plan - Narrative, Preliminary Site Plan and Development Standards.

13. Driveway and Parking Access

Access to driveways and parking areas should provide for the smooth and uninterrupted ingress and egress of all vehicle traffic. This includes proper alignment with crossovers (median breaks) in adjacent public use roadways, as well as providing for vehicle stacking on-site during peak use periods. The location of all curb cuts shall be approved by the DRC.

14. Parking Layout

See Section III, Paragraph C. "General Landscape Guidelines", below.

15. Loading, Refuse Areas and Trash Collection

- a. Each site shall include on-site facilities for handling deliveries and adequate space for loading and service movement and turn-around of delivery vehicles.
- b. Loading areas shall be located and screened in a manner to minimize views of such areas from adjacent building and roadways.
- c. Outside storage of any materials, supplies, or equipment is expressly prohibited, without the expressed written consent of the DRC. Any such use shall at a minimum include security fencing, site lighting, and extensive landscape screening.
- d. All garbage and refuse containers shall be concealed from view from all adjoining properties and public streets.
- e. Trash collection or dumpsters shall be located and/or constructed so that containers are not visible from public roadways or common use private driveways. Service access should not face any public roadway view. No refuse collection areas shall be allowed between a street and the front of the building.
- f. Trash or dumpster enclosures shall be constructed of the same or complimentary material as that of the building.
- g. Reinforced concrete aprons shall be provided at all dumpster service entrances to support dynamic truck wheel loads.

- h. Trash or dumpster enclosure gates shall be predominantly opaque but may be of a more open design if architecturally appropriate. Details are to be submitted for approval by the DRC with the site plan submittal.
- i. Service/collection routes should be designed to minimize disturbance to the site. Collection routes should be indicated on the site plan. Service/collection route pavement thickness should be designed to accommodate the heavy truck loads.
- j. Centralized collection areas for more than one building are encouraged.

16. Temporary Structures

No temporary building shall be erected or placed on any site. Construction trailers necessary for construction of improvements may be placed on the site after the proposed location of the trailers has received prior written approval from the DRC.

B. GENERAL ARCHITECTURAL DESIGN GUIDELINES

These guidelines address buildings and other structures within the Moultrie Tract. The intent is to ensure the development of individually expressive or identifiable buildings directed so that the buildings within the Moultrie Tract are compatible with each other, and are recognizably linked to a rich and well-established Lowcountry architectural tradition.

1. Architectural Character

The Moultrie Tract is intended to reflect the South Carolina Lowcountry architectural tradition in massing, window and door openings, glazing, details and finishes, cooler, roof profiles, accessory features, landscape treatment, and, building materials. Specific requirements for the Moultrie Tract's land uses are outlined in Section IV. Residential Guidelines, Section V. Commercial/Retail/Office Guidelines, and Section VI. Industrial Guidelines, herein.

2. Environmental Quality

Development at the Moultrie Tract shall reflect the highest possible environmental standards. Practices which support the principles of Sustainable Development are encouraged, as is the appropriate use of technology to promote high standards of energy and resource conservation. Building design should reflect a high regard for internal work environments, and adherence to high standards for the provision of natural air and light is strongly recommended.

3. Mechanical Equipment

- a. All roof-mounted mechanical equipment and/or ductwork shall be screened from all public view and access.
- b. Air conditioning equipment on grade shall be screened from view by an approved method. Vents, louvers, exposed flashing, tanks, and overhead

doors shall be located in a manner to eliminate view of such areas from adjacent building and roadways.

4. Antennas

- a. No antenna for the transmission or reception of television or radio signals, or any form of electro-magnetic radiation shall be erected outside of any building.
- b. The DRC shall consider installation of satellite receiving discs only if the disc is contained within a building, or if outside is not visible from the street side of the building.

C. GENERAL LANDSCAPE DESIGN GUIDELINES

1. Design Theme and General Requirements

- a. Plantings on the Moultrie Tract development parcels shall be designed, installed and maintained to incorporate substantial plantings of hardwood trees, shrubs, groundcovers and grasses. Designs should utilize manicured landscape styles in parking lots and adjacent to buildings and informal buffers between parcels that blend with the natural environment. Large canopied shade trees are encouraged in parking lots and beside sidewalks along public roadways.
- b. The retention of existing tree cover and natural vegetations is extremely important as the basis for acceptable landscape design. The predominant use of indigenous plant material and landscape themes that conserve water and minimize the use of fertilizers and pesticides is encouraged, while providing a high level of finished appearance required for the sense of quality and care that the Moultrie Tract represents.
- c. Blend one parcel to the other and all to the common area, avoiding any tendency for one parcel to stand out from the others due to the use of garish planting or landscape features.
- d. Mass planting and lawns through power line easements to blend with surrounding landscape. Consider power line company “danger tree” requirements when locating trees adjacent to power line easements.
- e. Utilize bark, straw or other native mulch, avoiding the use of shell, stone, plastic bark mulch, or exposed plastic under-layment.

2. Street Frontage and Building Landscaping

- a. The landscape treatment along the frontage of a site and the area directly in front of a building should receive the most emphasis in the overall planting scheme. These “high impact” areas shall typically assume a more finished, urban character. The “front yard” of buildings shall be distinguished with lawn areas, shrubs, and tree masses to emphasize architectural features, and hardscape features such as specialty paving and site furnishings.

- b. Sites that front the I-95 Frontage Road (Riceshire Road), the Regional Access Boulevard Road and/or Fordville Road and the sides of the buildings that relate visually to those roads require special emphasis. The visual importance of these frontages shall be emphasized. Landscape budgets should be increased to assure an attractive landscape treatment for all visual approaches to the site, including adequate screening of all parking and service areas from the highway. The intent is to ensure that parked vehicles are not visible from the highway, while allowing selected, focused views of the buildings.

3. Parking Area Layout and Landscaping

An adequate number of off-street parking spaces are required according to the Town of Ridgeland Zoning and Land Development Regulations, as modified by the Moultrie Tract PDD Concept Plan (Narrative, Preliminary Site Plan and Development Standards).

Parking lots shall be designed and landscaped according to the requirements of the Guidelines herein. Owners are encouraged to exceed these minimum requirements to reinforce and enhance the Moultrie Tract.

- a. Parcels indicated on plats that have been designated to share curb cuts and parking access are required to do so along defined Shared Access Easements. Other parcels may also share access with legally recorded mutual access agreements and the approval of the DRC.
- b. Internal shared access connections between parcel parking lots is encouraged, though not required.
- c. All streets, driveways and parking surfaces shall be paved with asphalt or special paving, such as brick, interlocking concrete pavers, or pervious pavement. Gravel surfacing is allowed for storage yards and as a form of pervious paving for street lanes, driveways, and parking areas with approval of the DRC. Paving at loading areas adjacent to buildings may be concrete if approved by the DRC.
- d. Each off-street parking space shall consist of a minimum area of 9' in width and 18' in depth for 90 degree parking and equivalent space for angular parking. Parking lots shall be laid out so that adequate maneuvering space is provided for vehicles. Parking spaces directly adjoining the main driveways should be avoided. Handicapped parking spaces are to be provided as specified by the Americans with Disabilities Act (ADA), as latest published in the Federal Register. Parking spaces shall be designated with four inch (4") white striping.
- e. On-street parking spaces shall be a minimum of 22' x 8' (including the gutter), with 20' x 8' spaces allowed on the ends of rows of on-street spaces. On-street spaces shall be a minimum of 25' from the curb-line of intersecting streets.
- e. Road access drives shall be a minimum width of 20 feet in width.. The minimum turning radius for all drives intersecting the street shall be 30 feet,

except in areas designed using Traditional Neighborhood Design (TND) parameters.

- f. A vegetated island is required between the main driveways and parking areas, and in islands and median strips between parking bays according to the Parking Layout and Minimum Tree Planting Requirements illustration below. The use of native plantings and surface drainage to median strip bio-infiltration areas are encouraged.

