

Policy Brief

Planning and Development Department
Electronic Readerboard Signage
December 17, 2020
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ALTERNATE REGULATIONS FOR ELECTRONIC READERBOARD SIGNS IN THE CITY OF NORTH AUGUSTA

EXECUTIVE SUMMARY

This brief examines options for regulating on premise electronic readerboard signage as defined by the North Augusta Development Code. The brief will review background, existing regulations, and potential alternatives for regulation. This brief does not examine changes to any other restrictions for size, percentage of electronic signage coverage per sign, allowance for animation or refresh options other than what is already allowed. Additional background information is provided in the Staff Report for RZT20-001 (attached).

ACTION REQUESTED

The City Council has requested that the Planning Commission advise on alternate solutions for the text change. The recommendations will be assembled into a text amendment and presented to the Planning Commission to make a formal recommendation to City Council, as requested.

BACKGROUND

Two churches were denied zoning approval for signs containing electronic readerboards. The requests were denied due to the zoning of the property and other items not conforming to the current Development Code. After this denial, an applicant submitted a text amendment (RZT20-001) to modify the development code in order to allow Electronic Readerboards on residentially zoned properties.

The Planning Commission did not recommend approval of the text change.

City Council returned the issue to the Planning Commission for further study.

WHAT IS AN ELECTRONIC READERBOARD SIGN?

Per North Augusta Development Code, Article 13:

Electronic Readerboard: a sign which displays messages in alternating light cycles using electronic messaging or LED lights. They are generally computerized programmable electronic visual communication devices, manufactured for the outside environment.

EXISTING CODE REQUIREMENTS

When reviewing sign zoning approvals, both the zoning and the use must be taken into consideration. The City of North Augusta Development Code Article 13 regulates signage based on the zoning or use based on three basic categories:

- Residential
- Non-Residential
- Downtown

While many uses are within corresponding zoning districts, such as a commercial businesses in a commercial zoning district, there are situations where a non-residential use may be is allowed within a residentially zoned district. For residentially zoned property, these are called “legal non-residential uses.” This is addressed in item 13.8.1:

13.8.1 Applicability

- a. Signage shall not exceed the limits as defined herein. If a sign type is not listed in that district or use, that type of signage is not allowed in that district or use. Zoning district means the district as established in Article 3, Zoning Districts. Use is more precise than the zoning district. If there is a conflict between district and use, use shall prevail.

In the cases of Be Ye Holy and Victory Baptist Church, both churches are located on residentially zoned properties. Churches, as shown on Table 3-2, Use Matrix, are allowed within all zoning districts in the City of North Augusta, so this use is legal. A full list of allowed uses in residential districts is provided in Staff Report for RZT20-001. In these cases, the sign would be reviewed according to the use on the property, which would be a “Non-residential Use.”

The “Non-Residential” signage section begins with the following:

13.8.3 Signage Allowed for Non-Residential Districts and Uses

- a. Applicability: restrictions in this category apply to developments in any zoning district that are currently used for non-residential purposes. If a non-residential use is legally occupying a residentially zoned lot, the Director shall determine the closest applicable district and sign requirements.

For most sign requests for legal non-residential uses in a residential district, the Planning Director would have the authority to assign a requirement to the use; however, another section further regulates electronic readerboards, stating the following:

13.8.3.I. Electronic Readerboards

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.
- ii. Shall not exceed 50% of the sign area of which it is a part.
- iii. Must have a dark or black background.

- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

As the Be Ye Holy Site is on a property zoned R-10, Medium Lot Residential, and Victory Baptist Church is on a property zoned R-14, Low Density Residential, this would prohibit electronic readerboards on those properties. Neither property appears to be within the Neighborhood Preservation Overlay.

Additionally, due to the prohibition based on zoning district, per state law, the Board of Zoning Appeals would be unable to provide relief in the form of a variance for allowing these signs in residentially zoned properties.

NOTES ON ALTERNATE REGULATION SELECTION

Before reviewing the Alternate Regulations, staff notes that the items presented in this brief may be used as a menu of items that can be used individually or as a combined approach, using items singly or in several layers or methods of regulation, depending on the will of the Commission.

All alternates are presented assuming the electronic readerboard signs are only for legal non-residential uses on residentially zoned properties.

Staff recommends that clear standard are set to allow staff to properly enforce any proposed changes. Staff does not make any recommendations for specific text at this time; all examples are provided solely for reference.

