



Zoning & Site Assessment Report

MKA Zoning

Wendy's
1012 West Dekalb Street
Camden, SC 29020

Site Reference: Wendy's
MKA Project #: 6555-20-7314:001Z
Report Completion Date: January 21, 2021

Prepared For:
Fortson, Bentley & Griffin, P.A.

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Disclaimer: This Report is the property of MKAssociates and their client listed herein and is prepared for a specific use, purpose and as defined within the contractual agreement between MKAssociates and client. This zoning and site data report may not be used or relied on by any other third party beneficiaries (intended or implied) unless specifically identified herein.

Zoning and Site Data Report

Site Name: Wendy's
Address: 1012 West Dekalb Street
City/State/Zip: Camden, SC 29020
County: Kershaw

Acreage: Approx. 0.764 Acres
(33,274 Square Feet)

Prepared For: Fortson, Bentley & Griffin, P.A.

Date Report Compiled: January 21, 2021

Prepared By: MKAssociates, Inc.
6593 Commerce Court
Warrenton, Virginia 20187
Phone: (540) 428-3550
www.mkassociates.com

File Number: 6555-20-7314:001Z

Please feel free to contact MKAssociates, Inc., with any questions.



- Aaron Davis
adavis@mkassociates.com
540-428-3550

Zoning and Site Data Summary

I. Property Location and Size

A. Applicable Jurisdiction

City of Camden, SC

B. Address

1012 West Dekalb Street Camden, SC 29020

C. Size (Acreage/Square Footage)

Approximately 0.764 Acres \pm or 33,274 Square Feet

II. Existing Land Use and Zoning

A. Date of Existing Zoning Ordinance

February 14th, 2015

B. Current Zoning Designation

General Business District (GBD)

C. Permitted Use

See the City of Camden, SC Zoning Ordinance – Article II. Zoning District Regulations – 157.029. Zoning District Table of Permitted Uses – D. Table of Permitted Uses.

D. Adjacent Zoning Designation for:

- **North:** General Business District (GBD)
- **South:** General Business District (GBD) (Separated by a R.O.W.)
- **East:** General Business District (GBD)
- **West:** General Business District (GBD)

Is the current use permitted in this District?

Yes, a restaurant is permitted in the General Business District (GBD)

III. Site Specifications

A. Building Set-Back Lines per Current Zoning Ordinance:

1. **Minimum Front:** 35' (min. provided: 45.5')
2. **Minimum Side:** 15', only one side setback is required| 100' adjacent to a residential zone (min. provided: 31.5')
3. **Minimum Rear:** 20'| 100' adjacent to a residential zone (min. provided: 121' per scale measurement)

B. What is considered to be a front, side and rear for this property:

1. **Front:** South
2. **Side:** East, West
3. **Rear:** North

<p align="center">Are the existing building set-back lines in conformance with the Current Zoning Ordinance? Yes</p>

C. Building Size

1. **Allowed Maximum Building Height or Stories**
60'
2. **Current Building Height or Stories**
16.0'

<p align="center">Is the existing building height in conformance with the Current Zoning Ordinance? Yes</p>
--

D. Density

1. **Maximum Lot Coverage**
N/A
2. **Maximum Floor Area Ratio**
N/A

<p align="center">Are maximum lot coverage and floor area ratio in conformance with the Current Zoning Ordinance? Yes</p>
--

E. Minimum lot area, minimum lot frontage, minimum lot width and minimum lot depth per current Zoning Ordinance for this property:

- 1. Minimum lot area**
15,000 square feet
- 2. Minimum lot frontage**
N/A
- 3. Minimum lot width**
N/A
- 4. Minimum lot depth**
N/A

Are minimum lot area, minimum lot frontage, minimum lot width and minimum lot depth in conformance with the Current Zoning Ordinance? Yes
--

F. Parking

Parking Space Formula

1.0 parking spaces per 150 square feet of GFA

2,980 square / 150= 20 parking spaces required

32 parking spaces are provided on-site which includes 2 handicap spaces

Is the existing parking in conformance with the Current Zoning Ordinance? Yes
--

IV. Site Conformance

A. Status of Site

Legal Conforming

B. Nonconforming characteristics of site

N/A

C. Are there any outstanding zoning, fire or building violations on file?

No open building code or zoning code violations per letter from John Burns. See letter in Section A of this zoning report.