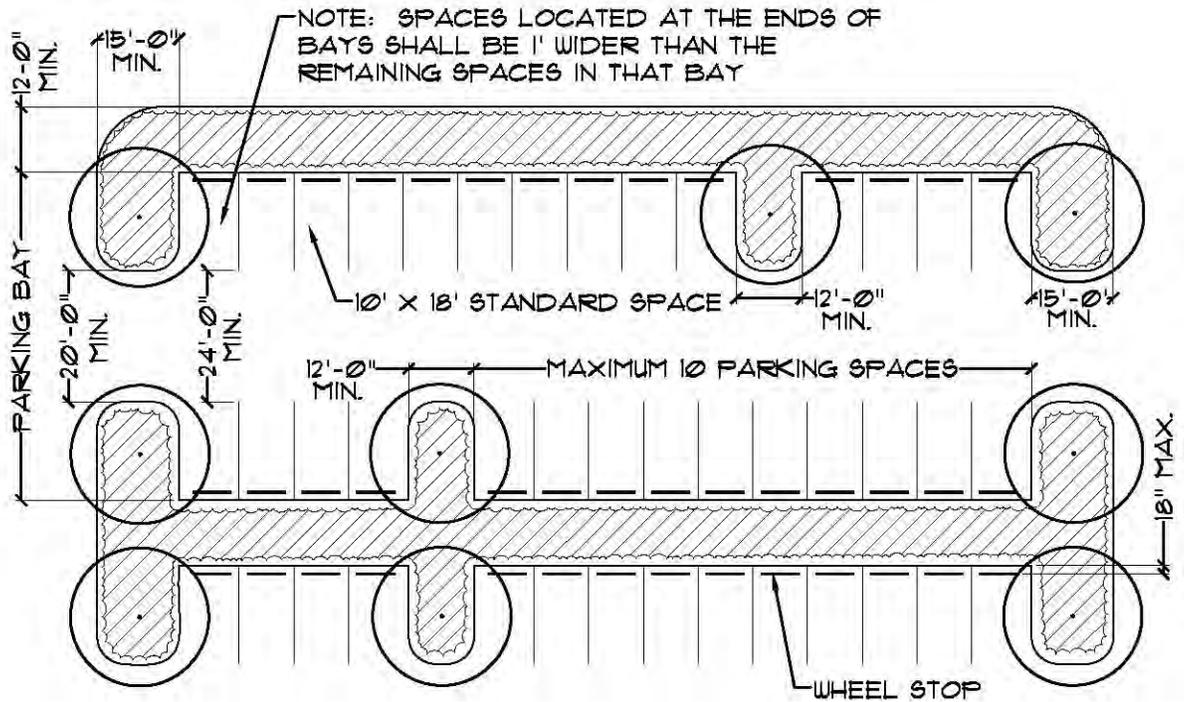


Illustration: Parking Layout and Minimum Tree Planting Requirements

4. Pedestrian Areas

- a. To the degree possible, pedestrian walks shall be designed to link parcels one with the other, and the Moultrie Tract internal street sidewalks. Attention shall be given to pedestrian linkages between parking and buildings such that the ease and safety of the pedestrian is taken into consideration. High quality materials and detailing (brick, tabby, scored concrete, etc.) shall be used to enhance human scale and enjoyment. Shade shall be considered as an important feature for walks and pedestrian gathering places, such as courtyards or plazas. Accessibility should be considered for routing and materials selections.
- b. Walkways used to link parcels to one another, or to link parcels to the Moultrie Tract internal street sidewalks should integrate with the adjacent walk's materials and width. The standard sidewalks along the Moultrie Tract

internal streets are 4'-0" wide and constructed of broom finished concrete with scored joints.

5. Site Furnishings

- a. Site furnishings shall be designed as an integral part of the site plan and complimentary to the surrounding architecture. Only "commercial grade" permanent furnishings shall be permitted. With the exception of single-family detached residential lots, "residential grade" lawn furnishings are prohibited.
- b. Colored photographs or catalog "cut sheets" of all site furnishings and appurtenance shall be submitted to the DRC for approval. This includes, but is not limited to, benches and seating, trash receptacle, planters, outdoor table, etc.

6. Walls and Fences

- a. Where screen walls and fences are included, they shall be an integral part of the site plan and made as inconspicuous as possible by screen plantings and other landscape treatment.
- b. Freestanding walls and fences may be utilized in front or side yards adjacent to public roadways if used as an integral part of the landscape concept or project entrance treatment.
- c. Materials and colors of walls and fences shall be complimentary to those at the building and surrounding architecture.

7. Loading, Vehicle Storage and Refuse Areas

All loading and vehicle services areas shall be screened from public view with a DRC approved combination of screen fencing and/or evergreen shrubbery and understory trees.

8. Planting Requirements

- a. Soils Conditioning
Healthy plants require soils suitable for sustaining good growth. Owners are encouraged to amend site soils to create suitable soils. Amendments should be based on analysis of site soils samples for compaction, pH, moisture retention capability, drainage, organics and other soils components.
- b. Recommended Plants and Sizes
All plant material must be suited for soil and weather conditions in the Ridgeland, South Carolina area. Any plant material installed must be in healthy growing condition and meet requirements outlined in AAN Standards for nursery stock. The objective is to plant healthy, robust plant material that shall create immediate impact when planted. Owners should encourage their landscape architects to field tag trees for their projects, and inspect all plant material prior to installation to assure top quality plants.

c. Trees

Trees shall be sized and selected as follows:

- i. Shade trees in commercial and/or industrial areas used for street trees or between roads or parking areas and building shall have a minimum caliper of 3 ½” and height of 16’ to 18’.
- ii. Shade trees used for street trees in residential areas shall have a minimum caliper of 2 ½” and a height of 14’ to 16’.
- iii. Single stem ornamental or flowering trees shall be a minimum of 2” caliper and minimum height of 6’ to 8’.
- iv. Multi-stem flowering or ornamental trees shall be a minimum of 1” caliper, possess three (3) canes minimum, and have a minimum height of 6’ to 8’.
- v. Evergreen trees shall be a minimum height of 4’ to 6’, well shaped and full.

d. Shrubs

Shrubs shall be a minimum of three (3) gallon container size or the balled and burlapped equivalent.

e. Groundcover

Groundcover shall be a minimum of one (1) gallon container size.

f. Annuals

Annuals shall be a minimum of 3 ½” pots.

g. Seeding and Sodding

- i. All areas to be seeded or sodded must receive a minimum layer of four (4) inches of good, clean topsoil.
- ii. Lawn areas within 50 feet of a commercial or industrial building or adjacent to public roadways require sodding. Other lawn areas may require sodding depending on slopes, impact on public views, pedestrian traffic, time of year, as well as other considerations.
- iii. Fertilization and liming shall be applied as required by soils analysis.

9. Irrigation

Pending local, State, and Federal approvals, the Developer reserves the right, though not the obligation, to install a Developer owned, fee-based underground irrigation system, which if installed shall be the sole landscape irrigation source for all properties within the service area of the system and subject to these Guidelines. Such system may utilize “grey water” in part or whole, subject to local, State, and Federal approvals. In the event the Developer elects not to proceed with an underground irrigation water supply system, each Owner shall be required to install an underground landscape irrigation system subject to DRC approval.

Owner installed landscape irrigation systems shall be designed, utilized and maintained to promote water conservation through techniques such as rain sensors, drip irrigation heads and reduced watering cycles after initial plant

establishment. Sustainable design such as the use of rain water catchments, cisterns, solar powered irrigation controllers and similar techniques is encouraged.

D. GENERAL SITE LIGHTING DESIGN GUIDELINES

The site lighting philosophy at the Moultrie Tract is to create an aesthetically attractive and cohesive pattern of lighting. Adequate site lighting shall be provided to ensure the efficient and safe flow of pedestrian and vehicular traffic. All parcels shall utilize consistent styles of lighting fixtures and light sources to create a unified image for the Moultrie Tract. Specific design parameters for the Moultrie Tract site lighting are included in Appendix A Site Lighting Design Standards.

All lighting sources shall be shielded in order to avoid glare. Under no circumstance shall the light source be visible. All site lighting shall be positioned to minimize visibility of light sources from any public view and shielded to prevent glare or spill over onto adjacent sites.

Landscape lighting along walks, paths, and plazas is encouraged. Up lighting of significant trees is encouraged. Exterior illumination for buildings to enhance architectural elements is encouraged. Building mounted flood lights are not permitted. Driveways and intersections should be clearly identified.

Parking lot lights, sign lighting, and landscape lighting should be operated by a photoelectric control with timer overrides to provide continuous operation after daylight with minimum maintenance and adjustment.

The light source for exterior illumination shall be white. Metal halide and quartz are acceptable sources.

E. GENERAL SITE SIGNAGE DESIGN GUIDELINES

The Moultrie Tract signage guidelines have been established to allow for maximum identification of individual companies and tenants while maintaining harmonious designs and continuity throughout the project. Specific design parameters for Moultrie Tract site signage and graphics are included in Appendix B Site Signage and Graphics Design Standards.

F. GENERAL MAINTENANCE GUIDELINES

1. Purpose and Responsibilities

These maintenance guidelines have been developed to ensure that the grounds and exterior spaces, including the structures of each parcel, have a consistently high quality appearance and that each parcel owner understands his or her responsibility for maintaining his or her parcel in a neat, sightly, and well-kept manner.

2. Descriptions of Elements and Intent

- a. Plantings:
Plantings including lawn areas, trees, shrubs, and other related spaces shall be maintained to provide a uniform appearance consistent with the surrounding landscape. Maintenance should encourage normal growth of trees and shrubs and shall include fertilizing, watering and mowing in order to produce a quality turf grass.
- b. Paved Areas:
Paved areas including parking areas, building entrance areas, plazas and terraces shall be integrated into the overall design of the parcel and buildings. Maintenance of these spaces shall be intensive. Shrubs and ground covers shall be pruned to maintain their natural form within bounds. Paved surfaces shall be kept washed and swept and seasonal flower displays changed and maintained. These tasks shall be performed on a regular basis, daily if necessary, to keep these areas neat and litter free.
- c. Building Exteriors:
Building exteriors shall include the maintenance of all those visible areas pertaining to the exterior of the building including the roof and roofing materials, broken windows, shutters, brick, wood siding, and stucco.
- d. Site Lighting:
Site lighting shall include the intensive maintenance of all electrical wiring and fixtures. Any problems shall be immediately corrected by a licensed electrician. Bulbs shall be maintained and routinely checked for replacements.
- e. On-Site Signage:
On-site signage shall be kept clean and free of mildew, cracks, and material damage. Ground mounted signs shall require maintenance of surrounding plant materials

3. Compliance

In the event that a parcel Owner fails to maintain the grounds, buffers and improvements on his or her parcel in accordance with these guidelines, the applicable Property Owner's Association or Home Owner's Association may serve written notice upon the parcel Owner setting forth the manner in which the parcel Owner has failed to maintain such grounds and improvements, and such notice shall include a demand that such deficiencies of maintenance be cured within the thirty (30) days thereof. If the deficiencies set forth in the notice are not cured within the thirty (30) day period or any permitted extensions thereof, the Association may enter upon the parcel and perform the necessary maintenance. If the Association enters upon the parcel and performs the necessary maintenance, then the cost thereof, together with a reasonable service charge covering administration expenses and related costs actually incurred by the Association or its designee, shall be added to the next installment of the annual assessment on the affected parcel. Such cost and service charge shall become a lien on the parcel.

