

TABLE OF CONTENTS

Page

ARTICLE 1 – GENERAL PURPOSE

1.1	Title	1-1
1.2	General Purpose and Intent	1-1
1.2.1	Comprehensive Development Code	1-1
1.2.2	Zoning Regulations	1-2
1.2.3	Subdivision Regulations	1-2
1.2.4	Processing Procedures	1-2
1.2.5	Development Standards	1-2
1.2.6	Administration	1-3
1.2.7	Nonconforming Uses	1-3
1.2.8	Definitions	1-3
1.2.9	Submittal Requirements	1-3
1.2.10	Supplemental Standards	1-3
1.3	Authority	1-3
1.4	Applicability	1-3
1.4.1	Use and Development of Land	1-3
1.4.2	Public Buildings and Private Land	1-3
1.4.3	City Property	1-3
1.4.4	Subdivision of Land	1-4
1.4.5	Exempt Uses and Activities	1-4
1.5	Consistency with Comprehensive Plan	1-4
1.6	Coordination with Other Regulations	1-4
1.6.1	Other City Regulations	1-4
1.6.2	Conflicts	1-4
1.7	Rules of Construction	1-4
1.7.1	Interpretation	1-4
1.7.2	Purpose Statements	1-4
1.8	Permits and Certificates	1-5
1.9	Effective Date	1-5
1.10	Severability of Chapter	1-5

ARTICLE 2 – USE PATTERNS

2.1	Purpose	2-2
2.2	Generally	2-3
2.2.1	Criteria	2-3
2.2.2	Applicability	2-3
2.2.3	Standards	2-3
2.2.4	Waiver	2-3
2.3	Conservation Subdivision	2-3
2.3.1	Purpose	2-3
2.3.2	Applicability	2-4
2.3.3	Processing Procedures	2-4
2.3.4	Size and Location of Site	2-4
2.3.5	Uses and Density	2-4
2.3.6	Lot Layout	2-5
2.3.7	Street Design	2-5

	Page
2.3.8 Stormwater Management	2-5
2.3.9 Utilities	2-5
2.3.10 Open Space and Parks	2-5
2.3.11 Natural Resource Protection	2-6
2.3.12 Landscaping.....	2-7
2.3.13 Parking.....	2-7
2.4 Neighborhood Center	2-7
2.4.1 Purpose	2-7
2.4.2 Applicability	2-8
2.4.3 Processing Procedures	2-8
2.4.4 Size and Location of Site.....	2-8
2.4.5 Uses and Dimensional Standards	2-8
2.4.6 Parks and Open Space	2-9
2.4.7 Landscaping.....	2-10
2.4.8 Urban Design	2-10
2.5 Commercial Redevelopment.....	2-10
2.5.1 Purpose	2-10
2.5.2 Applicability	2-10
2.5.3 Processing Procedures	2-10
2.5.4 Size and Location of Site.....	2-10
2.5.5 Uses and Density	2-10
2.5.6 Adequate Public Facilities	2-11
2.5.7 Lot Layout	2-11
2.5.8 Street Design	2-11
2.5.9 Stormwater Management	2-11
2.5.10 Open Space and Parks	2-11
2.5.11 Natural Resource Protection and Landscaping	2-11
2.5.12 Parking.....	2-12
2.6 Traditional Neighborhood Development.....	2-12
2.6.1 Purpose	2-12
2.6.2 Applicability	2-12
2.6.3 Processing Procedures	2-12
2.6.4 Size and Location of Site.....	2-13
2.6.5 Dimensional Standards	2-13
2.6.6 Uses.....	2-15
2.6.7 Adequate Public Facilities	2-16
2.6.8 Site Layout.....	2-16
2.6.9 Street Design	2-18
2.6.10 Open Space and Parks	2-19
2.6.11 Landscaping.....	2-19
2.6.12 Parking.....	2-19
2.6.13 Urban Design	2-20

ARTICLE 3 – ZONING DISTRICTS

3.1 Zoning Districts	3-3
3.1.1 Compliance with Regulations	3-3
3.2 Zoning District Boundaries and the Official Map(s)	3-3
3.2.1 Official Zoning Map	3-3
3.2.2 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) North Augusta, South Carolina	3-4