No major deficiencies per email from Phil Elliot. See email in Section A of this zoning report

V. Rebuildability Clause

Should zoning regulations change over time causing the property to become non-compliant with zoning regulations, below is the jurisdiction's policy for Nonconforming structures and uses (157.793 Nonconformities):

C. Nonconforming structures.

6. A nonconforming structure, destroyed or damaged so that more than forty percent of the value of such structure remains, may be repaired or restored if:

a. A building permit for the repair or restoration is issued within six months of the date of the damage and remains valid until the repairs or restoration are complete.

b. The structure conforms to the standards of the regulations for the zoning district in which it is located; however, if the structure is used for the same purpose as before the destruction, the new structure may be rebuilt using the same materials.

c. The total amount of space devoted to a nonconforming use is not increased and the degree of nonconformity in the structure is not increased.

VI. Site History

A. Occupancy Permit:

None on file

B. Was special permitting or condition(s) applied to existing zoning?

No

If YES, please explain and list special condition(s).

N/A

C. Site Plan Approval Date?

Unknown

Comments:

D. Is this a Planned Unit Development (PUD)?

No

Comments:

E. List or supply any previous Zoning Designations which may be applicable to this site.

None reported by Zoning Official.

VII. Any Overall Comments

A. Zoning Official's Comments:

Per letter from John Burns: This building was built before the property was annexed by the City. Therefore, the City does not have any records of drawing, building permits, or certificate of occupancy.

B. Surveyor's Comments:

None

C. MKAssociates' Comments:

None

VIII. Contact Information

A. Official(s):

John Burns, Building Official & Zoning Administrator
City of Camden
Phone: 803-432-2421
Email: jburns@camdensc.org

Phil Elliot, Deputy Chief
Camden Fire Department
1000 Lyttleton Street
Camden SC 29020
Phone: 803-425-6040
Cell: 803-600-4870
Email: pelliott@camdensc.org

B. Surveyor:

Commercial Due Diligence Services

For the purposes of this report, MKAssociates, Inc., has relied on the information provided by the above contacts

IX. Attached Documents

- A. Verification of property's zone by Official Zoning Representative (*if available*)
- B. Zoning Map
- C. Up to Date Zoning Ordinance
- D. Survey
- E. FEMA Map

MKA relied on information from various governmental agencies, independent land surveyor(s) and other sources listed above in Section "VIII. Contact Information" of this report. Occasionally a jurisdiction's files are limited as to what they have saved and make available. This report and supporting documents are only as dependable as the information that is provided to MKA by the aforementioned sources. This report is not intended to be used for construction purposes. MKA is not a zoning attorney and cannot rule or voice legal opinions. This report is for the exclusive use of the clients listed on the cover page of this report.

A

SAMPLE



January 7, 2021

To Whom It May Concern:

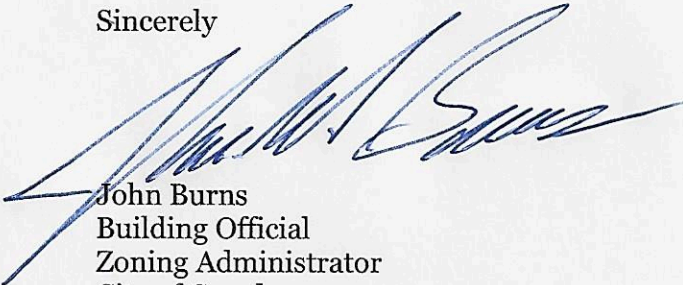
RE: Wendy's 1012 West DeKalb Street
Camden, SC

There are no open Building Code & no open Zoning Code Violations.

This building was built before the property was annexed by the City. Therefore, the City does not have any records of drawing, building permits, or certificate of occupancy.

If there are any questions, please contact me.

Sincerely



John Burns
Building Official
Zoning Administrator
City of Camden

Aaron Davis

From: Phil Elliott <pellott@camdensc.org>
Sent: Wednesday, January 20, 2021 4:59 PM
To: Aaron Davis
Subject: RE: Fire code violations? MKA#7813

Follow Up Flag: Follow up
Flag Status: Flagged

There are no major deficiencies noted on inspection report. Only thing listed was a rear exit light not working when tested and broken light bulb in hood.

