

# ARTICLE 7 – BUILDING DESIGN

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## **7.1 PURPOSE AND FINDINGS**

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### **7.1.1 Purpose**

North Augusta has a rich architectural tradition which has contributed significantly to the city's image, economic growth and quality of life. The purpose of these regulations is to

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provide specific criteria so that new buildings blend into the historic architectural framework of the city. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and general welfare.

### 7.1.2 Findings

These standards:

- a. Supplement the zoning regulations applied to multifamily and commercial buildings with additional standards and procedures which will promote a satisfactory living environment for residents of multifamily homes and which will permit a mix of building types within the city;
- b. Ensure that there is a visual connection between the living area of the residential structure or commercial use and the street;
- c. Enhance public safety by allowing people to survey their neighborhood from inside their residences, places of work or shopping areas;
- d. Provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets and permit greater diversity in the types of multifamily housing development.

### 7.1.3 Applicability

**7.1.3.1 New Construction** – Unless otherwise specified in this Chapter, this Article applies to all new construction of multifamily residential and commercial buildings.

**7.1.3.2 Existing Structures** – This Article does not apply to multifamily residential or commercial structures in existence or under construction at the time of adoption of this section.

**7.1.3.3 Renovation and Expansion** – Multifamily residential and commercial structures existing at the time of adoption of this section may be remodeled, renovated or expanded in the same style as originally designed and constructed.

## 7.2 MULTIFAMILY RESIDENTIAL DESIGN

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### 7.2.1 Purpose

The purpose of this section is to provide reasonable design standards for multifamily residential developments and single-family attached residential developments which:

- a. Provide design flexibility;
- b. Accommodate affordable housing for current and future residents of the city;
- c. Protect the health, safety and general welfare of the general public and occupants of the units;
- d. Protect the property values of surrounding dwelling units;
- e. Promote a pedestrian-friendly, walkable streetscape; and
- f. Provide for aesthetically pleasing development patterns.

### 7.2.2 Applicability

**7.2.2.1 Types of Structures** – This section applies to all new construction of multifamily residential buildings, any building that includes three (3) or more units.

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**7.2.2.2 Design Elements Required** – The design elements listed in Table 7-1 are required for multifamily residential buildings designated in §7.1.3.1.

**7.2.2.3 Alternative Elements** – Any one (1) mandatory element specified in Table 7-1, Multifamily Design Elements Required, may be excluded from a building design provided not less than two (2) optional elements are included.

### 7.2.3 Main Entrance

**7.2.3.1 Location of Main Entrance** – The main entrance of each structure must face the street, an interior street or drive, or a courtyard. On corner lots the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement. A building must include a front porch, stoop or recessed entryway at all main entrances that face a street. The porch, stoop or recessed entryway shall adjoin the main entrance, and the main entrance shall be accessible from the porch, stoop or recessed entryway.

**7.2.3.2 Porches** – Porches used to satisfy the design criteria established herein shall comply with the following:

- a. Porches shall be covered by a solid roof. The porch roof shall not be located more than twelve (12) feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.
- b. The covered area provided by a porch must be at least sixty-three (63) square feet in area and a minimum of nine (9) feet wide.

**7.2.3.3 Covered Balconies** – Two (2) or more covered balconies on the same facade as the main entrance may be provided in lieu of a front porch. The covered area provided by the balcony or balconies must be at least twenty-four (24) square feet in total area. Each balcony must be a minimum of four (4) feet wide. Each covered balcony must be accessible from the interior living space.

**7.2.3.4 Ornamental Columns** – If the front porch, stoop or covered balcony at a main entrance provides columns as corner supports, the columns must be ornamental columns that meet one (1) of the following standards:

- a. Large columns that are divided visually into clear areas of top, center and bottom. For purposes of this section, “large columns” include rectilinear columns that have minimum dimensions of eight inches by eight inches (8” x 8”), or round columns having a diameter of at least eight (8) inches; or
- b. Groupings of two (2), three (3) or four (4) small columns that are divided visually into clear areas of top, center and bottom. For purposes of this section, “small columns” mean rectilinear columns having minimum dimensions of four inches by four inches (4” x 4”), or round columns having a diameter of at least four (4) inches.