G. TRADITION NEIGHBORHOOD DEVELOPMENT

Section III. General Guidelines, Section IV. Residential Guidelines, Section V. Commercial/Retail/Office Guidelines, and Section VI. Industrial Guidelines herein provide standards that meet the Moultrie Tract's commitment to high quality development by providing an attractive, harmonious, coherent, and practical new place to live and work, emphasizing the land's natural beauty and drawing upon the architectural and planning traditions of the region.

Traditional Neighborhood Development (TND) concepts expand the idea of development utilizing the historical architectural and planning traditions. TND is characterized by a mix of complimentary land uses within walking distance of one another, specific spatial relationships between buildings and open spaces, and an emphasis on pedestrians similar to that found in some pre-1950's South Carolina Lowcountry towns and other successful historic American towns, villages, and rural settings. The Moultrie Tract may incorporate areas of TND type development. For those areas, Site Specific TND Standards (site plans and guidelines) shall be prepared and presented to the Town of Ridgeland Planning Commission for review and approval at the time such development is proposed. Those site specific standards may modify certain aspects of the guidelines herein, such as requirements for narrower street sections, shortened curb radii at intersections, details of building architecture, requirements for on-street parking, the use of lanes to the rear of lots and townhouses, and other aspects of site and building design.

IV. RESIDENTIAL GUIDELINES

In addition to Section III. General Design Guidelines, Residential uses shall meet or exceed the following guidelines. These Residential Guidelines may be modified to suit Site Specific TND Standards, according to Section III, Paragraph G. “Traditional Neighborhood Development”.

Work-live residential within the Commercial/Retail/Office land use areas shall meet the Design Guideline standards for Commercial/Retail/Office land uses.

A. RESIDENTIAL SITE DESIGN GUIDELINES

1. Single-family Detached Homes on Lots

- a. The front of each home shall clearly face the street. The front and front yard of the house should present itself as the public face of the home, while the back and back yard shall be a private area for play, entertainment, and storage.
- b. Front loaded driveways shall be to one side of the house and lot and serve parking located either in an attached garage, detached garage or carport, or open parking located on the side and behind the front façade of the house. Front yards are not to be used for parking.
- c. Rear loaded driveways, garages and parking shall be accessible by a shared lane, and not a street.

2. 2, 3, 4-Plexes and Townhouses

- a. Townhouses may be either on individual fee-simple attached lots, or within a larger commonly held lot. The building massing and relation to the street and parking for townhouses within larger commonly held properties shall be arranged to carry the same appearance and sense of place as townhouses on individual fee-simple lots. The internal drive system should serve the building(s) in the same manner as the dedicated street and townhouses should be arranged in rows with the fronts facing the street.
- b. Each townhouse shall have parking spaces unique to that townhouse, located either in the front of the townhouse in on-street parking, or located in the rear of the townhouse lot in spaces accessible by a lane. Where parking lots are deemed necessary for guests or over-flow parking, then these parking lots shall be in the rear of the townhouse row, or if in the front or side shall be located in a dedicated, walled/fenced lot designed to blend with the massing of the townhouses. Parking lots surrounded by disparate rows of townhouses shall not be allowed.

3. Multi-Family Sites

- a. As a general rule, buildings and groups of buildings, should face streets. Streets may have on-street parking with single rows of 90 degree or parallel

parking spaces. Parking lots should be at the rear and, if necessary, at the side of buildings rather than being interposed between buildings and streets. If this preferred building to street relationship is impossible to achieve due to unique conditions (existing vegetation, special program requirements, etc.) then:

- i. Non-building elements such as landscaping, lighting and signage should be carefully designed to maintain and reinforce the creation of an intentional and well defined pattern of streets and open spaces within the Moultrie Tract.
 - ii. Access roads to individual sites should be designed as extensions of the Moultrie Tract's internal street system.
- b. If site depths indicate that the building(s) should be back further than the minimum setback from dedicated streets, then the internal drive system should serve the building(s) in the same manner as the dedicated street.
 - c. The intent is to provide a "front yard", or sense of arrival, for each building site. Saving existing trees between building(s) and the street is a priority. In open areas, street trees and other plantings shall be required to create an attractive streetscape between the street or drive and the building.

4. Home and Home Site Selection Procedure for Diversity

The following procedure shall be followed for the placement of homes and townhouses:

- a. The Developer shall establish the mixture of homes and townhouses for each assembly of individual lots and townhouses.
- b. Two identical floor plans may be built next to each other; however, they must have different elevations and different color schemes.
- c. Two identical elevations may be built next to each other; however, they must have different floor plans and different color schemes.
- d. Three identical floor plans, three identical elevations, or three identical color schemes may not be placed in one assembly of attached townhouses.

B. RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES

1. Principles for Residential Buildings and Accessory Structures

- a. The Moultrie Tract's single-family homes, 2,3,4-plex homes, townhouses, and multi-family homes shall reflect elegantly proportioned, simple rectangular or orthogonally organized forms and massing that embody the historic Lowcountry town and village vernacular. In this style facades are typically symmetrically organized, and detailing is simple, but refined. The parent building vocabulary is primarily that of traditional Western Classicism, with influences from the Federalist, Neo-Classical, Greek (and even Gothic) Revival, and Barbadian Classical idioms, all modified in response to the Lowcountry environment and local building technologies.
- b. These guidelines recognize that the Moultrie Tract building design and construction practices must be practical in terms of meeting the demands of

the modern marketplace. However, only designs that express Lowcountry traditions, while meeting contemporary economic and functional requirements, shall be allowed.

2. Massing

- a. No less than two or more than six townhomes shall be attached in a single mass of homes.
- b. Dormer windows may be included in the roof mass to provide light, egress, or as a decorative element. Dormers shall have symmetrical gables, hips or shed roofs.
- c. Columns or other vertical building elements must support porch roofs and covered entries.
- d. Overall building volumes should be simple with exterior wall setbacks used for architectural expression. Intermittent setbacks of the upper floors are encouraged, and can be used for balconies or roof terraces.

3. Roofs

- a. Buildings should have pitched roofs, with slopes of 6 in 12 or greater, but not greater than 12 in 12. Secondary roofs over porches or porticos may be pitched between 4 in 12 and 8 in 12.
- b. The length of an uninterrupted roof structure should not exceed 30 feet or one structural bay, whichever is less. The expanse of the roof may be broken up by height changes, pediments, gables, dormers, chimneys, clerestories, etc.
- c. All mechanical equipment must be screened by an integrated roof structure. Partial roofs are permitted on mechanical and elevator penthouses on three or four story buildings. Dormers and roof pediments can be used to screen mechanical equipment and penthouses. Adjacent free-standing equipment must be screened on all sides and from above and must have a roof as previously stated for one story structures. Required ventilation opening must be an integral part of the design of the mechanical enclosure.

4. Facades

- a. Principal entrances are encouraged to be located at the center of the longer façade. The façade bay containing the entrance should be articulated differently from adjacent bays. Suitable devices include proportional changes, setbacks, extensions, porches, porticos, and changes of material.
- b. Each house and townhouse shall have a covered entry facing the street.
- c. Corner lot buildings shall feature bay windows of other architectural treatment that adds detail to the building façade.
- d. Garage doors shall be paneled.

5. Windows and Fenestration

- a. Windows should be punched and/or trimmed in relief, vertically oriented rectangular openings with a proportion not less than 1:1.5 horizontal to vertical.

- b. Individual lites should be subdivided into smaller units. Windows of square proportion are permitted on the top floor. Windows used for specific architectural expression may be radiused at their top.
- c. An exception to window proportion and size recommendations is allowed at the entrance bay where glass may be used in a glass curtain wall system, provided the individual lites do not exceed 16 s.f. in area. The proportion of these individual lites may be either square or of vertical proportion.
- d. On other floors, oversized openings may be used to allow the expression of special program elements such as cafeterias or dining halls, conference rooms, or lounges, provided the individual oversized openings do not exceed 100 s.f. and are subdivided into what appears to be a combination of smaller window elements. These oversized openings should not exceed 30 percent of the relevant façade.
- e. A continuous clerestory window system on the top floor may be permitted if it is integrated with the roof overhang. Strip or ribbon windows are not permitted.
- f. Windows should not appear to be flush with the exterior wall, but should be trimmed with sills, lintels, trim and moldings that express traditional Lowcountry styles.
- g. Glass should be transparent. Mirrored or dark tinted glass is not permitted. Glass may be tinted, but not reflective or opaque.

6. Materials and Colors

- a. Materials/Wood
 - i Wood may be used for trim, accents, columns, railings, fencing and wall siding. Simulated wood materials such as “Hardiplank” and “Trek” may be used with approval of the DRC.
- b. Materials/Masonry
 - i Masonry may be used for exterior wall veneers, foundations, and garden walls. The relationship of the masonry to the windows should be such that the façade appears to be load bearing. Masonry for the purpose of these guidelines includes brick, stone, stucco, scored stucco, precast concrete panels, and stucco over wood frame construction.
 - ii Rusticated or scored concrete block or stone is not allowed for residential construction.
 - iii Smaller brick sizes are preferred, i.e., standard, normal or jumbo.
- c. Materials/Vinyl
 - Premium quality vinyl may be used as window cladding, trim and siding with approval by the DRC.
- d. Materials/Glass
 - Glass cannot be reflective or darkly tinted.
- e. Materials/Roofs
 - Permitted visible roof materials include shingles of natural or artificial slate; durable metal, extra dimension asphalt or fiberglass shingles; natural or artificial wood shakes; and, English tiles. Spanish tiles, brightly colored tiles, or standard dimension asphalt or fiberglass shingles are not permitted.

f. Colors

Colors should be similar to those found in Ridgeland, old Charleston, Savannah or Beaufort; lighter tones of clay, buff, grey, blue, green, red, tan, or white. Natural material colors such as brick are also encouraged. Visible vent stacks, roof vents, and other roof penetrations shall be colored to match the roof color.