	Page
3.2.3 Interpretations of Boundaries on Map(s)	3-4
3.2.4 Amendments to Official Zoning Map.....	3-5
3.2.5 Annexation Zoning	3-5
3.3 Base Zoning Districts.....	3-5
3.3.1 Purpose Statements and Supplemental Standards for Base Zoning Districts	3-5
3.3.2 Residential Districts.....	3-5
3.3.3 Commercial Districts	3-6
3.3.4 IND, Industrial Districts.....	3-7
3.4 Permitted Uses in Zoning Districts.....	3-9
3.4.1 Generally.....	3-9
3.4.2 Interpretation.....	3-9
3.4.3 Accessory and Temporary Uses	3-9
3.4.4 TND, P, PD, R-MH Districts.....	3-9
3.4.5 Uses Not Listed.....	3-9
3.5 Dimensional Standards in Base Zoning Districts.....	3-24
3.5.1 General	3-24
3.5.2 Residential Density	3-25
3.5.3 Intensity in Nonresidential Districts.....	3-25
3.5.4 Dimensional Standards for Lots	3-25
3.5.5 Dimensional Standards for Structures.....	3-25
3.5.6 Setbacks, Generally	3-25
3.5.7 Front Setbacks.....	3-26
3.5.8 Corner Side Yards.....	3-28
3.5.9 Setback Encroachments	3-28
3.5.10 Height of Building and/or Structures	3-29
3.5.11 Visual Clearance at Intersections	3-30
3.5.12 Building Requirements in Established Flood Hazard Areas	3-30
3.5.13 Flag Lots	3-30
3.5.14 Zero Lot Line Units.....	3-31
3.6 Special Districts.....	3-32
3.6.1 PD, Planned Development District	3-32
3.6.2 CR, Critical Areas District.....	3-36
3.6.3 TND, Traditional Neighborhood Development District	3-36
3.6.4 P, Public Use District.....	3-36
3.6.5 R-MH, Manufactured Housing and Mobile Home District.....	3-39
3.7 Reserved	3-40
3.8 Corridor Overlay Districts	3-40
3.8.1 Applicability	3-40
3.8.2 Establishment of Corridor Overlay Districts	3-41
3.8.3 District Purposes and Standards	3-42
3.8.4 G, Georgia Avenue Overlay District.....	3-42
3.8.5 HC, Highway Corridor Overlay District	3-51
3.8.6 NP, Neighborhood Preservation Corridor Overlay District	3-60
3.8.7 LMK, Landmark Overlay District (Reserved)	3-63

ARTICLE 4 – SUPPLEMENTAL REGULATIONS

4.1 Purpose and Applicability	4-3
4.1.1 Purpose	4-3

	Page
4.1.2 Applicability	4-3
4.2 Accessory Structures and Uses	4-3
4.2.1 Applicability	4-3
4.2.2 General	4-3
4.2.3 Establishment	4-3
4.3 Fences and Walls.....	4-5
4.3.1 Purpose	4-5
4.3.2 Applicability	4-5
4.3.3 Location	4-5
4.3.4 Setbacks	4-6
4.3.5 Maximum Height	4-6
4.3.6 Architectural Design	4-6
4.4 Accessory Dwelling Units	4-6
4.4.1 Applicability	4-6
4.4.2 Standards.....	4-6
4.5 Adult Uses.....	4-7
4.5.1 Applicability	4-7
4.5.2 Definitions	4-7
4.5.3 Permitted Locations	4-8
4.6 Automobile Service and Repair	4-8
4.7 Bed and Breakfast	4-8
4.8 Communications Towers and Antennae.....	4-9
4.8.1 Purpose	4-9
4.8.2 Applicability	4-9
4.9 Churches	4-13
4.10 Day Care Facilities	4-13
4.11 Entertainment Establishments	4-13
4.11.1 Applicability	4-13
4.11.2 Conditions	4-13
4.11.3 Additional Conditions	4-13
4.11.4 Revocation	4-13
4.11.5 Enforcement for Public Safety	4-14
4.12 Nondepository Personal Credit Institutions	4-14
4.12.1 Applicability	4-14
4.12.2 Separation.....	4-15
4.12.3 Minimum Structure Size	4-15
4.12.4 Variances and Planned Developments.....	4-15
4.13 Non-Exempt Group Homes	4-15
4.13.1 Applicability	4-15
4.13.2 Standards.....	4-15
4.13.3 Lot Area	4-15
4.13.4 Signage.....	4-15
4.13.5 Design.....	4-15
4.13.6 Separation.....	4-15
4.14 Home Occupations	4-16
4.14.1 Applicability	4-16
4.14.2 Standards.....	4-16
4.14.3 Prohibited Uses	4-17
4.14.4 Conditional Home Occupation Uses	4-17
4.14.5 Permitting.....	4-18
4.15 to 4.21 Reserved.....	4-18

TABLE OF CONTENTS	Page
4.22 Manufactured Homes, Modular Homes, and Modular Building Units On Temporary Basis.....	4-18
4.23 Miniwarehouses.....	4-18
4.23.1 Site Plan	4-18
4.23.2 Authorized Uses.....	4-18
4.23.3 Conditional Use.....	4-18
4.23.4 Screening Required	4-18
4.23.5 Signs.....	4-18
4.23.6 Accessory Dwelling	4-18
4.24 Mixed Use Buildings and Live-Work Units.....	4-19
4.24.1 Criteria	4-19
4.24.2 Density	4-20
4.25 to 4.31 Reserved.....	4-20
4.32 Outdoor Cafes.....	4-20
4.32.1 Location	4-20
4.32.3 Supplemental Sales	4-20
4.32.3 Encroachment Permit, Site Plan, Conditional Use Permit.....	4-20
4.32.4 Revocation	4-20
4.33 Outdoor Display and Sale of Merchandise	4-21
4.33.1 Applicability	4-21
4.33.2 Types of Merchandise	4-21
4.33.3 Additional Conditions	4-21
4.34 Tattoo Facilities	4-22
4.34.1 State License Required.....	4-22
4.34.2 Limit on Facility Location	4-22
4.34.3 Home Occupation Use Not Allowed	4-22
4.34.4 Other Conditions	4-22
4.35 Conditional Temporary Uses	4-22
4.35.1 General	4-22
4.35.2 Promotional Circuses and Carnivals.....	4-22
4.35.3 Christmas Tree Sales.....	4-22
4.35.4 Real Estate Sales and Construction Offices and Equipment Sheds	4-23
4.35.5 Tents.....	4-23
4.35.6 Oversized Vehicles	4-23
4.35.7 Warehouses and Flex Space	4-23
4.35.8 Farmers and Produce Markets	4-24
4.35.9 Mobile Food Vendors	4-24
 ARTICLE 5 – APPROVAL PROCEDURES	
5.1 Generally	5-3
5.1.1 General Procedure Requirements.....	5-3
5.1.2 Completeness Review.....	5-4
5.1.3 Notice Provisions	5-7
5.1.4 Public Hearing Procedures.....	5-10
5.1.5 Post-Decision Proceedings	5-11
5.1.6 Revocation of Permit or Approval	5-11
5.1.7 Citizen Participation Process.....	5-12
5.1.8 Fees.....	5-13
5.2 Administrative Permits.....	5-14