ALTERNATE REGULATION REVIEW

1) ROAD CLASSIFICATION

The Commission could recommend to use road classifications that would be appropriate for electronic readerboard signage.

Staff would recommend using the road classifications provided by the SCDOT, as the City does not maintain a road classification map specifically for City owned and maintained roads. City roads are generally classified as local roads.

The City does not maintain a road classification map for roads that the City owns. While we do require traffic counts and traffic studies for new development, it may be burdensome to require traffic counts from applicants or staff during sign zoning review.

The SCDOT uses the Federal Highway Administration’s roadway functional classification system. This classification system does not use specific traffic volumes or average daily trips, but is regularly reviewed and updated by SCDOT.

Roads are classified as follows:

- Interstate
- Freeways/Expressways
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

For example a regulation may read:

13.8.3.I. Electronic Readerboards

- i. Shall be used only on Interstate, Freeways/Expressways, Principal Arterials or Minor Arterials as defined on the most recent SCDOT Functional Classification Map. If a road is not classified on the map, it will be considered a Local Road.

2) SPACING

Generally spacing requirements fall within two categories:

- 1) Spacing between electronic readerboard signs
- 2) Spacing from residential structures or districts

It is generally accepted that high numbers of of electronic readerboard signs may distract drivers, especially if allowed to scroll or change messages frequently, or at night. Additionally, residential districts may be impacted by glare or movement on signs near a residence, particularly after dark. The Planning Commission may consider aesthetic concerns for these restrictions in special overlay areas or districts.

Several municipalities ban electronic signage within 150’ – 300’ of residential districts or structures, or place additional restrictions on signs within that distance. It would also be possible to limit these signs to a certain distance from commercial zoning districts to avoid placement in predominantly residential areas.

Staff would recommend a specific distance requirements and specification between district limits (which would be assumed at a property line), property limits, or structure limits. To reduce the burden on applicants and staff for review, allowing measurement using GIS system or survey/site plan would be preferable.

For example the regulation may read:

13.8.3.I. Electronic Readerboards

- i. May be allowed in a residential zoning district for any legal non-residential use if:
 - a. The sign is more than 200' from any other sign with an electronic readerboard
 - b. The sign is no closer than 300' from any residential structure
 - c. The sign is within 300' of a commercial zoning district
 - d. Shall meet all other requirements for brightness, animation, background and message changes

3) SHUTOFF TIMING

The Commission may consider a requirement to turn off electronic messaging center to be turned off between 9pm and 7am.

4) LOT STANDARDS

The Commission may consider lot size or lot frontage as a condition to be allowed a readerboard sign. For example, electronic readerboards could be allowed for any lot 1 acre or larger, or with no less than 100' of public road frontage.

5) SPECIAL PROCESSES

Additional public hearing requirements could be imposed on those wishing to install electronic readerboard signage. This could be accommodated through the Board of Zoning Appeals using Special Exceptions or Variances, or administratively using Conditional Use Hearings.

Using standards discussed previously in this brief, the text could read as follows:

- 1) Electronic Readerboards in Residential Zoning Districts require an approval of a Conditional Use Permit per NADC Section 5.

Or

- 1) Electronic Readerboards for legal, non-residential uses in Residential Zoning Districts may be approved if:
 - a) The lot on which the sign is placed is no less than 1 acre in size; and
 - b) The sign is no closer than 250' to structure used as a residence
 - c) The sign is no closer than 250' to any other electronic readerboard
 - d) The electronic readerboard portion of the sign must be powered off between 9pm and 7am every day
 - e) The sign is located on any road other than a Local Road per the SCDOT Functional Classification map.

SOURCES:

American Planning Association, Planning Advisory Service (PAS); 2009. Morris, Mayra, et al. PAS Quick Notes No. 18, Regulating On-premise Signage.

American Planning Association, Planning Advisory Service (PAS); April, 2012. PAS Essential Info Packet, EIP-06: Regulating Digital Signs and Billboards.

American Planning Association, Planning Advisory Service (PAS); October, 2011. PAS Essential Info Packet, EIP-31: Regulating Signs.