**7.2.3.5 Openings between Porch Floor and Ground** – Openings of more than one (1) foot between the porch floor and the ground must be covered with a solid material or lattice.

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### 7.2.4 Vehicle and Pedestrian Areas

**7.2.4.1 Alleys** – If the site is served by an alley that is improved, open and accessible, access for motor vehicles must be from the alley, not from a street frontage.

**7.2.4.2 Vehicle Parking Areas** – Vehicle parking areas should not be located in the front setback or between any structure including a building’s porch or porches and an adjacent sidewalk or street. Parking may be provided in the side or rear yard.

**7.2.4.3 Walkways** – A walkway shall extend from the sidewalk or street to the main entrance. The walkway shall be not less than four (4) feet or more than ten (10) feet in width and must be provided in addition to a driveway.

**7.2.4.4 Entryways** – For developments of forty (40) or more dwelling units, a divided ingress-egress driveway with a landscaped median for all entrances from public streets shall be provided for all developments. Median design shall conform to the standards in Article 10, Landscaping, and Article 14, Streets.

### 7.2.5 Garages

**7.2.5.1 Purpose** – These standards, together with the window and main entrance standards ensure that:

- a. There is a physical and visual connection between the living area of the residential building and the street;
- b. The location and amount of the living area of the residential building, as seen from the street, is more prominent than the garage(s);
- c. Garages are prevented from obscuring the main entrance from the street;
- d. The main entrance is the prominent entrance and is designed for pedestrians, rather than automobiles;
- e. A better and more pleasant pedestrian environment is provided by preventing garages and vehicle areas from dominating the views of the neighborhood; and
- f. Public safety is enhanced by preventing garages from blocking views of the street from inside the residence.

**7.2.5.2 Generally** – Garages shall either be set back from the face of the building, detached or facing the side or rear lot line (side or rear loading garage), consistent with the standards established below. A wall of a detached or side or rear loading garage may not be closer to the front (street) lot line than the front of the porch.

**7.2.5.3 Detached Garages** – These standards encourage detached garages as an alternative to front-loaded attached garages and are permitted in any zoning district as an accessory structure.

### 7.2.5.4 Street-Facing Garage Walls –

**7.2.5.4.1 Applicability** – This section applies to garages that are attached to multifamily residential buildings. Where an application is for an alteration or addition to an existing structure, the standard applies only to the portion being altered or added.

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### 7.2.5.4.2 Maximum Length and Size –

- a. The length of that portion of a garage wall facing the street shall not exceed twenty percent (20%) of the length of the building facade that faces the street.
- b. Garage doors may not exceed eighty (80) square feet in area and there may be no more than three (3) individual garage doors.
- c. On corner lots, only one (1) street-facing garage wall must meet this standard.

### 7.2.5.4.3 Street Lot Line Setbacks –

- a. A garage wall that faces a street shall be located at least ten (10) feet behind the plane of the front facade.
- b. A street-facing garage wall may be closer to or even with the front facade, where:
  - a. The length of the street-facing garage wall is less than twenty percent (20%) of the length of the building facade; and
  - b. The interior living area is located above the garage.

**7.2.5.5 Street-Facing Garage Walls Prohibited in D, Downtown Mixed Use and TND, Traditional Neighborhood Development Districts –** Garage walls facing the street or extending beyond the front elevation of a dwelling unit are prohibited in the D, Downtown Mixed Use District, and TND Use Pattern or District.

## 7.2.6 Roofs

**7.2.6.1 Slope –** Principal structures must have a roof that is either flat or sloped, with a pitch that is no flatter than six (6) units of vertical rise to twelve (12) units of horizontal run (a 6/12 pitch) or as appropriate to the architectural style of the structure and approved by the Director.

**7.2.6.2 Parapets and Cornices –** A flat roof shall include a parapet on the exterior walls not less than eighteen (18) inches above the roof and a cornice detail not less than twelve (12) inches in height and projecting from the face of the walls not less than six (6) inches.