Phil Elliott Deputy Chief

Camden Fire Department

1000 Lyttleton Street

Camden SC 29020

803-425-6040 office

803-600-4870 cell

pellott@camdensc.org

From: Aaron Davis [ADavis@mkassociates.com]
Sent: Tuesday, January 19, 2021 9:22 AM
To: Phil Elliott
Subject: RE: Fire code violations? MKA#7813

1012 West Dekalb Street – it's a Wendy's restaurant

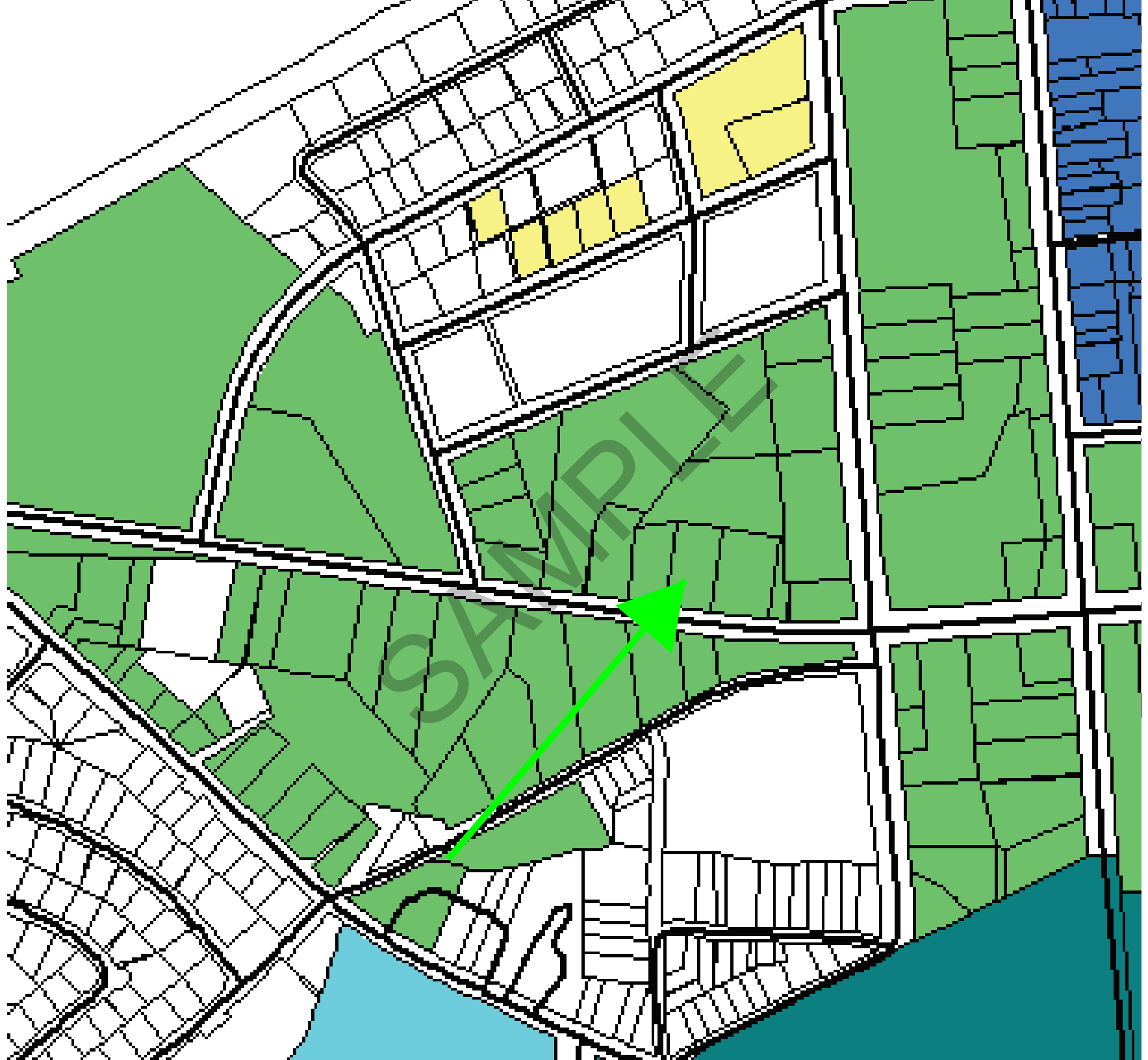
From: Phil Elliott <pellott@camdensc.org>
Sent: Friday, January 15, 2021 10:16 PM
To: Aaron Davis <ADavis@mkassociates.com>
Subject: RE: Fire code violations? MKA#7813