7. Site Environment

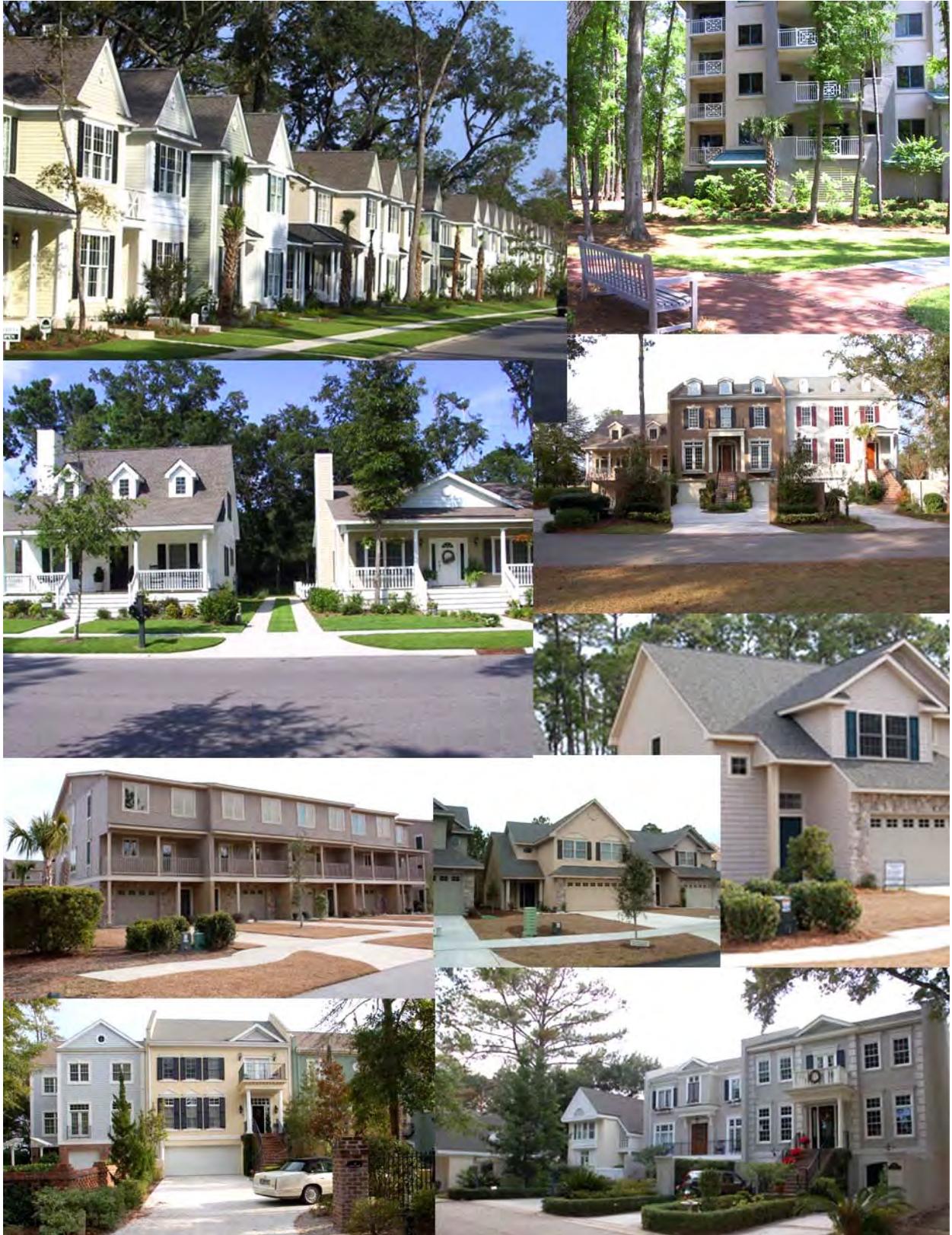
a. Site Environment/Features

- i Low walls, walkways, boardwalks and small garden structures such as gazebos and bridges are encouraged.
- ii Handicapped ramps utilized to enter building should be integrated into the design of the entrance rather than appear as an addition to the entrance.
- iii Outdoor trash can storage shall be set back from the front building façade and screened by fencing or plantings. Trash cans may be stored in garages. Trash cans may be placed curbside on trash pick-up days.

b. Site Environment/Exterior Building Lighting

- i Uplighting from in-ground floods may be used to highlight special landscape or building features.
- ii Exterior light must be a white light only.

MOULTRIE TRACT DESIGN GUIDELINES



Illustrative Examples of Residential Land Use Architecture

C. RESIDENTIAL LANDSCAPE DESIGN GUIDELINES

1. Residential Fencing

Rear and side yard fencing shall be a maximum of 5'-6" in height. Front yard fencing shall be visually permeable (picket fences, etc) and a maximum of 42" in height. No chain link fencing shall be allowed in the front yard on the street side of the front building facade. Other chain link fencing shall not be visible from the street and may be screened with plantings to meet this requirement.

2. Residential Landscape Budgets

For all residential development, the initial landscape construction budget shall be a minimum of \$1.50 (2008 dollars) per gross square foot of building area (residences and common buildings) for plantings and irrigation exclusive of clearing, grading, topsoil, fine grading, walks, patios, pools, site furnishings, site lighting and site signage. This budget applies to the residential dwelling units and the common amenities such as community centers and pool areas. The budget requirement shall be based on the year the work is completed and shall be adjusted annually based on the CPI.

D. RESIDENTIAL SITE LIGHTING DESIGN GUIDELINES

Specific design parameters for the Moultrie Tract site lighting are included in Section III, Paragraph D. "General Site Lighting Guidelines".

E. RESIDENTIAL SITE SIGNAGE DESIGN GUIDELINES

Specific design parameters for Moultrie Tract site signage are included in Section III, Paragraph E. "General Site Signage Guidelines".

V. COMMERCIAL/RETAIL/OFFICE GUIDELINES

In addition to Section III. General Design Guidelines, Commercial/Retail/Office uses shall meet or exceed the following guidelines. These Commercial/Retail/Office Guidelines may be modified to suit Site Specific TND Standards, according to Section III, Paragraph G “Traditional Neighborhood Development”.

A. C/R/O SITE DESIGN GUIDELINES

1. The Moultrie Tract’s Front Door

Commercial/Retail/Office uses front two prominent regional roadways at the front door to the Moultrie Tract and must present an attractive appearance that belies the Moultrie Tract’s high quality and livable mixed-use community. These uses front I-95 via the I-95 Frontage Road (Riceshire Road) and the Regional Access Boulevard Road that extends through the tract to Fordville Road. This prominent location requires additional attention to architectural and landscape character.

The intent is to place “big box” structures in the retail commercial area along I-95 to create commercially viable visibility for the site. These structures shall be oriented in such a manner so as to provide visual exposure to I-95. All such structures shall be required to use exterior designs and finishes that shall promote a high quality, upscale appearance to provide an attractive, harmonious, coherent image for the Moultrie Tract.

In addition, development along the Regional Access Boulevard Road frontage shall maintain a wide buffer of existing natural forests, supplemented with other plantings if necessary according to the General Guidelines. The intent is to create a landscaped park frontage offering selected and framed views of the building and landscapes along the Boulevard.

2. Site Layout and Building Orientation

Typically, buildings shall be orientated so that the main entrance is directed toward the primary street used to access the site. Entrances should announce the building and reinforce the approach. If the approach includes the entrance drive and parking, then the site layout, including landscaping (and especially the screening of parking), lighting and signing solutions, should reinforce both the formal approach from the primary street and the creation of an intentional and well ordered pattern of streets and open spaces within the Moultrie Tract.

Buildings adjoining I-95 frontage require special attention to scale, massing and exterior façades to be attractive when viewed from both I-95 and the primary site access roads off of the I-95 Frontage Road, recognizing the actual front of the buildings shall typically be oriented to the primary access roads.

The orientation of any building should create a positive spatial ensemble with existing or planned future buildings, creating a pedestrian campus, if part of a multi building complex. The relationship with existing buildings on adjoining sites shall also be considered. The intent is that a building not be considered as a free-standing isolated element, but that it is an integral part of the overall spatial definition of the Moultrie Tract.

3. Relationship of Buildings to Streets

- a. As a general rule, buildings and groups of buildings, should face streets. Any on- street parking shall be in single rows of 90 degree or parallel parking spaces. Parking lots should be at the rear and, if necessary, at the side of buildings rather than being interposed between buildings and streets. If this preferred building to street relationship is impossible to achieve due to unique conditions (existing vegetation, special program requirements, etc.) then:
 - i. Non-building elements such as landscaping, lighting and signage should be carefully designed to maintain and reinforce the creation of an intentional and well defined pattern of streets and open spaces within the Moultrie Tract.
 - ii. Access roads to individual sites should be designed as extensions of the Moultrie Tract's internal street system.
- b. If site depths indicate that the building(s) should be back further than the minimum setback from dedicated streets, then the internal drive system should serve the building(s) in the same manner as the dedicated street.
- c. The intent is to provide a "front yard", or sense of arrival, for each building site. Saving existing trees between building(s) and the street is a priority. In open areas, street trees and other plantings shall be required to create an attractive streetscape between the street or drive and the building.

B. C/R/O ARCHITECTURAL DESIGN GUIDELINES

1. Principles for Commercial/Retail/Office Buildings and Accessory Structures:

In addition to the General Guidelines, the design of the Moultrie Tract's retail/commercial/office buildings must recognize three major areas of concern, including building scale, articulation, and placement.