Federal Highway Administration: Highway Functional Classification Concepts, Criteria and Procedures, 2013 Edition.
https://www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/

South Carolina Department of Transportation: Functional Classification Map:
<https://scdot.maps.arcgis.com/apps/webappviewer/index.html?id=093bfb899141463cbacd879fc271a8c9>

Project Staff Report

RZT20-001 Article 13: Signs, Text Amendment

Prepared by: Kuleigh Baker

Meeting Date: June 18, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Article 13, Signs; Electronic Readerboards
Applicant	Be Ye Holy Ministries, Inc.
Proposed Text Amendment	A request by Be Ye Holy Ministries, Inc. to revise Article 13: Signs. The request is to allow Electronic Readerboards for certain non-residential uses within allowed within residential districts and to increase the allowed sign area.

SECTION 2: GENERAL DESCRIPTION

Be Ye Holy Ministries, Inc. has requested that the Planning Commission review proposed changes to North Augusta Development Code Article 13: Signs. The request is to allow Electronic Readerboards for certain allowed commercial or institutional uses within residential districts and to increase the percentage of allowed area for readerboards.

SECTION 3: PLANNING COMMISSION CONSIDERATION

The Planning Commission is being asked to review the request for a text amendment based on the following provisions of the North Augusta Development Code:

—

5.1.4.6 Legislative and Advisory Hearings – The purpose of a legislative public hearing is to provide the public an opportunity to be heard consistent with the adoption procedures provided by statute. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections such as the right of the parties to offer evidence, cross-examination, sworn testimony; or written findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings such as amendments to a comprehensive plan, amendments to this Chapter including the zoning provisions of this Chapter and the Official Zoning Map, and applications for a Planned Development. The order of the proceedings for a legislative hearing shall be as set

forth in §5.1.4.5.b. Testimony may be presented by any member of the public, but need not be submitted under oath or affirmation. The Planning Commission and Board of Zoning Appeals may establish a time limit for testimony.

5.3.2 Applicability

This section applies to any application for an amendment to the text of this Chapter or for an amendment to the Official Zoning Map. An amendment to the Official Zoning Map which reclassifies property from one zoning district to another is known as a “rezoning.” A change to the text of this Chapter is referred to as a “text amendment”.

5.3.3 Initiation

This Chapter, including the Official Zoning Map and any supporting map(s), may be amended from time to time by the City Council, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested parties shall be supplied with the proper application form(s) by the Director.

(5.3.3.1 Rezoning, does not apply, removed for brevity)

5.3.3.2 Text Amendment – Any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text. A proceeding for approval of a text amendment may be initiated by filing an application with the Department. The application shall be signed by the applicant and shall include the language of the proposed amendment to the text of this Chapter and the justification for the proposed change. Before any application is accepted by the Department, it is recommended that the applicant meet with a representative of the Department. The purpose of the pre-application meeting is to discuss the procedures and requirements for a text amendment request. During the conference, the Department will identify the submittal requirements.

5.3.5 Decision

5.3.5.1 The Director shall transmit the application to the Planning Commission for consideration at the next regularly scheduled monthly meeting following receipt of a complete application, provided that the complete application is submitted at least thirty (30) calendar days prior to said meeting. Notice of the public hearing shall be provided as set forth in §5.1.3. The Planning Commission shall approve or deny the zoning

amendment in accordance with the procedures for a legislative hearing as set forth in §5.1.4.6.

5.3.5.2 At least ten (10) days' notice and opportunity to comment must be given to the public if the applicant is allowed to present oral or written comments pursuant to S.C. Code §6-29-760.

5.3.5.3 The Planning Commission shall submit its recommendation to the City Council within thirty (30) calendar days, or other period required by law, after the initial hearing date (see S.C. Code §6-29-760(A)). A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a rezoning or text amendment application. A recommendation of approval with conditions of a rezoning may be submitted only if a conditional use permit is requested pursuant to §5.5.

5.3.5.4 The City Council shall consider the recommendation of the Planning Commission on each proposed rezoning and text amendment within thirty (30) days of receipt of the Planning Commission report. The City Council is not bound by the recommendation in making a final decision and may call for additional information and/or public hearing(s).

5.3.5.5 No challenge to the adequacy of notice or challenge to the validity of a rezoning or text amendment, whether enacted before or after the effective date of this section, may be made sixty (60) days after the decision of the City Council if there has been substantial compliance with the notice requirements of this section, with established procedures of the City Council and the Planning Commission and with S.C. Code §6-29.