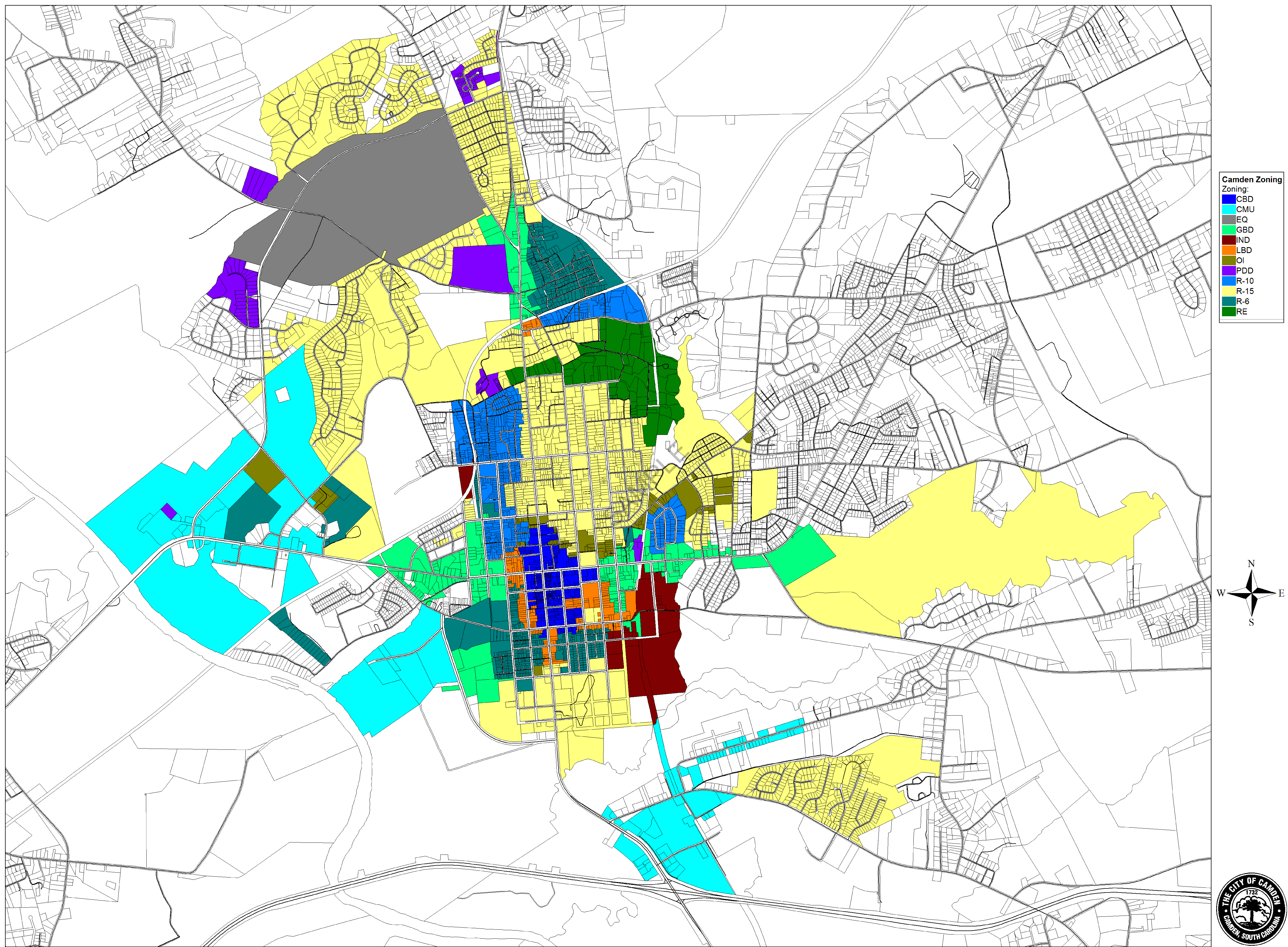
Whats the address ??

Sent from my Verizon, Samsung Galaxy smartphone

B

SAMPLE





C
SAMPLE



Zoning Ordinance of the City of Camden, South Carolina

Adopted February 24, 2015

Article III. Zoning District Regulations

157.025. ZONING DISTRICTS ESTABLISHED

The following districts are hereby established for use in the City Limits of the City, in accordance with the Comprehensive Plan.

Map Symbol	Primary Zoning Districts
R-E	Residential Estate District
R-15	Single-Family Residential District, Low Density
R-10	Single-Family Residential District, Medium Density
R-6	Residential District, High Density
OI	Office-Institutional District
CBD	Central Business District
GBD	General Business District
LBD	Limited Business District
IND	Industrial Business District
CMU	Commercial Mixed Use District
EQ	Equine District
PDD	Planned Development District
Map Symbol	Overlay Districts
HOD	Historic Overlay District
COL	Corridor Overlay District
COM	Commercial Overlay District
DC	Downtown Core District

157.026. PURPOSE OF DISTRICTS

All areas within the City Limits of the city are divided into zoning districts, within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers, landscaping and screening are regulated as herein provided. Collectively, these districts are intended to advance the purposes of this zoning ordinance as stated in § 157.002 – *Purpose*. Individually, each district is designed and intended to accomplish the following more specific objectives.