The Moultrie Tract seeks more defined, traditional relationships between buildings than is usually found in contemporary retail/commercial/office parks where buildings are placed in a more or less random fashion with respect to one another and the landscape. Buildings should be sited so that they create an ordered relationship with one another, ideally through the creation of public space defined by buildings, and well defined landscaped pedestrian connections between sites and natural edges. Building massing and articulation are key to this concept. When conventions of the marketplace dictate excessively large dimensions and exaggerated proportions, these shall be mitigated through architectural devices and treatment to reduce mass and create a more traditional

and pedestrian scale. The intention is to make larger buildings appear smaller by breaking down their scale.

2. Massing

- a. It is important within large-scale development to maintain a legible scale for each building. This should be accomplished by breaking the building volume down into multiple pieces, using clearly differentiated and incremental facades, and creating compositions with building volumes.
- b. Buildings shall be designed such that no single wall plane fronting streets exceeds 60' in width without interruption. Buildings shall not exceed 180' in length.
- c. Overall building volumes should be simple with exterior wall setbacks used for architectural expression. Intermittent setbacks of the upper floors are encouraged, and can be used for balconies or roof terraces.
- d. Lower floors should not setback unless the upper floors setback to the same point, i.e., the upper floors should not corbel out over the lower floors, except at an entrance or where there is an arcade.
- e. Buildings shall have consistent elevation materials and details on all sides visible from streets and parking.
- f. Facades shall have a minimum window area or faux windows (for example Bahamian shutters) on the first floor of 40% for retail uses and 25% for commercial and office uses. Upper levels must have a minimum window area or faux window area of 20%. Upper level windows may be punched in walls or expressed in dormers.
- g. Porticos or porches must be provided to articulate building entrances. These must provide a permanent roof or upper porch extending 6' to 12' from the front façade.
- h. Dormer windows may be included in the roof mass to provide light, egress, or as a decorative element. Dormers shall have symmetrical gables, hips or shed roofs.
- i. Columns or other vertical building elements must support porch roofs and covered entries.

3. Roofs

- a. Building roofs may be either expressed, or concealed behind parapet walls. When roofs are expressed, they must be gables or hips, pitched between 6 in 12 and 12 in 12. Secondary roofs over porches or porticos may be pitched between 4 in 12 and 8 in 12.
- b. The expanse of the roof shall be broken up by height changes, pediments, gables, dormers, chimneys, clerestories, etc. that is in the sole and exclusive judgment of the DRC appropriate to the mass and scale of the elevation of the structure.
- c. All mechanical equipment must be screened by an integrated roof structure. Partial roofs are permitted on mechanical and elevator penthouses on three or four story buildings. Dormers and roof pediments can be used to screen mechanical equipment and penthouses. Adjacent free-standing equipment

must be screened on all sides and from above and must have a roof as previously stated for one story structures. Required ventilation opening must be an integral part of the design of the mechanical enclosure.

4. Facades

- a. Principal entrances are encouraged to be located at the center of the longer façade. The façade bay containing the entrance should be articulated differently from adjacent bays. Suitable devices include proportional changes, setbacks, extensions, porches, porticos, and changes of material.

5. Windows and Fenestration

- a. Windows should be punched and/or trimmed in relief, vertically oriented rectangular openings with a proportion not less than 1:1.5 horizontal to vertical. Individual window openings shall in the sole and exclusive judgment of the DRC be appropriate to the mass and scale of the elevation of the structure.
- b. Individual lites should be subdivided into smaller units. Windows of square proportion are permitted on the top floor. Windows used for specific architectural expression may be radiused at their top.
- c. An exception to window proportion and size recommendations is allowed at the entrance bay where glass may be used in a glass curtain wall system. The proportion of these individual lites may be either square or of vertical proportion.
- d. On other floors, oversized openings may be used to allow the expression of special program elements such as cafeterias or dining halls, conference rooms, or lounges, provided the individual oversized openings are subdivided into what appears to be a combination of smaller window elements.
- e. A continuous clerestory window system on the top floor may be permitted if it is integrated with the roof overhang.
- f. Windows should not appear to be flush with the exterior wall, but should be trimmed with sills, lintels, trim and moldings that express traditional Lowcountry styles.
- g. Glass should be transparent. Mirrored or dark tinted glass is not permitted. Glass may be tinted, but not reflective or opaque.
- h. Windows are encouraged to align on vertical centerlines. Windows should not be located on corners, and should be of ample distance from the corner to permit the structure to appear to be load bearing.

6. Materials and Colors

- a. Materials/Wood
 - i. Wood may be used for trim, accents, columns, railings, and accent wall siding. Simulated wood materials such as “Hardiplank” and “Trek” may be used with approval of the DRC.
- b. Materials/Masonry
 - i. The primary building façade shall be a masonry surface. The relationship of the masonry to the windows should be such that the façade appears to

- be load bearing. Masonry includes brick, stone, stucco, scored stucco, precast concrete panels, and stucco over wood frame construction.
- ii Rusticated or scored concrete block or stone should only be used as an accent to windows and doors, as an expression line or at the base of the building.
- iii Smaller brick sizes are preferred, i.e., standard, normal or jumbo.
- c. Materials/Vinyl
Premium quality vinyl may be used as window cladding, trim and siding with approval by the DRC.
- d. Materials/Glass
Glass cannot be reflective or darkly tinted.
- e. Materials/Roofs
Permitted visible roof materials include shingles of natural or artificial slate; durable metal, extra dimension asphalt or fiberglass shingles; natural or artificial wood shakes; and, English tiles. Spanish tiles, brightly colored tiles, or standard dimension asphalt or fiberglass shingles are not permitted.
- f. Colors
Colors should be similar to those found in Ridgeland, old Charleston, Savannah or Beaufort; lighter tones of clay, buff, grey, blue, green, red, tan, or white. Natural material colors such as brick are also encouraged. Visible vent stacks, roof vents, and other roof penetrations shall be colored to match the roof color.

7. Site Environment

- a. Site Environment/Features
 - i Low walls, walkways, boardwalks and small garden structures such as gazebos and bridges are encouraged.
 - ii Handicapped ramps utilized to enter building should be integrated into the design of the entrance rather than appear as an addition to the entrance.
- b. Site Environment/Exterior Building Lighting
 - i Uplighting from in-ground floods may be used to highlight special landscape or building features.
 - ii Exterior light must be a white light only.

MOULTRIE TRACT DESIGN GUIDELINES



Illustrative Examples of Commercial/Retail/Office Land Use Architecture

C. C/R/O LANDSCAPE DESIGN GUIDELINES

1. C/R/O Landscape Budgets

For all C/R/O development, the initial landscape construction budget shall be a minimum of \$1.50 (2008 dollars) per gross square foot of building area (individual and common buildings) for plantings and irrigation exclusive of clearing, grading, topsoil, fine grading, walks, plazas, site furnishings, site lighting and site signage. This budget applies to the individual C/R/O units and any common amenities such as community centers. The budget requirement shall be based on the year the work is completed and shall be adjusted annually based on the CPI.

D. C/R/O SITE LIGHTING DESIGN GUIDELINES

Specific design parameters for the Moultrie Tract site lighting are included in Section III, Paragraph D. "General Site Lighting Guidelines".

E. C/R/O SITE SIGNAGE DESIGN GUIDELINES

Specific design parameters for Moultrie Tract site signage are included in Section III, Paragraph E. "General Site Signage Guidelines".

VI. INDUSTRIAL GUIDELINES

In addition to Section III. General Design Guidelines, Industrial uses shall meet or exceed the following guidelines. These Industrial Guidelines may be modified to suit Site Specific TND Standards, according to Section III, Paragraph G. “Traditional Neighborhood Development”.

A. INDUSTRIAL SITE DESIGN GUIDELINES

1. A Prominent Location

Industrial uses front two prominent regional roadways and must present an attractive appearance that belies the Moultrie Tract’s high quality and livable mixed-use community. These uses front the Regional Access Boulevard Road that extends through the tract to Fordville Road, and Fordville Road. This prominent location requires additional attention to architectural and landscape character.

Development along the Regional Access Boulevard Road and Fordville Road frontages shall maintain a wide buffer of existing natural forests, supplemented with other plantings if necessary according to the General Guidelines. The intent is to create a landscaped park frontage offering selected and framed views of the building and landscapes along the Boulevard.

2. Site Layout and Building Orientation

Typically, buildings shall be orientated so that the main entrance is directed toward the primary street used to access the site. . However, industrial sites shall be given consideration for solar orientation as part of energy efficient design practices.

The orientation of any building should create a positive spatial ensemble with existing or planned future buildings, creating a pedestrian campus, if part of a multi building complex. The relationship with existing buildings on adjoining sites shall also be considered. The intent is that a building not be considered as a free-standing isolated element, but that it is an integral part of the overall spatial definition of the Moultrie Tract.

3. Relationship of Buildings to Streets

- a. As a general rule, buildings and groups of buildings, should face streets. Parking lots should be at the rear and, if necessary, at the side of buildings rather than being interposed between buildings and streets. If this preferred building to street relationship is impossible to achieve due to unique conditions (existing vegetation, special program requirements, etc.) then:

- i. Non-building elements such as landscaping, lighting and signage should be carefully designed to maintain and reinforce the creation of an intentional and well defined pattern of streets and open spaces within the Moultrie Tract.
- ii. Access roads to individual sites should be designed as extensions of the Moultrie Tract's internal street system.
- b. If site depths indicate that the building(s) should be back further than the minimum setback from dedicated streets, then the internal drive system should serve the building(s) in the same manner as the dedicated street.
- c. The intent is to provide a "front yard", or sense of arrival, for each building site. Saving existing trees between building(s) and the street is a priority. In open areas, street trees and other plantings shall be required to create an attractive streetscape between the street or drive and the building.