5.3.6 Approval Criteria

Whenever the public necessity, safety or general welfare justifies such action, the Planning Commission may recommend amendments to the text of this Chapter or changes to zoning district boundaries. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning. **The Planning Commission shall consider the factors specified in §5.3.3.2 in reviewing an application for a text amendment [see above].**

The Planning Commission is being asked to review the proposed text changes and provide a recommendation of approval or denial, which will be forwarded to the City Council. Section 5.3.3.2 does not provide additional standards for review or analysis.

SECTION 4: PUBLIC NOTICE

A public notice of the text amendment request and scheduled date of the Planning Commission public hearing was published in the *North Augusta Star* and on the City's website www.northaugusta.net on June 3, 2020.

SECTION 5: HISTORY

The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. In response to issues with interpretation, court rulings, unclear text, and discussions with the Planning Commission, the Planning and Development Department completed a review of the sign regulations in North Augusta.

In 2019, several revisions to the code were presented by Staff to simplify, clarify, allow for new types of signage, and allow for more diverse signage types in Downtown. These revisions were reviewed by a subcommittee consisting of volunteers from the Planning Commission. A "Sign Revision Preview" meeting was held on May 7, 2019, to review the changes and discuss these changes with the public. The Planning Commission recommended the text amendment for approval by the City Council at their regular meeting held June 20, 2019.

City Council adopted Ordinance No. 2019-18 amending the North Augusta Development Code, Article 13: signs of the City of North Augusta, South Carolina Code of Ordinances on December 2, 2019.

SECTION 6: SUMMARY OF CHANGES AND PROPOSED AMENDMENTS

Background Information

Readerboards and electronic readerboards are defined as follows:

Changeable Copy Sign: also known as a "readerboard," is any sign designated so that letters or numbers attached to the sign can be periodically changed to a different message.

Electronic Readerboard: a sign which displays messages in alternating light cycles using electronic messaging or LED lights. They are generally computerized programmable electronic visual communication devices, manufactured for the outside environment.

Section 13.8.1.a states the following: “Signage shall not exceed the limits as defined herein. If a sign type is not listed in that district or use, that type of signage is not allowed in that district or use. Zoning district means the district as established in Article 3, Zoning Districts. Use is more precise than the zoning district. If there is a conflict between district and use, use shall prevail.”

This would indicate that use would over-ride zoning, however, the use of electronic readerboards are conditioned further within the code to limit Electronic Readerboards to use in only specific non-residential zoning districts.

Section NADC 13.8.3, Signage Allowed for Non-Residential Districts and Uses

I. Electronic Readerboards

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.
- ii. Shall not exceed 50% of the sign area of which it is a part.
- iii. Must have a dark or black background.
- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

Electronic Readerboards are allowed in the D, OC, GC, TC and IND (NADC 13.8.3, Table 3-3 & NADC 13.8.4.p, except in areas covered by the Neighborhood Preservation Overlay). By specifying that electronic readerboards are useable only in certain zoning districts, this would prohibit electronic readerboard signs in R-14, R-10, R-7, R-5, NC, CR, R-MH, and TND districts. Electronic readerboard signs are also prohibited in the Neighborhood Preservation Overlay District. Signs in the PD or P districts may have conditional allowances for these types of signs. The following uses are Permitted, Conditional Uses, Special Exceptions, or Accessory uses in residential districts:

Permitted Non-Residential Uses in Residential Districts

- Tourist homes
- Churches, synagogues, parish houses, Sunday school buildings, convents, including child care during worship services
- Open space, park or active recreational uses operated on a non-commercial basis
- Swimming pool
- Cemeteries
- Telephone exchange and repeater stations
- Utility lines

Conditional Uses (Administrative Approval with public hearings)

- Boarding House
- Childcare
- Private or non-profit clubs including country clubs, athletic clubs, lodges, fraternities, and swimming clubs on a non-commercial membership basis
- Schools, academic, nursery and preschool, grade schools – elementary, middle, high school
- Private boat docks, boat houses, or marinas
- Agricultural uses (raising crops, horticulture, orchards, forests excluding raising livestock)
- Dormitory
- Non-exempt Group homes

Special Exception (granted by the Board of Zoning Appeals)

- Bed and breakfast
- Cell/communication towers and antennae
- Gas or electric generation distribution facilities

Accessory Uses allowed in Residential Districts

- Accessory buildings
- Bus shelters
- Home occupations
- Community centers, meeting halls, community halls, reception halls, wedding halls
- Storage of construction equipment, outdoors, incidental to construction activities
- Studios for artists, designers, musicians, photographers, sculptors (not as a home occupation)
- Parking lots, parking structures, or underground parking areas

The Code does not specify a square footage allowance for non-residential uses in residential districts, but allows the Director to choose the most closely applicable district and use those standards.