	Page
5.2.1 Purpose	5-14
5.2.2 Applicability	5-14
5.2.3 Certificates of Zoning Compliance for New, Altered, and Reinstated Uses.....	5-14
5.2.4 Certificate of Occupancy	5-15
5.2.5 Building Permits and Certificates of Occupancy	5-15
5.2.6 Application for Building Permit.....	5-15
5.2.7 Construction and Use to be as Shown in Applications, Plans, Permits and Certificates of Zoning Compliance	5-16
5.3 Rezonings and Text Amendments	5-16
5.3.1 Purpose	5-16
5.3.2 Applicability	5-16
5.3.3 Initiation	5-16
5.3.4 Completeness Review.....	5-17
5.3.5 Decision	5-17
5.3.6 Approval Criteria	5-18
5.3.7 Subsequent Applications.....	5-19
5.3.8 Scope of Approval.....	5-19
5.3.9 Recordation.....	5-19
5.4 Conditional Zoning	5-19
5.4.1 Purpose	5-19
5.4.2 Applicability	5-19
5.4.3 Initiation	5-20
5.4.4 Completeness Review.....	5-20
5.4.5 Decision	5-20
5.4.6 Criteria	5-20
5.4.7 Subsequent Applications.....	5-21
5.4.8 Amendments.....	5-21
5.5 Conditional Use Permits	5-21
5.5.1 Purpose	5-21
5.5.2 Applicability	5-21
5.5.3 Approval Procedure	5-21
5.5.4 Approval Criteria	5-22
5.5.5 Scope of Approval.....	5-23
5.5.6 Recordation.....	5-23
5.5.7 Subsequent Applications.....	5-24
5.5.8 Expiration and Extension of Approval.....	5-24
5.6 Site Plans	5-24
5.6.1 Purpose	5-24
5.6.2 Major and Minor Site Plans	5-24
5.6.3 Conformity with Approved Plan	5-25
5.6.4 Completeness Review.....	5-25
5.6.5 Minor Site Plan Approval Procedure	5-25
5.6.6 Major Site Plan Approval Procedure	5-26
5.6.7 Scope of Approval.....	5-27
5.6.8 Final Inspection.....	5-27
5.7 General Development Plans	5-27
5.7.1 Initiation	5-27
5.7.2 Completeness Review.....	5-28
5.7.3 Review and Recommendation.....	5-28
5.7.4 Approval Criteria	5-29

	Page
5.7.5 Subsequent Applications.....	5-30
5.7.6 Modifications	5-30
5.7.7 Scope of Approval.....	5-30
5.7.8 Recording Procedures.....	5-31
5.8 Subdivisions	5-31
5.8.1 Subdivision Approval.....	5-31
5.8.2 Minor Subdivision.....	5-32
5.8.3 Major Subdivisions	5-33
5.8.4 Final Subdivision Plat	5-35
5.8.5 Maintenance Guarantee.....	5-37
5.8.6 Performance Guarantee.....	5-38
5.8.7 Non-Access Easements	5-38
5.8.8 Street Addressing.....	5-39
5.8.9 Notification of Public Agencies and Utilities	5-39
5.8.10 Subdivision Appeals	5-39
5.9 Waivers.....	5-39
5.9.1 Planning Commission Waivers.....	5-39
5.9.2 Minor Waivers	5-40
5.10 Interpretations	5-40
5.10.1 Purpose	5-40
5.10.2 Applicability	5-40
5.10.3 Initiation	5-40
5.10.4 Completeness Review.....	5-40
5.10.5 Decision	5-40
5.10.6 Approval Criteria	5-40
5.10.7 Scope of Approval.....	5-41
5.10.8 Record	5-41
5.11 Violations, Penalties and Enforcement.....	5-41
5.11.1 Violations	5-41
5.11.2 Penalties	5-41
5.11.3 Enforcement.....	5-41
5.12 Amendments to this Chapter	5-42

ARTICLE 6 – SITE ANALYSIS AND PROTECTION

6.1 Purpose.....	6-1
6.1.1 Site Analysis and Protection Recommendations	6-1
6.1.2 Subdivision and Site Design.....	6-1
6.1.3 Subdivision and Site Design.....	6-1
6.2 Environmentally Sensitive Areas	6-2
6.2.1 Generally.....	6-2
6.2.2 Riparian Buffers	6-3

ARTICLE 7 – BUILDING DESIGN

7.1 Purpose and Findings	7-1
7.1.1 Purpose	7-1
7.1.2 Findings	7-2
7.1.3 Applicability	7-2
7.2 Multifamily Residential Design	7-2