B. INDUSTRIAL ARCHITECTURAL DESIGN GUIDELINES

1. Principles for Industrial Buildings and Accessory Structures:

While the residential and commercial/retail/office use areas are more rooted in traditional building forms and materials, the Moultrie Tract's industrial uses are given more latitude to meet the needs of modern industrial processes and to create models of energy efficiency. At the same time the industrial areas must adhere to high standards of site design and architectural quality as a contributing part of the Moultrie Tract's attractive, harmonious, mixed-use community.

Industrial site plans shall be held to the same standards as other uses in the Moultrie Tract, requiring an orderly arrangement of buildings, internal roads and parking, while preserving and emphasizing the land's natural beauty, and creating a park-like setting along the Regional Access Boulevard Road.

Industrial uses have proven potential for and are encouraged to use energy efficient building practices and sustainable site designs.

2. Massing

- a. It is important within large-scale development to maintain a legible scale for each building. To the degree allowed by the industrial processes within the building, this should be accomplished by breaking the building volume down into multiple pieces, using clearly different incremental facades, and creating compositions with building volumes.
- b. Overall building volumes should be simple with exterior wall setbacks used for architectural expression. Intermittent setbacks of the upper floors are encouraged, and can be used for balconies or roof terraces.
- c. Buildings shall have consistent elevation materials and details on all sides visible from streets and parking.

3. Roofs

- a. Building roofs may be either expressed, or concealed behind parapet walls. When roofs are expressed, they must be gables or hips. Secondary roofs over porches or porticos are encouraged to be pitched between 4 in 12 and 8 in 12.
- b. The expanse of the roof shall be broken up by height changes, pediments, gables, dormers, chimneys, clerestories, etc. that is in the sole and exclusive judgment of the DRC appropriate to the mass and scale of the elevation of the structure.
- c. Large roof overhangs, window shading devices and other energy efficient devices are encouraged.
- d. To the degree practical, mechanical equipment should be screened by an integrated roof structure. An exception may be granted by the DRC where industrial processes require cooling towers and apparatus that can not be practically screened.

4. Facades

- a. Principal business and guest entrances should be clearly articulated. Suitable devices include proportional changes, setbacks, extensions, porches, porticos, and changes of material.
- b. Facades visible from the street shall incorporate window area, or faux windows (for example Bahamian shutters), that are in the sole and exclusive judgment of the DRC appropriate to the mass and scale of the elevation of the structure.

5. Windows and Fenestration

- a. Windows should be punched and/or trimmed in relief, vertically oriented rectangular openings with a proportion not less than 1:1.5 horizontal to vertical.
- b. Windows of square proportion are permitted on the top floor. Windows used for specific architectural expression may be radiused at their top.
- c. An exception to window proportion and size recommendations is allowed at the entrance bay where glass may be used in a glass curtain wall system. The proportion of these individual lites may be either square or of vertical proportion.
- d. On other floors, oversized openings may be used to allow the expression of special program elements such as cafeterias or dining halls, conference rooms, or lounges, provided the individual oversized openings are subdivided into what appears to be a combination of smaller window elements.
- e. A continuous clerestory window system on the top floor may be permitted if it is integrated with the roof overhang.
- f. Windows should not appear to be flush with the exterior wall, but should be trimmed with sills, lintels, trim and moldings.
- g. Energy efficient dark or mirrored glass is acceptable in Industrial use areas.

6. Materials and Colors

- a. Materials/Wood
Wood may be used for trim, accents, columns, railings, and accent wall siding. Simulated wood materials such as “Hardiplank” and “Trek” may be used with approval of the DRC.
- b. Materials/Masonry
 - i Masonry may be used as the sole building veneer, or in combination with other materials. The relationship of the masonry to the windows should be such that the façade appears to be load bearing. Masonry includes brick, stone, stucco, scored stucco, precast concrete panels, and stucco over wood frame construction.
 - ii Rusticated or scored concrete block or stone should only be used as an accent to windows and doors, as an expression line or at the base of the building.
 - iii Smaller brick sizes are preferred, i.e., standard, normal or jumbo.
- c. Materials/Metal Siding
Anodized or ceramic coated metal siding may be used in Industrial Use areas.
- d. Materials/Vinyl
Premium quality vinyl may be used as window cladding, trim and siding with approval by the DRC.
- e. Materials/Glass
Energy efficient dark or mirrored glass is acceptable in Industrial use areas.
- f. Materials/Roofs
Permitted visible roof materials include shingles of natural or artificial slate; durable metal, extra dimension asphalt or fiberglass shingles; natural or artificial wood shakes; and, English tiles. Spanish tiles, brightly colored tiles, or standard dimension asphalt or fiberglass shingles are not permitted.
- g. Materials/Colors
Colors should be similar to those found in Ridgeland, old Charleston, Savannah or Beaufort; lighter tones of clay, buff, grey, blue, green, red, tan, or white. Natural material colors such as brick are also encouraged.

7. Site Environment

- a. Site Environment/Features
 - i Employee outdoor dining and recreation areas should be enclosed by low walls and treated as landscaped gardens. Shade structures and other site amenities are encouraged.
 - ii Handicapped ramps utilized to enter building should be integrated into the design of the entrance rather than appear as an addition to the entrance.
- b. Site Environment/Exterior Building Lighting
 - i Uplighting from in-ground floods may be used to highlight special landscape or building features.
 - ii Exterior light must be a white light only.



Illustrative Examples of Industrial Land Use Architecture

C. INDUSTRIAL LANDSCAPE DESIGN GUIDELINES

1. Sustainable Landscape

Industrial sites tend to have both high percentages of open space and large parking areas for employees, guests, and extensive paved areas for operations, shipping, and storage. Industrial sites are encouraged to employ principles of sustainable low impact site design, including practices such as:

- a. Minimizing grading and site disturbance during and after construction, preserving as much of the natural trees and forest as possible.
- b. Orienting buildings for high solar efficiency.
- c. Treating and returning stormwater to the site through bio-detention and infiltration basins
- d. Minimizing impervious paving and using pervious paving to the extent possible.
- e. Shading parking and other paved surfaces with shade trees to reduce ground temperature and reflected heat.
- f. Using native plants in screen and other plantings and using native meadows in place of large expanses of lawn.
- g. Designing, constructing and maintaining irrigation for water efficiency, including capturing rainwater for use in landscape irrigation.
- h. And other best management and sustainable design practices.

2. Industrial Landscape Budgets

For all Industrial development, the initial landscape construction budget shall be a minimum of \$1.50 (2008 dollars) per gross square foot of building area (individual and common buildings) for plantings and irrigation exclusive of clearing, grading, topsoil, fine grading, walks, plazas, site furnishings, site lighting and site signage. This budget applies to the individual buildings and any common amenities such as community centers. The budget requirement shall be based on the year the work is completed and shall be adjusted annually based on the CPI.

D. INDUSTRIAL SITE LIGHTING DESIGN GUIDELINES

Specific design parameters for the Moultrie Tract site lighting are included in Section III, Paragraph D. "General Site Lighting Guidelines".

On a site-by-site basis, the DRC may approve special site lighting for a specific industrial use, as long as the lighting is a cut-off type fixture, directing light to the ground surface, reducing atmospheric lighting, and has no negative effect on surrounding properties.

E. INDUSTRIAL SITE SIGNAGE DESIGN GUIDELINES

Specific design parameters for Moultrie Tract site signage are included in Section III, Paragraph E. "General Site Signage Guidelines".

**APPENDIX A
SITE LIGHTING DESIGN STANDARDS**

In order to promote a unified image for the Moultrie Tract, the following site lighting design parameters apply to all parcels.

Fixture

Type A Parcel Roadway, Parking Lot and Service Area Lighting

All parcels shall utilize the same styles and types of fixtures (pole and luminaries) for roadway, parking lot and service area lighting. Applicants have a choice of the following two types of fixtures for use in these areas: 1) the “Historic Style”; or 2) the “Shoe Box Style” alternate.

Small parcels are encouraged to incorporate the “Historic” fixture, while larger parcels and the service areas of smaller parcels may prefer the “Shoe Box” fixture due to its efficiency. Larger parcels may consider the use of the “Historic” fixture for roadways and pedestrian areas in the front of building and the “Shoe Box” fixture for parking areas.

In all cases, “Historic Style” fixture shall be required for any site lighting between the Moultrie Tract internal road system and the front of buildings facing these roads. Both fixture types are available for lease from SCE&G or may be purchased from the manufacturer and installed by the Owner. Fixtures shall comply with the following specifications, or a DRC approved equal:

Fixture

Type A-HS Historic Style

Luminaries

- HADCO Baltimore V68 Series
- Cutoff type to reduce glare
- High performance reflector
- 175 watt metal halide lamp (white)

- Generally:
 - Type III asymmetric for roadways, entry ways, intersections and edges of parking. Designed to throw light away from adjacent residential and office uses
 - Type V square for parking interiors
 - Black finish thermoset polyester powder coat

- Pole
 - HADCO P-1790
 - Round section aluminum with decorative base
 - Black finish thermoset polyester powder coat
 - 14’ mounting height

Fixture

Type A-SB

Shoe Box Style

Luminaries

- HADCO Poly-Quad P21A Series
- Cutoff type to reduce glare
- High performance reflector
- 175 watt metal halide lamp (white)
- Generally:
 - Type III asymmetric for roadways, entry ways, intersections and edges of parking. Designed to throw light away from adjacent residential and office uses
 - Type V square for parking interiors
- Black finish thermoset polyester powder coat

Pole

- HADCO P-295
- 4" square section aluminum with arm mount
- Black finish thermoset polyester powder coat
- 20' mounting height, regardless of parking lot or parcel size

Fixture Type A Location

- Roads-4' from edge of paving/face of curb
- Parking-preferably in planting beds, minimum 4' from edge of paving/face of curb, without concrete pedestal-if not in plant beds and mounted on concrete pedestals, then pedestals shall be smooth finish unpainted concrete.