**7.2.6.3 Architectural Features –** A sloped roof of a building shall include at least one (1) of the following architectural details:

- a. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be located in the center third (horizontally) of the front elevation. If more than one (1) dormer is provided, at least two (2) dormers not less than four feet (4) wide must be provided on the front elevation;
- b. A gable end, or gabled end of a roof projection, facing the street; or
- c. A shed dormer facing the street.

**7.2.6.4 Roof Eaves –** Roof eaves must project from the building wall at least twelve (12) inches, measured horizontally, on the front and side elevations.

## 7.2.7 Foundation

The ground level of the first floor, including the lowest elevation of any point of the front facade, shall be elevated not less than one (1) foot above the grade of the finished lot measured at the center of the front facade. Plain, smooth concrete block or plain, unfinished concrete may be used as foundation material if the foundation material is not visible more than one (1) foot above the finished grade adjacent to the foundation wall.

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### **7.2.8 Exterior Finish Materials**

**7.2.8.1** Modular masonry unit material (brick, architectural block) are preferred exterior finish materials. Plain smooth concrete block, plain smooth concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material. Composite boards manufactured from wood or other products, such as hardboard or fiber cement board, may be used when the board product is no more than eight (8) inches wide.

**7.2.8.2** Wood products permitted for siding include shingles, shakes, board and batten, and horizontal siding.

**7.2.8.3** Horizontal siding must be shiplap or clapboard siding composed of boards with a reveal of three (3) to six (6) inches, or vinyl or aluminum siding that is in a clapboard or shiplap pattern where the boards in the pattern are six (6) inches or less in width.

### **7.2.9 Windows and Entryways**

**7.2.9.1** At least twenty percent (20%) of the area of a street-facing facade must be comprised of windows or main entryways.

**7.2.9.2** All street-facing windows must meet the following requirements. Windows in rooms with a finished floor elevation four (4) feet or more below grade are exempt from this standard:

- a. Each window must be square or vertical, at least as tall as it is wide; or
- b. A horizontal window opening may be created when:
  1. Two (2) or more vertical windows are grouped together to provide a horizontal opening, and they are either all the same size, or no more than two (2) sizes are used. Where two (2) sizes of windows are used in a group, the smaller window size must be on the outer edges of the grouping. The windows on the outer edges of the grouping must be vertical; the center window or windows may be vertical, square or horizontal; or
  2. There is a band of individual smaller windows or “lites” across the top of the horizontal window. The smaller “lites” must be vertical and account for at least twenty percent (20%) of the overall height of the window system; or
  3. A sliding or French door opening to a balcony or patio is provided.

### **7.2.10 Required Elements**

#### **7.2.10.1 Common Open Space**

Common open space areas shall be required in accordance with Article 11, Open Space and Parks. The Director may waive up to fifty percent (50%) of the open space requirement if all units within the development are located within one thousand (1,000) feet of a public park as measured along a public sidewalk, Greenway or other approved pedestrian trail or bikeway. The open space requirements of this section shall not apply to multifamily residential developments which are second floor units above first floor commercial development, or to any residential developments in the D, Downtown Mixed Use district which are above the first floor. Open space provided pursuant to this requirement shall be accessible to all residents of the development and shall measure not less than thirty (30) feet its narrowest dimension.

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### **7.2.10.2 Pedestrian Facilities**

Sidewalks shall be constructed within the interior of the development to link residential buildings with each other and other destinations including, but not limited to, parking areas, adjoining streets, mailboxes, trash disposal areas, adjoining sidewalks or Greenways and on-site amenities including recreation areas. Interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article 14, Streets. Sidewalks, in combination with curbs and gutters, shall be required adjacent to all public streets that provide access to the development.

### **7.2.10.3 Building Design and Site Layout**

**7.2.10.3.1** The purpose of this section is to provide interesting and aesthetically attractive multifamily developments, to avoid monotonous, “barracks” style buildings, and to ensure that multifamily buildings have a multifaceted exterior form in which articulated facades are combined with window and door placements, and other detailing, to create an interesting and attractive architectural design.