	Page
7.2.1 Purpose	7-2
7.2.2 Applicability	7-2
7.2.3 Main Entrance	7-3
7.2.4 Vehicle and Pedestrian Areas	7-4
7.2.5 Garages	7-4
7.2.6 Roofs	7-5
7.2.7 Foundation	7-5
7.2.8 Exterior Finish Materials	7-6
7.2.9 Windows and Entryways	7-6
7.2.10 Required Elements	7-6
7.3 Commercial Buildings.....	7-8
7.3.1 Applicability	7-8
7.3.2 Building Structure	7-8
7.3.3 Ground Floor Design Standards	7-9
7.3.4 Street Wall Standards	7-9
7.3.5 Windows and Entryways	7-9
7.3.6 Mechanical Equipment	7-10
7.3.7 Open Space	7-10
7.4 Exterior Lighting.....	7-10
7.4.1 Purpose	7-10
7.4.2 Applicability	7-10
7.4.3 Definitions	7-10
7.4.4 General Standards	7-11
7.4.5 Fixture Design Standards	7-11
7.4.6 Maximum Lighting Levels	7-11
7.4.7 Fixture Mounting and Allowable Height	7-12
7.4.8 Outdoor Sports Facilities Lighting	7-12
7.4.9 Lighting Curfew	7-12
7.4.10 Exemptions	7-12
7.4.11 Nonconforming Lighting Standards	7-13
7.4.12 Plan Submittal Requirements	7-13
ARTICLE 8 – ADEQUATE PUBLIC FACILITIES	
8.1 Purpose and Findings.....	8-2
8.1.1 Purposes	8-2
8.1.2 Findings	8-2
8.2 Applicability	8-3
8.2.1 Types of Applications	8-3
8.2.2 Final Plats	8-3
8.2.3 Information Required	8-3
8.2.4 Applications Resulting in No Additional Demand	8-3
8.3 Procedures for Processing Applications.....	8-3
8.3.1 Intent	8-3
8.3.2 Submission of Application to Department and Payment of Fee	8-3
8.3.3 Completeness Review	8-3
8.3.4 Determination	8-4
8.3.5 Effect of Determination of Adequacy of Public Facilities	8-5
8.3.6 Advancement of Capacity	8-5
8.4 Methodology and Criteria for Determining Availability and Adequacy of Public Facilities	8-6

	Page
8.4.1 Generally.....	8-6
8.4.2 Level of Service (LOS)	8-6
8.4.3 Adequacy of Public Facilities.....	8-6
8.5 Public Facilities Affecting Areas Outside of Incorporated Area of City.....	8-7
8.5.1 Applicability	8-7
8.5.2 Intergovernmental Agreement.....	8-7
8.6 Capital Improvements Program (CIP).....	8-7
8.6.1 Purpose	8-7
8.6.2 Applicability to Permitting Provisions of the Chapter.....	8-8
8.6.3 Capital Improvements Data Requirements	8-8
8.6.4 Capital Improvements Analysis Requirements	8-8
8.6.5 Requirements for Capital Improvements Implementation	8-8
8.7 Transportation	8-9
8.7.1 Applicability	8-9
8.7.2 Mitigation.....	8-9
8.7.3 Implementation	8-10
8.7.4 Traffic Impact Tiers	8-10
8.7.5 Exemptions	8-10
8.8 Fire Protection - Reserved	8-11
8.9 Police Protection - Reserved	8-11
8.10 Water	8-11
8.10.1 Applicability	8-11
8.10.2 Determination of Adequacy and Availability.....	8-11
8.11 Sewer	8-11
8.11.1 Applicability	8-11
8.11.2 Determination of Adequacy and Availability.....	8-11
8.12 Community Parks and Open Space - Reserved.....	8-12
8.13 Greenways - Reserved	8-12
 ARTICLE 9 – FLOODPLAIN MANAGEMENT	
9.1 Purpose Statement and Objectives	9-2
9.2 General Provisions	9-2
9.2.1 Statutory Authorization	9-2
9.2.2 Finding of Fact	9-2
9.2.3 Applicability	9-3
9.2.4 Development Permit Required	9-3
9.2.5 Compliance	9-3
9.2.6 Interpretation.....	9-3
9.2.7 Partial Invalidity and Severability.....	9-3
9.2.8 Warning and Disclaimer of Liability	9-3
9.3 Administration	9-4
9.3.1 Designation of Local Administrator.....	9-4
9.3.2 Development Permit and Certification Requirements	9-4
9.3.3 Duties and Responsibilities of the Local Administrator	9-5
9.3.4 Administrative Procedures	9-8
9.4 Provisions for Flood Hazard Reduction.....	9-10
9.4.1 General Standards	9-10
9.4.2 Specific Standards	9-11
9.4.3 Standards for Streams without Established Base Flood Elevations and Floodways.....	9-15