Text Amendment Request

Be Ye Holy Ministries, Inc. has requested two text amendments to Article 13. The first is for Section 13.8.3.l.i., to allow for electronic readerboards on signs associated with allowed commercial or institutional uses in residential districts. The second amendment request is to change the text of Article 13, Section 13.8.3.l.ii. to allow electronic readerboards to cover 100% of the sign area in which it is a part.

Text Amendment Recommendations

Please note: Text that is underlined is added, text that is ~~struck through~~ is to be deleted

If accepted as submitted by the applicant, staff has recommends the following text changes Section 13.8.3:

I. Electronic Readerboards

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts and for any non-residential use allowed in a residential district.
- ii. (deleted)
- iii. Must have a dark or black background.
- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

Table 13-2, item 13 would be amended to read:

TABLE 13-2 NON-RESIDENTIAL SIGN AREA CHART (USE OR ZONE)

A	All Signs			Wall Signs		Freestanding Signs				K Maximum SF, if not otherwise specified
	Maximum TOTAL SF of all signs is the lesser of B, or C, or D			Maximum SF is the lesser of E or F		Maximum SF is the lesser of G or H				
	B Maximum Area (sf)	C % of Ground	D Total sign area Per Linear Foot	E Maximum Area (sf)	F % of Wall Area	G Maximum Area (sf)	H Freestanding Sign Area per foot of	I Maximum Height (ft)	J Front/Side Setbacks	
13. Electronic Readerboards	--	--	--	--	--	--	--	--	--	50% of sign area No maximum

Staff recommends additional changes to include clarification of sign sizes allowed.

13.8.3 Signage Allowed for Non-Residential Districts and Uses

- a. Applicability: restrictions in this category apply to developments in any zoning district that are currently used for non-residential purposes. ~~If a non-residential use is legally occupying a residentially zoned lot, the Director shall determine the closest applicable district and sign requirements.~~ For non-residential uses permitted by right (not including conditional or special exception uses), the standards for Neighborhood Commercial (NC) signage shall be used.

Section NADC 13.8.3, Signage Allowed for Non-Residential Districts and Uses

I. Electronic Readerboards

- i. ~~Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.~~ Shall be permitted only on properties where the primary use of the entire property is non-residential. (Note: This would not include Tourist Homes or Home Occupations, as the primary use remains residential.)
- ii. Shall not exceed 50% of the sign area of which it is a part.
- iii. Must have a dark or black background.
- iv. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- v. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay.

Table 13-2 would not be modified.

SECTION 7: ATTACHMENTS

1. Public Notice
2. Applicant request for text changes
3. Staff recommended Revised Text of Article 13: Signs

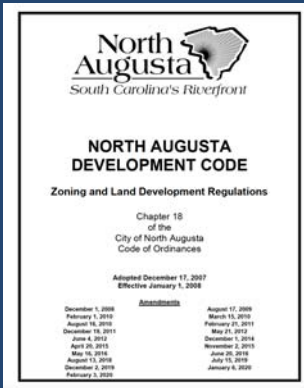
North Augusta Development Code Audit and Rewrite

Steering Committee Meeting | December 2020

Project Overview and Schedule

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
PHASE 1	Task 1.1 Work Plan Development	*														
	Task 1.2 Public Participation Plan	*														
	Task 1.3 Kick-off Meeting	◆														
PHASE 2	Task 2.1 Plan Review	*	*													
	Task 2.2 Code Review	*	*													
	Task 2.3 City-wide Team Tour			◆												
	Task 2.4 Key Stakeholder Roundtables			◆												
	Task 2.5 Steering Committee Meeting			◆												
	Task 2.6 Code Survey		*	*												
	Task 2.7 Best Practice Analysis		*	*												
	Task 2.8 Code Audit and Recommendations		*	*	*	*										
	Task 2.9 Presentation of Audit Recommendations				*											
PHASE 3	Task 3.1 First Code Draft and Review				*	*	*	*	*	*						
	Task 3.2 Second Code Draft and Review								*	*	*					
	Task 3.3 Zoning Map Update							*	*	*						
	Task 3.4 Stakeholder Review and Feedback									*						
	Task 3.5 Public Review Draft Preparation									*	*					
	Task 3.6 Public Review Draft Workshops + Engagement										*					
	Task 3.7 Final Code Draft											*	*			
PHASE 4	Task 4.1 Creation of an Executive Summary											*	*			
	Task 4.2 Formal Presentation of the Draft Code to the Planning Commission													*		
	Task 4.3 Formal Presentation of the Draft Code to the City Council													*	*	*
	Task 4.4 Final Adopted Development Code															*
	Task 4.5 Staff and Board Training															