**7.2.10.3.2** The following standards shall apply to building design:

**7.2.10.3.2.1** Buildings shall not exceed one hundred (100) feet in length without a primary entrance way, courtyard entrance or other major break in the facade not less than twenty (20) feet in length, five (5) feet in depth and the full height of the first floor.

**7.2.10.3.2.2** Facades greater than fifty (50) feet in length, measured horizontally, shall incorporate wall plane projections or recesses of not less than eighteen (18) inches. Ground floor facades that face public streets shall have arcades, windows, entry areas, awnings or other such features along no less than sixty percent (60%) of their horizontal length.

**7.2.10.3.2.3** Buildings shall be arranged on multi-family sites in patterns that are not strictly linear. Adjacent buildings shall not be located in continuous straight lines. Limited linear building placements, which are part of an arrangement to define common open space including courtyards, are acceptable.

**7.2.10.3.2.4** Entryways shall face a street, sidewalk or common area. Buildings shall not face the rear of other multifamily buildings within one hundred (100) feet within the same development or in an adjacent development.

### **7.2.10.4 Utilities**

All utility lines shall be located underground. Outdoor area lighting shall be provided for security. Such lighting shall be shielded to direct light downward and not into dwelling units on, or adjacent to, the multi-family site. Lighting shall be provided to illuminate the intersections of primary interior driveways and building entryways.

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**TABLE 7-1 MULTIFAMILY DESIGN ELEMENTS REQUIRED**

|           | <b>A</b>                                     | <b>B</b>             |
|-----------|--|----------------------|
|           | <b>Design Element</b>                        | <b>All Districts</b> |
| <b>1.</b> | <b>Main Entrance (§7.2.3)</b>                | M                    |
| <b>2.</b> | <b>Vehicle and Pedestrian Areas (§7.2.4)</b> | O                    |
| <b>3.</b> | <b>Garages (§7.2.5)</b>                      | O                    |
| <b>4.</b> | <b>Roofs (§7.2.6)</b>                        | M                    |
| <b>5.</b> | <b>Foundation (§7.2.7)</b>                   | O                    |
| <b>6.</b> | <b>Exterior Finish Materials (§7.2.8)</b>    | M                    |
| <b>7.</b> | <b>Windows and Entryways (§7.2.9)</b>        | O                    |

### Notes to Table 7-1

- a. “Multifamily” means any building that includes more than two (2) dwelling units including townhouses and rowhouses.
- b. “M” means mandatory.
- c. “O” means optional.

## 7.3 COMMERCIAL BUILDINGS

### 7.3.1 Applicability

Unless otherwise specified in this Chapter, this section applies to any new commercial building or structure. This section does not apply to the HC, Highway Corridor Overlay District, the G, Georgia Avenue Overlay District, the TND, Traditional Neighborhood Development District, the IND, Industrial District, the NP, Neighborhood Preservation Overlay District or any of the following uses:

- a. Car wash;
- b. Car, recreational vehicle, boat or marine craft dealers;
- c. Flea markets (out-of-doors);
- d. Gasoline stations / Auto repair and service; or
- e. Lumber yard and building material sales with outside storage, wholesale or retail.

### 7.3.2 Building Structure

**7.3.2.1 Base, Middle and Cap** – Buildings of two (2) stories or more shall incorporate a base, a middle and a cap as described below:

- a. The base shall include an entryway with transparent or translucent windows as set forth in the ground floor design standards below, and a molding or reveal placed between the first and second stories or over the second story. The molding or reveal shall have a depth of not less than two (2) inches and a height of not less than four (4) inches.
- b. The middle may include windows and/or balconies.
- c. The cap shall include the area from the ceiling of the top floor to the roof of the building, and shall include a cornice or a roof overhang.