	Page
9.4.4 Standards for Streams with Established Base Flood Elevations But Without Floodways.....	9-16
9.4.5 Standards for Subdivision Proposals.....	9-16
9.4.6 Standards for Areas of Shallow Flooding (AO Zones)	9-16
9.5 Map Maintenance Activities	9-17
9.5.1 Purpose	9-17
9.5.2 Requirement to Submit New Technical Data	9-17
9.5.3 Right to Submit New Technical Data	9-18
9.6 Variance Provisions	9-18
9.6.1 Establishment of Appeal Board	9-18
9.6.2 Right to Appeal	9-18
9.6.3 Historic Structures	9-18
9.6.4 Functionally Dependent Uses.....	9-19
9.6.5 Agricultural Structures.....	9-19
9.6.6 Considerations	9-20
9.6.7 Findings	9-20
9.6.8 Floodways.....	9-21
9.6.9 Conditions	9-21
9.7 Legal Status	9-21
9.7.1 Effect on Rights and Liabilities under the Existing Flood Damage Prevention Ordinance	9-21
9.7.2 Effect upon Outstanding Building Permits	9-22
9.7.3 Effective Date.....	9-22
 ARTICLE 10 – LANDSCAPING	
10.1 Purpose and Findings	10-2
10.2 Applicability	10-3
10.2.1 Permits.....	10-3
10.2.2 Types of Development	10-3
10.2.3 Exempt Development.....	10-4
10.2.4 Expansion of Uses	10-5
10.3 Generally	10-5
10.3.1 Interpretation of Landscaping Terms.....	10-5
10.3.2 Computation of Total Required Landscaping.....	10-5
10.3.3 Specifications for Plant Materials and Installation.....	10-5
10.3.4 Existing Vegetation	10-6
10.3.5 Automatic Irrigation Required	10-7
10.4 Administrative Provisions.....	10-7
10.4.1 Landscape Plan Required	10-7
10.4.2 Permits Required	10-7
10.4.3 Maintenance Guarantee.....	10-7
10.4.4 Performance Guarantee.....	10-8
10.5 Landscape Buffers	10-9
10.5.1 Purpose	10-9
10.5.2 Applicability	10-9
10.5.3 Buffer Types.....	10-9
10.5.4 Standards for Buffer Development	10-11
10.6 Parking Lot Landscape Areas.....	10-12

	Page	
10.6.1	Applicability	10-12
10.6.2	Generally.....	10-12
10.6.3	Perimeter Landscaping	10-12
10.6.4	Interior Landscaping.....	10-14
10.6.5	Waivers.....	10-16
10.7	Subdivision and Street Trees.....	10-17
10.7.1	Purpose	10-17
10.7.2	Applicability	10-17
10.7.3	Landscape Area Type	10-17
10.7.4	Required Plantings.....	10-17
10.7.5	Design Considerations	10-18
10.7.6	Sight Triangles	10-18
10.8	Subdivision Entrance Landscaping	10-18
10.8.1	Applicability	10-18
10.8.2	Standards.....	10-18
10.9	Residential Lot Landscaping	10-20
10.9.1	Applicability	10-20
10.9.2	Tree Coverage	10-20
10.9.3	Foundation Planting	10-20
10.9.4	Yard Lawns	10-20
10.9.5	Landscape Plan Not Required.....	10-20
10.10	General Site Landscaping.....	10-20
10.10.1	Applicability	10-20
10.10.2	Standards.....	10-21
10.11	General Maintenance of Landscaping and Site	10-21
10.11.1	Applicability	10-21
10.11.2	Certificate of Occupancy	10-21
10.11.3	Timing	10-22
10.11.4	Standards.....	10-22

ARTICLE 11 – OPEN SPACE AND PARKS

11.1	Purpose and Findings	11-1
11.2	Applicability	11-2
11.2.1	Types of Applications	11-2
11.2.2	Exempt Applications.....	11-2
11.2.3	Waivers.....	11-2
11.3	Minimum Requirements	11-2
11.3.1	Amount of Open Space Required.....	11-2
11.3.2	Type of Open Space Required.....	11-3
11.4	Proximity of Open Space	11-7
11.4.1	Location	11-7
11.4.2	Proximity	11-7
11.5	Improvement of Open Space Parcels.....	11-7
11.5.1	Improvements Required	11-7
11.5.2	Dedication Option.....	11-7
11.6	Fee in Lieu of Open Space	11-8
11.6.1	Applicability	11-8
11.6.2	Market Value Determination	11-8
11.6.3	Time of Payment.....	11-8
11.6.4	Administration and Use of Funds	11-8

	Page
11.6.5 Required Expenditure	11-9
11.7 Deed Restrictions	11-9
11.7.1 Covenants and Restrictions	11-9
11.7.2 Maintenance of Conservation Easements	11-9
11.8 Open Space Ownership.....	11-9
11.8.1 Type of Ownership	11-9
11.8.2 Association Ownership.....	11-9
11.8.3 Maintenance	11-10
 ARTICLE 12 – PARKING	
12.1 Purpose	12-1
12.2 Amount of Parking.....	12-1
12.2.1 Number of Spaces Required	12-1
12.2.2 Shared Parking	12-15
12.2.3 Change in Land Use	12-16
12.2.4 Parking Spaces Reserved for Handicapped	12-16
12.3 Design Standards for Vehicular Parking Areas	12-16
12.3.1 Definition.....	12-16
12.3.2 Site Plan	12-16
12.3.3 Size of Spaces	12-16
12.3.4 Surface, Drainage and Maintenance	12-17
12.3.5 Alternative Paving Surfaces	12-17
12.3.6 Entrances and Exits	12-18
12.3.7 Marking	12-18
12.3.8 Landscaping.....	12-19
12.3.9 Access Aisles.....	12-19
12.4 Bicycle Parking.....	12-19
12.4.1 Generally.....	12-19
12.4.2 Bicycle Parking Required	12-19
12.4.3 Design of Spaces	12-19
 ARTICLE 13 – SIGNS	
13.1 Purpose and Scope	13-2
13.2 Applicability	13-2
13.2.1 Definition	13-2
13.2.2 Prohibition	13-2
13.2.3 Permit Required	13-2
13.2.4 Signs Allowed Without a Permit	13-2
13.2.5 Repair and Replacement.....	13-3
13.2.6 Non-Conforming Signs	13-3
13.2.7 Enforcement.....	13-4
13.2.8 Subdivision and New Street Signs	13-4
13.2.9 No Content Restrictions	13-4
13.2.10 Severability	13-4
13.3 Variances & Appeals	13-4
13.4 Definitions	13-5
13.5 General Provisions	13-13
13.5.1 Sign Area	13-13

