

## **Proposed Zoning Ordinance Changes**

Planning Commission: Feb. 22, 2022

Town Council: March 22, 2022 & April 19, 2022

### **Traffic Analysis**

Summary: Any development with more than 50 trips at peak hour to have study done by town at developer's expense. This code comes verbatim from the Town of Summerville. Berkeley County also uses a version of Summerville's Code.

### **Separation of R-3, Multi-Family Residential into Two Zones**

Summary: Dividing R-3, Multi-Family Residential into two new zones: R-3, Single Family Attached Residential and R-4, Multi-Family Residential. R-3 will now be reserved for townhouses, duplexes, and other horizontally attached residential. R-4, Multi-Family Residential will be the newly-created zone for apartments and condominiums, and other vertically attached residential units.

Also added: Townhouses are to be 22' wide on average, with 20' as an absolute minimum.

### **TD District**

Summary: Clarify the relationship between the TD District and the R-1 & C-1 Districts.

### **Expand C-1 Uses**

Summary: Allow boutique restaurant and retail in the C-1 District, less than 2,000 s.f. per business with no restaurant drive throughs

### **Changes to C-2, General Commercial District and M-1, Light Industrial District**

Summary: Move spectator sports and certain event uses from the C-2 to the M-1 District

### **PD's & DA's Required**

Summary: All residential developments that wish characteristics outside of base zoning are required to be zoned PD or DA. Planned Developments without a Development Agreement are permitted if the DA not allowed by state law (i.e. less than 25 acres of highlands), while the Development Agreement District can be used if the project allows for the use of a DA but has only one land use and therefore cannot be a PD by state law.

Sidewalks, street trees, stormwater facilities outside of ROW, customized street signs, crosswalks, and amenities maintained by the HOA

Public Notice: PDs and DAs must place a 4' x 6' public notice sign on all major street bordering the development. Sign must feature meeting dates, contact information, a link to further information, a description of the development (i.e. number of house & townhomes, min. lot size, any amenities) and a sketch of the development and/or the proposed houses. This sign must be installed on site at least 15 days prior to the Planning Commission meeting.

### **PD Design Standards**

Summary: Hardiplank on three sides, rule of seven/rule of five, more trees, townhouse variation, house plans/facades must be approved by Zoning Administrator to ensure variation in façade appearance. Floor Area Ratio

### **Private Streets**

Summary: No private streets allowed in the PD unless by Ordinance the County will not accept maintenance, such as in a townhouse development or rear alley.

### **Wetlands Setbacks**

Summary: Explains when wetland delineation is required, and mandates a setback of 20' from said wetlands.

### **Architectural Standards**

Summary: No metal buildings permitted except in the industrial zones. Clarifies the use of color and lighting.