**7.3.2.2 Alignment** – Windowsills, moldings and cornices shall align with those of adjacent buildings, as provided herein. The bottom and top line defining the edge of the windows, the “window sill alignment,” shall vary not more than two (2) feet from the alignment of surrounding buildings. If the adjoining buildings have a window sill



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alignment which varies by more than two (2) feet from one another, the proposed building shall align with one (1) of the adjoining buildings.

### **7.3.3 Ground Floor Design Standards**

**7.3.3.1** All buildings shall have their principal entrance opening to a street, square, plaza or sidewalk. The principal entrance shall not open onto a parking lot. Pedestrian access from the public sidewalk, street right of way or driveway to the principal structure shall be provided through an improved surface.

**7.3.3.2** The ground floor of the entryway shall align with the sidewalk elevation. Sunken terraces or stairways to a basement shall not constitute entryways for purposes of this subsection. It is not the intent of this section to preclude the use of below-grade entryways provided, however, that such entryways shall not constitute a principal entryway.

### **7.3.4 Street Wall Standards**

Where a maximum front setback has been established, the building facade, street facing wall or front courtyard shall adjoin a sidewalk that connects to the street and street sidewalk.

### **7.3.5 Windows and Entryways**

**7.3.5.1** Windows above the ground floor shall have a ratio of height to width of not less than two to one (2:1).

**7.3.5.2** The ground floors of all buildings shall be designed to encourage and to complement pedestrian-scale activity by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on not less than fifty percent (50%) of the length of the first floor street frontage. Not less than forty percent (40%) or more than ninety percent (90%) of the total surface area of the front elevation shall be in public entrances and windows, including retail display windows. Where windows are used, they shall be transparent or translucent.

**7.3.5.3** Solid walls without windows or entryways shall not exceed twenty (20) feet in length.

**7.3.5.4** All street level retail uses with sidewalk frontage shall be furnished with an individual entrance and direct access to the sidewalk in addition to any other access which may be provided. This standard shall not apply to any lot with a street frontage of less than twenty-four (24) feet.

**7.3.5.5** Doors shall be recessed into the face of the building to provide a sense of entry and to add variety to the streetscape. The floor area of an entryway shall not be less than one (1) square foot for each one thousand (1,000) square feet of ground floor area, and shall not be less than twelve (12) square feet.

**7.3.5.6** The maximum setback requirements may be adjusted by the Board of Zoning Appeals for an area not to exceed fifty percent (50%) of the frontage in order to accommodate courtyards.

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**7.3.5.7** Canopies, awnings and similar appurtenances extending into the front setback as far as property line may be constructed at the entrance to any building.

### **7.3.6 Mechanical Equipment**

Mechanical equipment, electrical meter and service components and similar utility devices, whether ground level, wall mounted or roof mounted, shall be screened from view. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

### **7.3.7 Open Space**

**7.3.7.1** Not less than one (1) linear foot of exterior seating shall be provided for each fifty (50) square feet of open space provided. Seating dimensions shall comply with the requirements of the Americans with Disabilities Act and/or the South Carolina Accessibility Code, as applicable.

**7.3.7.2** At least two (2) of the following amenities shall be provided in an open space area: ornamental fountains, ornamental lamp posts, stairways, waterfalls, sculptures, arbors, trellises, planted beds, drinking fountains, clock pedestals, awnings or canopies.

## **7.4 EXTERIOR LIGHTING** (Adopt. 12-1-08; Ord. 2008-20)

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### **7.4.1 Purpose**

The purpose of exterior lighting regulations is to provide outdoor illumination sufficient for safety, security and convenience while reducing glare and light pollution that result from excessive and improperly designed light fixtures and to conserve energy by promoting efficient and cost effective lighting alternatives.

### **7.4.2 Applicability**

These regulations apply to all new commercial and multifamily residential buildings and sites and to any renovation of existing commercial and multifamily residential structures and sites that are subject to Article 19, Nonconforming Uses, as applicable.