Key Characteristics of Good Coding



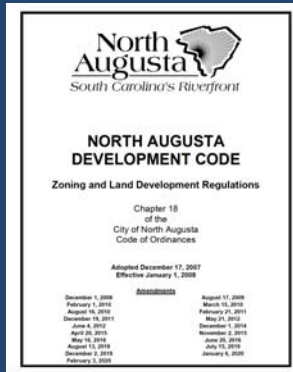
	DOES	DOES NOT
1. FORMATTING	Simple, clear and to the point language	Overuse of legalese and jargon
	Plentiful use of tables and matrices to organize information	Over reliance on text
	Graphics to convey concepts	Lacking graphics
2. PROCESSES	Allow reasonable flexibility	Overly ridged and prescriptive
	Consistent and predictable processes	Vague processes
3. SUBSTANCE	Clearly implements plans and policies	Unclear connection to plans and policies
	Reasonably supported	Unclear support
	Produces desired outcomes	Outcomes are often unsatisfactory



Code Strengths Generally

1. The code addresses widely shared aspirations to maintain and enhance North Augusta sense of place and quality of life.
2. **The code establishes high standards for development quality in North Augusta.**
3. The code attempts to guide development and building form which is crucial for building and enhancing community character.
4. The code is unified. Rules are consolidated in essentially one place.

SUMMARY ASSESSMENT AND COMMENTS



Summary Points

STRUCTURE AND FORMATTING

1. Repetitive
2. Order of Organization
3. Style of Presentation
4. Limited Interactivity
5. Extraneous Material

PROCESS - ADMINISTRATION

1. Capacity
2. Flexibility
3. Process Clarification

REGULATORY SUBSTANCE

1. Development Types System
2. Overlay System
3. Infill and Redevelopment Challenges
4. Added Precision in Some Districts
5. Planned Developments

STRUCTURE AND FORMATTING

"This is a long code and overly verbose."

"The code is a challenge to comprehend".

1. Repetitive – Substantial reduction in code length through consolidation of repetitive provisions.
2. **Organization – Reordering sections for greater intuitive flow, contributing to understandability and clarity.**
3. Style of Presentation – Added graphics or substituting graphic content for narrative significantly increase clarity.
4. **Limited Interactivity – Addition of hyperlinks will significantly improve manageability.**
5. Extraneous Material – Identification of non-regulatory content to be placed outside the code, reducing length and complexity.

PROCESS - ADMINISTRATION

*"Eliminate the overlays
but not their objectives."*

*"A setback encroachment
by just an inch triggers a
major review process and
meetings."*

1. Administrative Demand – The administrative capacity required appears far greater than currently available resources.
2. **Administrative Flexibility – The desire for greater administrative flexibility is nearly universally expressed.**
3. Process Clarification and Efficiency – Clarification of process flows and timelines to eliminate redundancies graphically or otherwise.

REGULATORY CONTENT

*"Eliminate the overlays
but not their objectives."*

*"The Downtown Overlay
doesn't work. Some
places are in two overlay
zones"*

1. Use Types System – Underutilized concept that may potentially be implemented through alternative provisions.
2. **Overlay System – This complex system is ripe for evaluation. More clear and straightforward ways to achieve overlay objectives can likely be implemented.**
3. Infill and Redevelopment Challenges – Expressed goals for redevelopment and infill appear often frustrated by a variety of provisions and code rigidity.
4. **Greater District Precision – Greater precision in the R districts generates greater certainty in development outcomes**
5. Planned Developments – A substantial percentage of North Augusta is zoned PD. These zones appear to have varying levels of precision leading to uncertainty in outcomes.
6. **Land Development Methods – Examining code provisions (or lack of) for best practices.**
7. Nonconformities – Examination of nonconforming use policies, identifying provisions to be counter productive to plan goals.