Fixture

Type B

Parcel Pedestrian Area Lighting

Pedestrian areas (walkways, plaza, sitting areas not in parking areas) shall utilize light fixtures that reflect the style and motif of adjacent buildings and that conform to the following guidelines:

- Pole mounted walkway lights are allowed with maximum of 12' mounting.
- Applicants are encouraged to use low level fixtures (18"-30"+/- height) with light sources shielded from view (example: mushroom type).
- Bollards with internal fixtures are permissible (42" +/- height).
- Building mounted (example: soffit) fixtures are discouraged.
- Tree mounted down lights are permissible, if long hoods are used to shield light source from view.
- Permissible sources include incandescent, mercury vapor (color corrected) and metal halide. White is the only permissible color of light.

**Fixture
Type C**

Parcel Accent Lighting

Lighting of plant materials, landscape features, building walls, flagpoles and other accented features shall conform to the following guidelines.

- Moving light sources are not allowed.
- Light sources shall be shielded from view by ground mounting the fixture, extended shields, planted screens or other methods.
- Tree mounted uplights and down lights are permissible, if long hoods are used to shield light source from view.
- Permissible sources include incandescent, mercury vapor (color corrected) and metal halide. White is the only permissible color of light.

**Fixture
Type D**

Parcel Site Signage Lighting

Site signage lighting shall conform to the following guidelines:

- Internally illuminated signs and neon signs are not permitted.
- Halo lighting and stationary fixtures directed solely at signs are permitted.
- Illuminated signs are not allowed to have reflective backgrounds; however, reflective lettering is permitted.
- Light sources shall be of moderate intensity and designed to minimize glare and reflection. Light sources shall be concealed. White is the only permissible color of light.

**APPENDIX B
SITE SIGNAGE AND GRAPHICS DESIGN STANDARDS**

In order to promote a unified image for the Moultrie Tract, the following site signage and graphics design parameters apply to all parcels.

Sign

Type A

Parcel Frontage Signage

There are two types of parcel frontage signs at the Moultrie Tract. The one is Type A-HF Parcel Highway Frontage Signage and the second is Type A-IF Parcel Interior Road Frontage Signage for parcel identifications signs located on the Moultrie Tract interior road frontage.

- Frontage signs shall be two-faced, set perpendicular to the highway or road.
- Frontages signs shall be located such that safe view lines are maintained for vehicles in parcel entry drives and for traffic on frontage roads.
- Frontage signs shall incorporate
 - The Moultrie Tract standard base with the parcel user's logo and building or business name allowed in the standard sign field.
 - Other information in the field is limited to:
 - type of business or service
 - individual tenant's names, if the parcel contains a multi-user building(s)
 - slogans and advertising messages are not allowed
- One Type A-HF Parcel Highway Frontage and/or Type A-IF Interior Road Frontage sign shall be allowed on each type of frontage respectively.

Sign

Type A-HF

Parcel Highway Frontage Signage

- I-95 Frontage Highway, Fordville Road and/or Boulevard Frontage Signage:
 - Shall conform to the standard Type A-HF Parcel Highway Frontage Signage detail provided by the DRC.
 - May be placed in the highway buffer.

Sign

Type A-IF

Parcel Interior Road Frontage Signage

- Parcel Interior Road Frontage Signage
 - Shall conform to the standard Type A-IF Parcel Interior Road Frontage Signage detail provided by the DRC.
 - Shall be placed uniformly ten feet (10') from interior road frontage rights-of-way, or at parcel entries or shared entries.

Sign

Type B

Parcel Signage on Buildings

A maximum of one (1) identification sign may be placed on the surface of any one façade of a building to designate the primary tenant or name of a building.

Additional tenant identification signs may be placed on multi-tenant buildings. All identification signage mounted on buildings shall meet the following guidelines.

- Each primary tenant or building name identification sign shall:
 - be limited to one (1) sign on any one façade of a building
 - not occupy more than ten (10) percent of the area of the façade upon which it is placed with the maximum size of any one (1) sign limited to forty (40) square feet.
 - be clearly integrated with the architecture of the building.
 - not project above the roof or be located on pitched roof surfaces.
 - be contained within any single wall panel, window, door or other architectural component upon which it is placed.
- Additional tenant identification signs shall be allowed on multi-tenant buildings. Each tenant is limited to one (1) surface mounted sign. All additional tenant signs, mounted on buildings shall:
 - not occupy more than ten (10) percent of the area of the façade upon which it is placed with the maximum size of any one (1) sign limited to twenty (20) square feet.
 - be clearly integrated with the architecture of the building.
 - be mounted either on the building surface under the covered area of a porch or veranda, on the fascia of a porch or veranda, on a parapet (single story buildings only), or on the first floor level for multi-story buildings.
 - not project above the roof or be located on pitched roof surfaces.
 - be contained within any single wall panel, window, door or other architectural component upon which it is placed.
 - be mounted in the same manner and have similar size and design characteristics for all tenant signs on the same building.
- Surface mounted tenant signs for single or multi-tenant building (described above) may be supplemented with discrete surface mounted signs or signs projecting from buildings or posts. All supplementary signs shall:
 - not project more than forty-eight (48) inches from the building or post for projecting signs.
 - be limited to four (4) square feet (not including the mounting arm for projecting signs).
 - be placed such that the bottom of the sign is at least seven (7) feet clear above pedestrian walkway and sitting areas for projecting signs.
 - be mounted either under the covered area of a porch or veranda or on the first floor level for surface mounted signs and signs projecting from buildings.
 - be mounted in the same manner and have similar size characteristics for all supplementary tenant signs on the same building.
- The size of a building surface area sign shall be based on the area measurement of the outside confines of the sign, or in the case of free-standing text to the extension of the outside dimensions of the text.

- Multi-tenant building Owners shall be required to present comprehensive signage design details for all phased of the building(s) for approval by the DRC at the inception of the project.
- Scale and proportion are very important factors in acceptable design for signage on buildings. In consideration of this, the DRC may not allow maximum sized signs in some circumstances at their discretion.
- All signage on building shall conform to the Site Lighting Design Guidelines herein. Back lighted signs are not permitted.

Sign

Type C

Parcel Informational Signage

There are several types of informational signs that are allowed thru out the Moultrie Tract. Owners are encouraged to keep parcels free of signage clutter and to simplify overall communications to a few well conceived and placed signs.

Sign

Type C-BI

Parcel Identification Signage at Buildings

One (1) free-standing secondary identification sign may be placed at a location related to the principal pedestrian entrance of buildings. For multi-tenant buildings the sign may list the name or address of the building and list the building tenants. This sign shall conform to the following guidelines:

- The sign shall reflect the architectural style and detail of the building it is identifying.
- The sign shall be ground mounted at a location approved by the DRC.
- The sign shall be a single faced or two-faced sign and shall not exceed thirty (30) square feet per side, sixty (60) inches in height, or eighteen (18) inches in depth.
- No more than one (1) sign is allowed at each building entrance, regardless of the number of tenants or businesses the building serves.

Sign

Type C-TC

Parcel Traffic Control Signage

Traffic control signage includes Stop, Yield, Speed Limit, Street Name, and other signs that control traffic and give information to vehicles, bicyclists, and pedestrians.

All Traffic control Signage within the Moultrie Tract parcels and common areas shall be uniform and conform to the standard Type C-TC Parcel Traffic Control Signage detail provided by the DRC.

Sign

Type C-DI

Parcel Directional/Informational Signage

Signage within each parcel that provides directions or information to vehicles or pedestrians is limited to small scale signs that do not dominate the primary and secondary identification signs. Owners shall use signs that complement the

Moultrie Tract's standard traffic control and street identification signage system. Type C-TC described above.

Sign

Type C-TS Parcel Temporary Signs and Displays

The use of temporary or seasonal signs, flags, banners, and other types of special outdoor displays, including markings on pavements, is allowable only if advance written approval is obtained from the DRC. Requests for such approval must include an adequate description of the planned use and the time period for display.

Sign

Type C-PF Parcel Flags

Non-governmental flags shall be considered as signs. Such flags shall be treated as SP-2 Signage on Buildings and considered as a "primary tenant or building name identification sign". Such flags shall count as one of the two allowed signs and shall not exceed forty (40) square feet per face.

The official flags of the Federal, State and County governments are not deemed to be signs, provided no such flag shall exceed forty (4) square feet per face.

Sign

Type C-CS Parcel Construction Signage

Construction signs may be used on a temporary basis during construction of any building or structure on a lot. Construction signs shall identify the name of the projected facility, the parties participating in the design and construction, and the anticipated date of occupancy.

The sign shall be removed upon completion of the project. The size and format shall conform to the standard Type C-CS Parcel Construction Sign detail provided by the DRC.

Exhibit I
Threatened and Endangered Species Assessment

A threatened and endangered species assessment will be completed and submitted to the Town before the Town's approval of the first subdivision requiring roads, water and/or sewer; or, the first approval to develop a lot or to construct a building.

Exhibit J
Archaeological and Cultural Resources Assessment

An archaeological and cultural resources assessment will be completed and submitted to the Town before the Town's approval of the first subdivision requiring roads, water and/or sewer; or, the first approval to develop a lot or to construct a building.

Exhibit K
Traffic Study

A traffic study will be completed and submitted to the Town before the Town's approval of the first subdivision requiring roads, water and/or sewer; or, the first approval to develop a lot or to construct a building.