### **7.4.3 Definitions**

For the purpose of this Chapter, the interpretation of certain terms associated with outdoor lighting shall have the following meanings:

- a. "Existing Light Fixtures" means outdoor light fixtures already installed at the time of the adoption of this Section.
- b. "Foot candle (fc)" means the illuminance measured one (1) foot from a light source.
- c. "Full Cutoff" means a shielded light fixture that emits no light above a horizontal plane touching the lowest part of the fixture.
- d. "Glare" means the sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted that causes annoyance, discomfort or loss in visual performance and visibility.
- e. "Illuminance" or "Luminance" means the intensity of light in a specified direction measured at a specified point.
- f. "Light Fixture" means the assembly that holds or contains a lamp or bulb and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A Light Fixture also includes the assembly for luminous tube and fluorescent lighting.

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- g. “Light Pollution” means any adverse effect of man-made light and is often used to denote urban sky glow.
- h. “Light Trespass” means light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited.
- i. “Lumen” means the unit of luminous flux, the total amount of light falling uniformly on or passing through an area of one (1) square foot, each of which is one (1) foot from a 1-candela source, yielding an illuminance of one (1) foot candle at that distance. The output of lamps and bulbs is customarily measured in lumens. A common 100-watt incandescent light bulb, for example, has an output of less than 1,800 lumens.

### 7.4.4 General Standards

**7.4.4.1 Strobe Lights** – Strobe lights on towers shall be prohibited unless required by the Federal Aviation Administration (FAA) or other government entity.

**7.4.4.2 High Intensity Light Sources** – The use of laser light sources, search lights or any similar high intensity light for outdoor advertisement or entertainment is not permitted unless specifically authorized by the Director for a special event.

**7.4.4.3 Intense Light-Producing Activities** – Any activity producing intense light, whether from floodlights or from high-temperature processes, such as combustion or welding or otherwise, shall be performed within an enclosure so as to completely obscure and shield the light from view from any point along the lot lines of the property or from the sky, except during the period of construction or repair of improvements on the property.

**7.4.4.4 Shielding Required** – All light bulbs used for the illumination of business establishments or for the illumination of business buildings or areas surrounding them, or for the illumination or display of merchandise or products of business establishments, shall be completely shielded from the view of vehicular traffic using streets abutting such business properties. Flood lights used for the illumination of a building or any sign thereon, whether or not such flood lights are attached to or separate from the building, are permitted but the lighting shall not project beyond the sign or the wall being illuminated.

### 7.4.5 Fixture Design Standards

Unless modified by other provisions of this Article or exempted under this Article, all lighting shall comply with the following design standards:

- a. All exterior lighting fixtures on properties in the City with bulbs producing more than 1,000 lumens must be full cut-off or shielded and directed downward.
- b. All light coming from anywhere on the property may not exceed one-half (1/2) foot candle of intensity at the property line of abutting residentially zoned property.
- c. Wall pack fixtures shall be full cut-off.
- d. Unshielded sag-lens, drop lens, or mercury vapor fixtures are prohibited.

### 7.4.6 Maximum Lighting Levels

The maximum lighting levels shall be within the ranges shown in Table 7-2, Lighting Levels, in foot candles.

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**TABLE 7-2 LIGHTING LEVELS**

|           | <b>A</b>                                   | <b>B</b>       | <b>C</b>       | <b>D</b>       |
|-----------|--|----------------|----------------|----------------|
|           | <b>Location or Type of Lighting</b>        | <b>Minimum</b> | <b>Average</b> | <b>Maximum</b> |
| <b>1.</b> | <b>Parking Lots</b>                        | 0.6            | 2.4            | 10.0           |
| <b>2.</b> | <b>Outdoor Display of Merchandise</b>      | 0.5            | 5.0            | 15.0           |
| <b>3.</b> | <b>Landscape and Decorative Areas</b>      | 0.0            | 0.5            | 5.0            |
| <b>4.</b> | <b>Walkways and Driveways</b>              | 0.5            | 2.5            | 5.0            |
| <b>5.</b> | <b>Canopies (Vehicular and Pedestrian)</b> | 5.0            | 10.0           | 15.0           |

### Notes to Table 7-2

a. All numbers are represented in foot candles.