	Page
13.5.2 Wall Signs	13-13
13.5.3 Freestanding or Ground Signs	13-13
13.5.4 Pedestrian and Vehicular Clearance	13-13
13.5.5 Sight Distance Requirements	13-14
13.5.6 Master Signage Plan Required.....	13-14
13.5.7 Illumination.....	13-14
13.5.8 Spotlights	13-14
13.6 Exempt Signage.....	13-15
13.6.1 Public Notice Signs	13-15
13.6.2 Signs Interior to a Project or on the Interior of Buildings and Not Visible From a Right-of-Way.....	13-15
13.6.3 Government Signs	13-15
13.6.4 Public Utility Information Signs	13-15
13.6.5 Address Signs.....	13-15
13.7 Signs on Public Property and Public Rights Of Way	13-16
13.7.1 Non-Profit Street Banners	13-16
13.7.2 Private Signs on Public Property or Right of Way.....	13-16
13.8 Allowed Signage.....	13-16
13.8.1 Applicability	13-16
13.8.2 Signage Allowed in Residential Uses and Districts.....	13-16
Table 13-1 Residential Uses & Districts Sign Area Chart	13-20
13.8.3 Signage Allowed for Non-Residential Districts and Uses.....	13-21
Table 13-2 Non-Residential Sign Area Chart (Use Or Zone).....	13-27
13.8.4 Signage Allowed in Downtown District	13-29
Table 13-3 Downtown Sign Area Chart	13-35
13.8.5 Signage for Special Zoned Districts.....	13-36
13.9 Prohibited Signs	13-36
 ARTICLE 14 – STREETS	
14.1 Purpose	14-2
14.2 Circulation System Design Principals.....	14-3
14.2.1 Shared System	14-3
14.2.2 Land Use Context	14-3
14.2.3 Connectivity and Cul-de-Sacs	14-3
14.2.4 System Design.....	14-3
14.2.5 Residential Design	14-3
14.2.6 Pedestrian System Design	14-3
14.2.7 Bike Paths.....	14-3
14.3 Street Hierarchy.....	14-4
14.3.1 Classification.....	14-4
14.3.2 Design.....	14-4
14.3.3 Applicability to Private Streets	14-4
14.4 Street Types and Design.....	14-6
14.4.1 Design Criteria	14-6
14.4.2 Conventional Design Criteria.....	14-7
14.4.3 Pedestrian Design Criteria	14-8
14.5 Traffic Impact Analysis (TIA).....	14-11
14.5.1 Applicability	14-11
14.5.2 Improvement Requirements	14-11
14.6 Utilities	14-11

	Page
14.7 Curbs and Gutters	14-11
14.7.1 Purpose	14-11
14.7.2 Flexibility Allowed.....	14-12
14.8 Curb Cuts, Driveways and Other Access Locations	14-12
14.8.1 Applicability	14-12
14.8.2 Size of Curb Cuts and Other Access Locations	14-13
14.8.3 Number and Spacing of Curb Cuts and Access Locations	14-13
14.8.4 Access Locations in the Vicinity of Street Intersections	14-18
14.8.5 Access Locations in the Vicinity of Grade Separated Interchanges	14-18
14.9 Shoulders	14-18
14.9.1 Requirements.....	14-18
14.9.2 Materials	14-18
14.9.3 Width.....	14-18
14.10 Sidewalks	14-19
14.10.1 Requirements.....	14-19
14.10.2 Placement.....	14-19
14.10.3 Planned Development.....	14-19
14.10.4 Width.....	14-19
14.10.5 Connection to Greenway or Bikeways	14-19
14.11 Bikeways	14-19
14.11.1 Greenway.....	14-19
14.11.2 Placement.....	14-19
14.11.3 Standards.....	14-19
14.12 Utility Easement.....	14-19
14.13 Rights of Way.....	14-20
14.14 Pavement Section, Street Grade and Intersection Requirements	14-20
14.15 Reserved	14-20
14.16 Street Lighting	14-20
14.16.1 Specifications.....	14-20
14.16.2 Street Lighting Plan Required.....	14-20
14.16.3 Spacing.....	14-20
14.16.4 Ornamental Light Standards.....	14-20
14.17 Underground Wiring.....	14-21
14.17.1 Placement.....	14-21
14.17.2 Requirements.....	14-21
14.18 Visual Clearance at Intersections (Sight Triangle).....	14-21
14.19 Internal Connectivity	14-21
14.19.1 Connectivity Ratio	14-21
14.19.2 Closes and Cul-de-Sacs.....	14-22
14.19.3 Small Subdivision Connectivity.....	14-23
14.20 Residential Driveways	14-24
14.20.1 Width.....	14-24
14.20.2 Apron Required.....	14-25
14.20.3 Shared Driveways	14-25

