

ORDINANCE NO. 2011-01

AMENDING SPECIFIC SECTIONS OF ARTICLE 3, ZONING DISTRICTS, ARTICLE 12, PARKING, ARTICLE 13, SIGNS, AND ARTICLE 18, ADMINISTRATION, OF THE NORTH AUGUSTA DEVELOPMENT CODE, CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA CODE OF ORDINANCES, RELATED TO SIGNS IN THE GEORGIA AVENUE OVERLAY DISTRICT, SIGN HEIGHT AND BUILDING MATERIALS IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT, REVISIONS TO TABLE 12-1, PARKING REQUIREMENTS BY USE, AND BOARD OF ZONING APPEALS PROCEDURES RELATED TO RECORDKEEPING AND SUBSEQUENT APPLICATIONS

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code which is consistent with the City's 2005 Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Title 6, Chapter 29 of the South Carolina Code, the North Augusta Planning Commission may recommend amendments to the Development Code for the purposes of technical clarification, error correction and to accommodate the needs of the City's citizens, provided such amendments are consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following a December 16, 2010 public hearing, reviewed, considered and approved amendments to specific sections of Article 3, Zoning Districts, Article 12, Parking, Article 13, Signs, and Article 18, Administration, of the North Augusta Development Code related to signs in the Georgia Avenue Overlay District, sign height and building materials in the Highway Corridor Overlay District, revisions to Table 12-1, Parking Requirements by Use, and Board of Zoning Appeals procedures related to recordkeeping and subsequent applications, and recommended said amendments to the City Council for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The North Augusta Development Code, Chapter 18 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in each of the following sections. The section of the Code affected by each proposed amendment is identified by the section number.

A. Section 3.8.4.5.1 is amended to read:

**3.8.4.5.1 Applicability** – Signs are permitted in accordance with the provisions of Article 13, Signs, unless specified otherwise in this section.

B. Section 3.8.4.5.4 is amended to read:

**3.8.4.5.4 Wall Signs** – Wall signs shall be placed in existing architectural sign panels integral to the building facade when such a sign panel exists. Wall signs shall have a maximum sign surface on each wall or facade not to exceed seven percent (7%) of the building facade, storefront or wall area to which the sign is attached, up to a maximum of one hundred (100) square feet. The maximum area shall be measured as a percentage of the wall or facade to which the sign is attached, whichever results in a smaller area. Only those areas of the wall or facade that are visible from the public right of way shall be considered in computing this percentage; areas obstructed by adjacent buildings or structures shall not be included.

C. Section 3.8.5.9 is amended to read:

**3.8.5.9 Signs** – Signs are permitted in accordance with the provisions of Article 13, Signs, for the base zoning district unless specified otherwise in this section.

D. Section 3.8.5.10.4 is amended to read:

**3.8.5.10.4 Permitted Materials** – The following building exterior wall materials are permitted:

- a. Brick
- b. Split-face concrete block
- c. Parged block
- d. Glass block
- e. Decorative concrete masonry units (CMUs) (i.e. textured, glazed and other special treatments or materials)
- f. Stone
- g. Terra cotta
- h. Fiber cementitious board siding materials
- i. Traditional (real) stucco or plaster
- j. Carrera glass
- k. Windows, window glazing and architectural glass panels
- l. Architectural metal panels, laminated or otherwise.
- m. Exterior finish wood materials as approved by the Department.

E. Section 3.8.5.10.5 is amended to read:

- 3.8.5.10.5 Prohibited Materials** – The following building exterior wall materials are prohibited:
- a. Ceramic tile, except that up to ten percent (10%) of the wall may incorporate ceramic tile as an accent.
  - b. Metal siding, except metal siding applied to single-family detached and attached dwelling units.
  - c. Vinyl siding, except vinyl siding for single-family detached and attached dwelling units.
  - d. Reflective glass curtain walls or other reflective material, except Carrera glass and window glazing.
  - e. CMUs, except that decorative CMUs (i.e. split-face, textured, glazed, etc.) are permitted.
  - f. Synthetic stucco (Exterior Insulation Finishing System [EIFS]) except that synthetic stucco may be applied for ornamental purposes to not more than ten percent (10%) of the wall area. Synthetic stucco may not be applied to any wall surface less than eight feet above the adjacent grade.

F. Lines 1.17, 3.28, 3.76 and 7.6 of Table 12-1 are amended to read:

**TABLE 12-1 PARKING REQUIREMENTS BY USE**

A		B	C
Use (See Table 3-1, for Definition and Coding of Uses)		Minimum Number of Vehicle Spaces	Maximum Number of Vehicle Spaces
1.17	Dwelling, Single-Family, Semi-Detached	1.5 per unit	N/A
3.28	Drive-in Window or Drive-thru Facilities (banks, laundries, fast foods, and similar uses) where Principal Use is permitted in the district	1 per 350 sf	1 per 75 sf
3.76	Restaurants, without drive-in or drive-through facilities	1 per 300 sf	1 per 100 sf
7.6	Funeral Homes	1 per 4 seats of seating capacity in main assembly area	1 per 2 seats of seating capacity in main assembly area