EXHIBIT L: DEVELOPMENT SUMMARY TABLE

Effective Date: _____

Land Use Category	Maximum Dwelling Units and Building Square Footage	Allowable Gross Acres	Development Through Summary Effective Date
Residential			
- Multi-Family	700 DU	N/A	0 DU
- Townhouse	700 DU	N/A	0 DU
- 2, 3, 4 - Plex		N/A	
- Single-Family Detached	1,200 DU	N/A	0 DU
Maximum Dwelling Units - DU Count Shall Not Exceed	2,600 DU	N/A	0 DU
Retail/Commercial - Maximum Allowable Gross Acres	---	Max. 150 Ac.	0 Ac.
Industrial - Maximum Allowable Gross Acres	---	Max. 250 Ac.	0 Ac.
Retail/Commercial and Industrial Combined	3,000,000 SF	Max. 400 Ac.	0 SF 0 Ac.
Nature Preserve - Minimum Allowable Acres	---	Min. 80 Ac.	0 Ac.

Development Summary Table Notes:

- 1.) Gross acres include all land within that area measured, including such lands as uplands, wetlands, lakes, utility easements, and road rights-of-way.
- 2.) Up to a maximum of 2,600 residential (including single-family detached, attached townhomes, duplexes, triplexes, four-plexes and multi-family residential) density units, as more particularly set forth in the attached Zoning Regulations for the Property, together with accessory uses and other matters as set forth therein; provided, however, that (i) multi-family units will not exceed 700 units, and (ii) all other units that are not single family detached (including attached townhomes, duplexes, triplexes, and four-plexes) will not exceed 700 units.

MOULTRIE TRACT RIDGELAND, SOUTH CAROLINA

PREPARED FOR
LRC MOULTRIE, LLC

PREPARED BY
LandPlan
P A R T N E R S H I P, I N C.
Land Planning - Landscape Architecture

TABLE 1: LAND USE AREA SUMMARY

Land Use Category	Upland	Wetland	Total
Residential	+/- 230.75 AC	+/- 7.61 AC	+/- 238.36 AC
Retail/Commercial	+/- 111.04 AC	+/- 1.45 AC	+/- 112.49 AC
Industrial	+/- 172.20 AC	+/- 10.34 AC	+/- 182.54 AC
Nature Preserve	+/- 2.91 AC	+/- 77.25 AC	+/- 80.16 AC
Primary Road R/W	+/- 56.57 AC	+/- 1.43 AC	+/- 57.80 AC
Total	573.27 AC	98.08 AC	671.35 AC

Land Use Area Summary Notes:

1) This Summary indicates the approximate areas of the various land use categories shown on the Planned Development District Concept Plan. These areas are conceptual in nature. The areas of Retail/Commercial and Industrial land uses shown on this Summary are allowed to increase or decrease up to the point of the Maximum or Minimum Allowable Gross Acres indicated in Table 2: DENSITY SUMMARY. The remaining area shall be allocated to Residential, Nature Preserve, and Primary Road R/W land uses.

2) This Land Use Area Summary lists the general categories of the allowable land uses within the Moultrie Tract. See the Moultrie Tract Planned Development District document for the comprehensive listing of land uses allowed in each category.

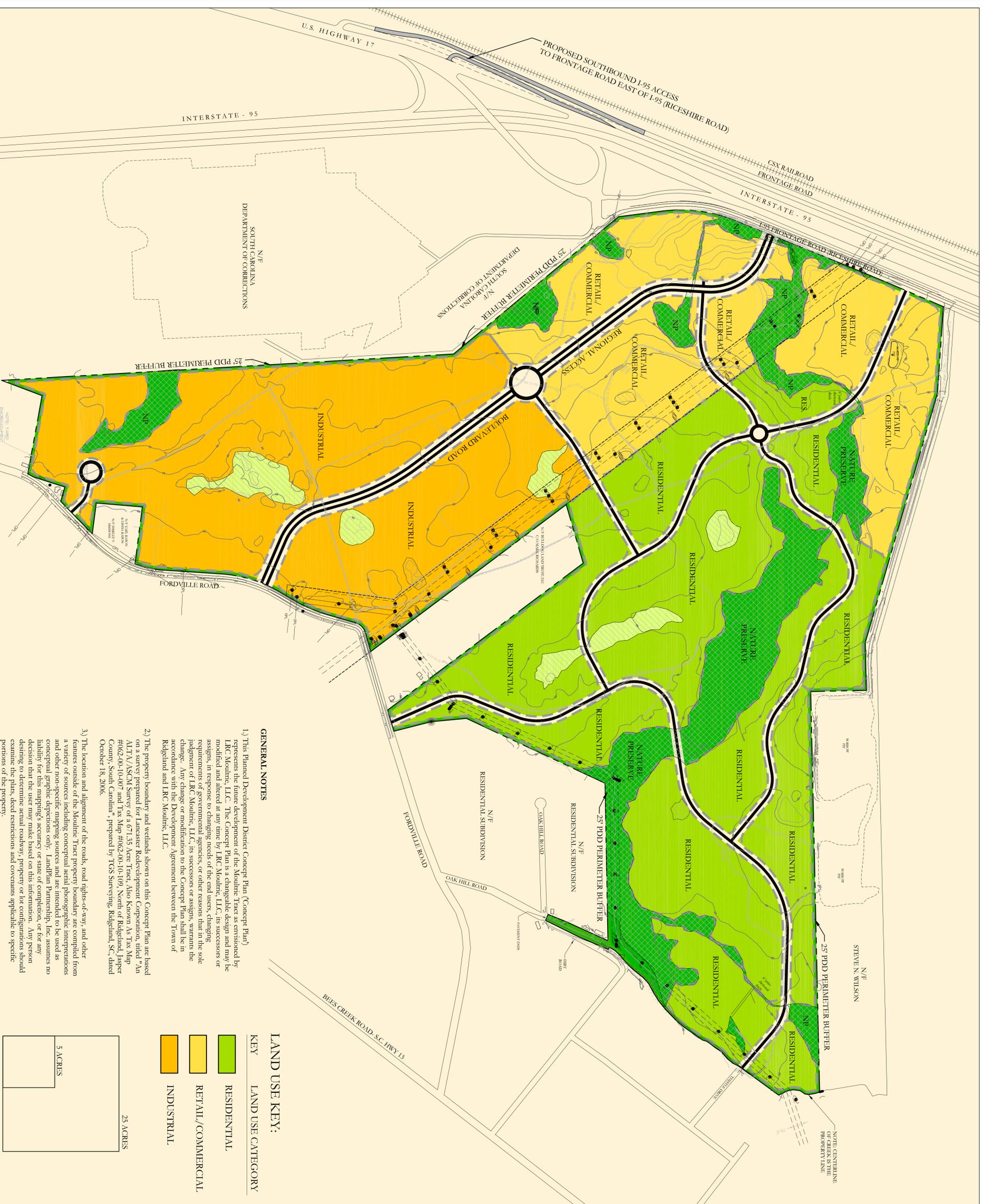
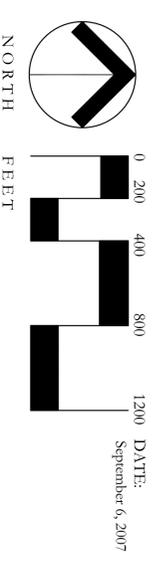
TABLE 2: DENSITY SUMMARY

Land Use Category	Maximum Density Per Gross Acre	Maximum Dwelling Units and Building Square Footage	Allowable Gross Acres
Residential			
- Multi-Family	24 DU/AC	700 DU	N/A
- Townhouse	12 DU/AC	700 DU	N/A
- 2, 3, 4 - Plex	8 DU/AC	N/A	N/A
- Single-Family Detached	8 DU/AC	1,200 DU	N/A
Maximum Dwelling Units - DU Count Shall Not Exceed		2,600 DU	N/A
Retail/Commercial			
- Maximum Allowable Gross Acres			Max. 150 AC
Industrial			
- Maximum Allowable Gross Acres			Max. 250 AC
Retail/Commercial and Industrial Combined			Max. 400 AC
Nature Preserve			Min. 80 AC
- Minimum Allowable Acres			

Density Summary Notes:

1) Gross acres include all land within that area measured, including such lands as uplands, wetlands, lakes, utility easements, and road rights-of-way.

EXHIBIT E PRELIMINARY SITE PLAN



GENERAL NOTES

- 1) This Planned Development District Concept Plan (Concept Plan) represents the future development of the Moultrie Tract as envisioned by LRC Moultrie, LLC. The Concept Plan is a changeable design and may be modified and altered at any time by LRC Moultrie, LLC, its successors or assigns, in response to changing needs of the end users, changing requirements of governmental agencies, or other reasons that in the judgment of LRC Moultrie, LLC, its successors or assigns, warrants the change. Any change or modification to the Concept Plan shall be in accordance with the Development Agreement between the Town of Ridgeland and LRC Moultrie, LLC.
- 2) The property boundary and wetlands shown on this Concept Plan are based on a survey prepared for Lanarner Redevelopment Corporation, titled "An ALTA/ASCM Survey of a 671.35 Acre Tract, Also Known As Tax Map #062-00-10-07 and Tax Map #062-00-10-109, North of Ridgeland, Jasper County, South Carolina", prepared by TCS Surveying, Ridgeland, SC, dated October 18, 2006.
- 3) The location and alignment of the roads, road rights-of-way, and other features outside of the Moultrie Tract property boundary are compiled from a variety of sources including conceptual aerial photographic interpretations and other non-specific mapping sources and are intended to be used as conceptual graphic depictions only. LandPlan Partnership, Inc. assumes no liability for this mapping's accuracy or state of completion, or for any decision that the user may make based on this information. Any person desiring to determine actual roadway, property or lot configurations should examine the plans, deed restrictions and covenants applicable to specific portions of the property.

LAND USE KEY:

KEY	LAND USE CATEGORY
	RESIDENTIAL
	RETAIL/COMMERCIAL
	INDUSTRIAL