ARTICLE 15 – STORMWATER MANAGEMENT

15.1 Storm Drainage Requirements	15-1
15.1.1 Applicability	15-1
15.1.2 General Design Criteria.....	15-1
15.1.3 Easements	15-2

	Page
15.1.4 Stormwater Drainage System Plans.....	15-2
15.1.5 Improvement Expenses.....	15-3
15.2 Land Disturbing Activities	15-3
15.3 Stormwater Quality.....	15-3

ARTICLE 16 – WATER AND SEWER

16.1 Generally	16-1
16.1.1 Installation Responsibility	16-1
16.1.2 Feasibility Study Required.....	16-1
16.1.3 Waiver of Feasibility Study	16-2
16.2 Feasibility Studies by Type	16-2
16.2.1 Existing Systems.....	16-2
16.2.2 Separate Sewer System.....	16-2
16.2.3 Separate Water System	16-2
16.3 System Priorities	16-2
16.4 On-Site Disposal	16-2
16.5 Water Supply Requirements	16-3
16.5.1 Existing Water System	16-3
16.5.2 Separate Community Water System	16-3
16.5.3 Individual Lot Supply	16-3
16.5.4 Fire Hydrants	16-3
16.6 Sanitary Sewer Requirements	16-3
16.6.1 Existing Sewer System.....	16-3
16.6.2 Planned Public Sewer System	16-4
16.6.3 Separate Community Sewer System.....	16-4
16.6.4 On-Site Disposal	16-4
16.6.5 Connection Prior to Development.....	16-4
16.7 Water Supply and Sanitary Sewer System Plans	16-4
16.8 Improvement Expenses.....	16-5

ARTICLE 17 – RESERVED

ARTICLE 18 – ADMINISTRATION

18.1 Authority	18-1
18.2 Planning Commission	18-1
18.2.1 Statutory Authority.....	18-1
18.2.2 Members and Appointment	18-1
18.2.3 Jurisdiction	18-2
18.2.4 Board of Zoning Appeals Decision	18-2
18.3 Planning Commission Rules of Procedure.....	18-2
18.3.1 Authority.....	18-2
18.3.2 Officers	18-2
18.3.3 Meetings	18-2
18.3.4 Public Hearings	18-3
18.3.5 Records	18-3
18.3.6 Review Procedures	18-4
18.3.7 Additional Reviews.....	18-4
18.4 Board of Zoning Appeals	18-4

	Page
18.4.1 Statutory Authority.....	18-4
18.4.2 Members and Appointment	18-5
18.4.3 Order of Interpretation.....	18-5
18.4.4 Purpose	18-5
18.4.5 Appeals to the Board of Zoning Appeals	18-5
18.5 Board of Zoning Appeals Rules of Procedures.....	18-8
18.5.1 Officers	18-8
18.5.2 Appeals Process	18-9
18.5.3 Meetings	18-10
18.5.4 Stay of Proceedings	18-11
18.5.5 Public Notice	18-11
18.5.6 Expiration of Variance or Special Exception	18-11
18.5.7 Appeals from Board of Zoning Appeals	18-11
18.5.8 Subsequent Applications.....	18-11
 ARTICLE 19 – NONCONFORMING USES	
19.1 Purpose.....	19-1
19.1.1 Permitted Continuation.....	19-1
19.1.2 No Enlargement or Expansion.....	19-1
19.1.3 Incompatible with Permitted Uses	19-2
19.2 Applicability	19-2
19.2.1 Nonconforming Uses Defined.....	19-2
19.2.2 Determination of Nonconforming Uses.....	19-2
19.2.3 Determination of Nonconforming Lots, Buildings and Structures	19-2
19.2.4 Determination of Nonconforming Site Improvements	19-2
19.3 Nonconforming Lots of Record	19-2
19.3.1 Preexisting Nonconforming Lot	19-2
19.3.2 Subsequent Nonconforming Lot	19-2
19.3.3 Required Combination of Subsequent Nonconforming Lots	19-3
19.4 Waiver of Setback Requirement	19-3
19.4.1 Waiver for Minor Error.....	19-3
19.4.2 Waiver for Major Error.....	19-3
19.4.3 Approval Criteria	19-3
19.4.4 Notifications	19-3
19.5 Change of Nonconforming Use	19-3
19.5.1 Change to Different Nonconforming Use Prohibited	19-3
19.5.2 Expansion Prohibited	19-3
19.5.3 Reversion of Nonconforming Use Prohibited	19-4
19.5.4 Change in Ownership.....	19-4
19.6 Nonconforming Buildings, Structures and Site Improvements.....	19-4
19.6.1 Applicability	19-4
19.6.2 Repair and Reconstruction from Damage.....	19-4
19.6.3 Renovation and Expansion	19-4
19.7 Abandonment of Nonconforming Uses, Buildings, Structures and Site Improvements	19-5
19.7.1 Abandonment of Use or Activity	19-5
19.7.2 Abandonment of Building, Structure or Site.....	19-5
19.7.3 Definition	19-5
19.8 Nonconforming Uses Resulting from Annexation	19-5
19.9 Nonconforming Billboards.....	19-6