G. Table 13-2 and Notes to Table 13-2 are amended to read:

**TABLE 13-2 SIGN AREA, HEIGHT AND LOCATION BY TYPE, ZONE AND USE**

A	All Signs			Wall Signs		Freestanding Signs			Temporary Signs	
	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			Maximum SF	
	B	C	D	E	F	G	H	I	J	K
Use or Zoning District	Maximum Area (SF)	% of Ground Floor Area	Total sign area Per Linear Foot of Frontage	Maximum Area (SF)	% of Wall Area	Maximum Area (SF)	Freestanding Sign Area per foot of Linear Frontage (SF)	Maximum Height (ft)	Front/Side Setbacks (ft)	Maximum Area (SF)
1. Single Family Dwelling Units	8	--	--	4	--	4	--	4	5/5	6
2. Townhouse or Rowhouse	8	--	--	4	--	4	--	4	5/0	6
3. Multi-Family Dwelling ure	150	--	--	100	5	50	--	5	5/10	6
4. Manufactured or Mobile Home (R-MH)	8	--	--	4	--	4	--	4	5/5	6
5. Neighborhood Commercial (NC)	200	4	3	160	10	60	0.25	10	5/10	6
6. Office Commercial (OC)	300	6	3	300	10	100	0.50	12	5/10	16
7. General Commercial (GC)	300	10	3	300	10	100	0.50	20	5/10	16
8. Thoroughfare Commercial (TC)	300	10	3	300	10	100	1	25	5/10	16
9. Downtown (D)	100	10	6	50	7	20	0.50	8	0/0	6
10. Georgia Avenue Overlay (G) <sup>(3)</sup>	100	10	6	100	7	20	0.25	8	0/0	6
11. Highway Corridor Overlay (HC) <sup>(3)</sup>	300	10	6	300	10	100	0.50	25	5/10	16
12. Neighborhood Preservation Overlay (NP) <sup>(3)</sup>	200	6	3	160	--	60	0.50	10	5/5	6
13. Traditional Neighborhood Development (TND) <sup>(4)</sup>	50	5	2	50	5	25	0.25	6	0/0	6
14. Industrial (IND)	300	2	3	--	--	150	0.50	20	5/10	16
15. Critical Areas (CR)	6	--	--	--	--	6	0.25	5	5/5	6
16. Institutional <sup>(1)</sup>	300	--	--	250	--	75	0.50	8	5/10	16
17. Shopping Centers <sup>(2)</sup>	1,000	5	1	1,000	10	150	0.50	25	5/10	16



**Notes to Table 13-2**

- a. "--" means that the restriction does not apply.
- b. "SF" means square feet.
- c. Column A – Use or Zoning District – Zoning District applies to the district as established in Article 3. Use is more precise than the zoning district. If there is a conflict between district and use, use shall prevail.
- d. <sup>(1)</sup> The term "Institutional" means uses where general public access is allowed and the uses are located in residential districts. Institutional uses include schools and churches.
- e. <sup>(2)</sup> The term "Shopping Center" is defined in Appendix A, Definitions.
- f. <sup>(3)</sup> The maximum size and height of signs in the Highway, Neighborhood Preservation and Georgia Avenue Corridor Overlay districts shall be the more restrictive of the base district and the overlay district.
- g. <sup>(4)</sup> Applicable to nonresidential uses in a TND. Residential uses shall comply with the applicable standard by type of residential structure.

H. Section 18.4.5.6 is amended to read:

**18.4.5.6 Order –**

- a. The secretary shall draft the order of the Board of Zoning Appeals regarding the decision on an appeal and any conditions applied to an approval.
- b. The order shall be signed by the chairman and the secretary and shall include the legal description and accompanying map exhibit. The order shall be retained in the official records of the City Clerk and the Department.
- c. The secretary shall deliver a copy of an order to each party in interest by certified mail immediately upon execution of the order by the chairman.
- d. The secretary shall provide the applicant a copy of the order.
- e. A variance is perpetually binding on the property unless another appeal or variance request is brought and approved or the property is brought into compliance with this Chapter through renovation or redevelopment or amendment to this Chapter.

I. A new Section 18.5.8 is added to read:

**18.5.8 Subsequent Applications**

In the event that an application for an appeal from an administrative decision, variance or special exception is denied, the Department shall refuse to accept another application for the same appeal of an administrative decision, variance or special exception on the same property or any portion of the same property within one (1) year of the original hearing. However, the Board of Zoning Appeals may consider such an application within that time period if it finds there is new and different evidence that was not reasonably available at the time of the original hearing.

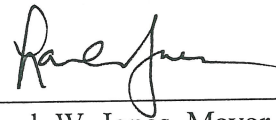
- II. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 21<sup>st</sup> DAY OF February, 2011.

First Reading 2/7/11

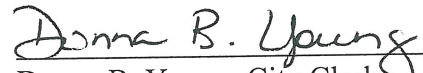
Second Reading 2/7/11

Third Reading 2/21/11



Lark W. Jones, Mayor

ATTEST:

  
Donna B. Young, City Clerk