**7.4.6.1 Areas Under Canopies –** Areas under canopies (vehicular or pedestrian) shall have a maximum illuminance of fifteen (15) foot candles. Lighting under canopies shall be designed so as to not create glare beyond the outside edge of the canopy. Acceptable methods designed to prevent glare include the following:

- a. The use of recessed fixtures incorporating lens covers that are recessed or flush with the bottom surface (ceiling) of the canopy; or
- b. The use of the canopy edge as a shield.

### **7.4.7 Fixture Mounting and Allowable Height**

Light fixtures within nonresidential districts shall be wall-mounted or mounted on a concrete, fiberglass or painted metal pole. Mounting heights shall not exceed twenty-five (25) feet above finished grade or the top of the curb or edge of the roadway where no curb exists.

### **7.4.8 Outdoor Sports Facilities Lighting**

Lighting at publicly owned and privately owned outdoor sports facilities shall be shielded to reduce glare, safety hazards, light trespass and light pollution, and shall provide levels of illuminance consistent with nationally recognized standards such as the Illuminating Engineering Society of North America (IESNA), and shall be operated on a schedule that coincides with scheduled events. Lighting shall be extinguished within one (1) hour following the end of the event.

### **7.4.9 Lighting Curfew**

Lighting levels shall be reduced by fifty percent (50%) of full operational levels within one (1) hour after the close of business or shopping center by turning off and/or dimming lights. Businesses which are open twenty-four (24) hours per day shall not be subject to this provision. Security lighting no greater than two (2) foot candles may be maintained on the property whether or not the structures on the property are occupied.

### **7.4.10 Exemptions**

The following are exempt from the lighting requirements of this Chapter:

- a. Seasonal holiday decorations.
- b. Temporary lighting that conforms to the requirements of this Chapter.
- c. Flags, with the requirement that no flag lighting may exceed a one-half (1/2) foot candle at the property line.

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- d. Emergency operations under the direction of a public safety or public works agency, a public utility or the South Carolina Department of Transportation (SCDOT) on a short term basis.
- e. Motion activated lighting provided it is located in such a manner as to prevent direct glare and lighting into the sky, onto properties of others or into a public right of way, and provided the lighting is not triggered by offsite activity and is set to turn off within ten (10) minutes of activity cessation.

### 7.4.11 Nonconforming Lighting Standards

**7.4.11.1 Existing Fixtures** – No outdoor lighting fixture lawfully installed prior to the enactment of this Section shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a nonconforming fixture unless the fixture thereafter conforms to the provisions of this Chapter.

**7.4.11.2 Discontinued Use of Fixtures** – An outdoor lighting fixture that is unused for six (6) months or is damaged to the point of requiring repair for safe operation shall be repaired or replaced in accordance with the outdoor lighting requirements of this Chapter.

### 7.4.12 Plan Submittal Requirements

**7.4.12.1 Site Plan Applications** – The following information shall be submitted with all site plan applications for new commercial and multifamily residential development:

- a. The location of all freestanding, building-mounted and canopy outdoor lighting fixtures and all adjacent street lights, where applicable;
- b. Building elevations for all structures on the site plan;
- c. A written description of each illuminating device, fixture, lamp, support and shield. The description may include, but is not limited to, manufacturer's catalog cuts and drawings including elevations where required, lamp types and wattage output;
- d. A photometric grid overlay indicating the overall light intensity in foot candles at the property lines of the site; and
- e. Any additional information that may be necessary to adequately review the site plan application for compliance with the provisions of this Article.

**7.4.12.2 Building Permit Applications** – The following information shall be submitted with all building permit applications for new commercial and multifamily residential development:

- a. Verification that all outdoor light fixtures with a bulb producing more than 680 lumens have a full cutoff style fixture directed downward;
- b. Verification that no outdoor lighting fixture, with the exception of motion activated lighting, will create an intensity of light greater than one-half (1/2) foot candle at a property line that abuts residentially zoned property; and
- c. Any additional information that may be necessary to adequately review the building permit application for compliance with the provisions of this Article.