TABLE OF CONTENTS	Page
-------------------	------

ARTICLE 20 – REDEVELOPMENT COMMISSION

20.1 North Augusta Redevelopment Commission - Established	20-1
20.2 Members of Commission	20-1
20.3 Authority of Commission	20-1
20.4 Area of Operation	20-1

APPENDIX A – DEFINITIONS

A.1 Applicability	A-1
A.2 Definitions	A-1

APPENDIX B – APPLICATION DOCUMENTS

B.1 Generally	B-1
B.1.1 Scope.....	B-1
B.1.2 Modifications	B-2
B.1.3 Application Forms and Review Checklists	B-2
B.1.4 Applications.....	B-2
B.2 Required Application Information	B-4
B.2.1 Certificate of Zoning Compliance (§ 5.2.3)	B-4
B.2.2 Sketch Plan (§ 5.1.2.2).....	B-4
B.2.3 Minor Site Plan (§ 5.6.2.1).....	B-5
B.2.4 Minor Subdivision (§ 5.8.2).....	B-5
B.2.5 Land Disturbance (Grading) Permit.....	B-6
B.2.6 Major Site Plan (§ 5.6.2.2).....	B-6
B.2.7 Major Subdivision (Preliminary Plat) (§ 5.8.3).....	B-7
B.2.8 Planned Development General Development Plan (§§ 3.61 and 5.7).....	B-7
B.2.9 Final Subdivision Plat (§5.8.4).....	B-10
B.2.10 Conditional Use Permit (§ 5.5)	B-11
B.2.11 Sign Permit (§ 13.2.3)	B-11
B.2.12 Encroachment Permit.....	B-11
B.2.13 Communications Tower or Antenna (§ 4.8)	B-11
B.2.14 Certificate of Occupancy (§ 5.2.4)	B-11
B.2.15 Rezoning and Conditional Rezoning (§§ 5.3 and 5.4)	B-12
B.2.16 Text Amendment (§ 5.3).....	B-12
B.2.17 Appeal from an Administrative Decision Generally	B-12
B.2.18 Variance.....	B-13
B.2.19 Special Exception.....	B-13
B.2.20 Waiver of Setback Requirement (§ 19.4).....	B-13
B.2.21 Annexation	B-14
B.2.22 Street Abandonment	B-14
B.3 Supporting Information.....	B-14
B.3.1 Plan Sets.....	B-14
B.3.2 Final Plats	B-16
B.3.3 Citizen Participation Process.....	B-17
B.3.4 Site Analysis and Protection Recommendations Report (§ 6.1.1).....	B-17
B.3.5 Landscape Plan (§ 10.4.1)	B-17
B.3.6 Adequate Public Facilities (§ 8.3.2)	B-18

	Page
B.3.7 Traffic Impact Analysis (§§ 8.7.1.1 and 14.5.1.1).....	B-20
APPENDIX C – APPROVED PLANTS	
C.1 Generally	C-1
C.1.1 Scope.....	C-1
C.1.2 Modifications	C-1
APPENDIX D – CONSTRUCTION STANDARDS	
D.1 Generally	D-1
D.1.1 Scope.....	D-1
D.1.2 Modifications	D-2
D.2 Site Work	D-2
D.3 Trench Excavation and Backfill	D-4
D.4 Restoration.....	D-7
D.5 Water Distribution System	D-9
D.6 Sanitary Sewer	D-16
D.7 Storm Drainage.....	D-39
D.8 Roads	D-40
D.9 Concrete Construction.....	D-45
D.10 Grading (Land Disturbance Permits).....	D-47
D.11 Standard Details	D-47
APPENDIX E – EROSION AND SEDIMENT CONTROL	
E.1 Generally	E-2
E.1.1 Scope.....	E-2
E.1.2 Modifications	E-2
E.2 Erosion and Sediment Control	E-2
E.2.1 Introduction	E-2
E.2.2 Land Grading and Site Preparation BMPs.....	E-4
E.2.3 Vegetative Establishment BMPs	E-12
E.2.4 Stormwater Conveyance BMPs.....	E-18
E.2.5 Erosion Control BMPs	E-35
E.2.6 Sediment Control BMPs	E-44
E.2.7 Bank Stabilization/Bioengineering	E-68
E.2.8 References.....	E-71
APPENDIX F – STORMWATER QUALITY	
F.1 Generally	F-2
F.1.1 Scope.....	F-2
F.1.2 Modifications	F-2
F.2 Stormwater Quality.....	F-2
F.2.1 Introduction	F-2
F.2.2 Stormwater Ponds	F-3
F.2.3 Constructed Wetlands.....	F-12
F.2.4 Infiltration Practices	F-18
F.2.5 Bioretention.....	F-22

	Page
F.2.6 Open Channel Systems	F-25
F.2.7 Better Site Design	F-30
F.2.8 Proprietary Treatment Practices.....	F-33
F.2.9 Water Quality Credits	F-41
F.2.10 References.....	F-45

APPENDIX G – STORMWATER SYSTEM DESIGN STANDARDS

G.1 Generally G-1	
G.1.1 Scope.....	G-1
G.1.2 Modifications	G-1
G.2 Reserved	G-1