- A. Primary Districts.** Each primary zoning district serves a different purpose and imposes its own set of requirements and restrictions on the use of land within the district in addition to the general requirements and restrictions imposed on all land or uses within the city.

R-E, Residential Estate District. The R-E Residential District is intended to foster, preserve and protect areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at very low densities.

R-15, Low Density, Single-family Residential District. The R-15 Residential District is

intended to foster, preserve, and protect at low densities areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities.

R-10, Medium Density Residential District. The R-10 Residential District is intended to foster, protect and accommodate single-family and two-family residential development, and limited residential support facilities in areas so designated.

R-6, High Density Residential District. The R-6 Residential District is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment opportunities.

OI, Office and Institutional District. The OI District is intended to accommodate office, institutional and residential uses in areas whose character is mixed or in transition. It is designed principally for use along major streets and subdivision borders characterized by older houses to help ameliorate the consequences of change impacting these areas, and to provide a transitional buffer between potentially incompatible commercial and residential development.

CBD, Central Business District. The CBD District is intended to promote the concentration and vitality of commercial and business uses in core commercial areas and as such, encourages a mixture of complementary uses and a pedestrian orientation. This district is characterized by wall-to-wall and lot-line-to-lot-line development, pedestrian walkways, and off-street public parking lots.

GBD, General Business District. The GBD District is intended to provide for the development and maintenance of commercial and business uses to serve the community and the larger midlands region. Toward this end, a wide range of business and commercial uses are permitted herein.

LBD, Limited Business District. The LBD District is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this district are of the "convenience variety." The size of these districts should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas and/or on the periphery of residential areas, moderating transition between residential and commercial uses.

IND, Industrial District. The intent of the IND District is to accommodate retail, wholesaling, distribution, storage, processing and manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards within and beyond the boundaries of this district.

Toward these ends, residential development is not permitted herein, nor is the

establishment of this district on a street providing primary access to or traversing a residential district.

CMU, Commercial Mixed Use District. The intent of this multiple use district is to provide for the development and maintenance of commercial, business and other complementary uses in strategic locations to serve the travelling public without negatively impacting surrounding land uses or environmental resources-

EQ, Equine District. The intent of the equine district is to accommodate and promote present and future equine activities including, but not limited to, training, racing, and showing of horses, donkeys, or other related activities in an environment compatible with surrounding properties. This district is intended primarily for large tracts of land devoted to or developed for equine and related activities.

PDD, Planned Development District. The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance the public health, safety, morals, and general welfare of the population.

Within the PDD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than instances in which such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development," it is the intent of these regulations to promote and encourage or, where applicable, to require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

- B. Overlay Districts.** Overlay districts are established to provide for certain additional requirements or to establish special development requirements for permitted uses. Where overlay districts exist and there is a conflict between the requirements specified between the overlay district and the underlying primary district, the standards and requirements of the overlay district shall prevail. Otherwise, the standards and requirements of the underlying primary district shall also be in effect for any area additional zoned as an overlay district. Each overlay district is identified on the official zoning map of the city.

Historic Overlay District (HOD). The Historic Overlay District is designed and intended to promote the educational, cultural, economic and general welfare of the community by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing historic and architecturally valuable structures

and properties which serve as visible reminders of the social, cultural, economic, political and/or architectural past, thereby:

1. Fostering civic pride;
2. Preserving local heritage;
3. Fostering public knowledge and appreciation of structures and areas which provide a unique and valuable perspective on the social, cultural, and economic mores of past generations;
4. Fostering architectural creativity by preserving physical examples of outstanding architectural techniques of the past; and
5. Encouraging new structures and development that will be harmonious with existing structures, properties and sites included in the districts.

Corridor Overlay District (COL). The purpose of the Corridor Overlay District is to provide protection for significant buildings and sites and to provide for architectural cohesion within the designated corridors by regulating the type of construction and the design of other buildings which are in proximity to historically significant buildings or sites.

Commercial Overlay District (COM). The purpose of the Commercial Overlay District is to protect and enhance the aesthetic and visual character of all commercial development within the primary commercial corridors of the city.

Downtown Core Overlay District (DC). The Downtown Core is intended to protect and maintain the character of the core of the downtown commercial district. Buildings located in this overlay district are commercial or mixed-use and primarily have a shopfront style façade.

157.027. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the following rules shall apply.

- A. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or public utility easements shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.
- C. Boundaries indicated as approximately following political lines shall be construed as following such lines.

- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- E. Boundaries indicated as approximately following the center lines of natural barriers such as, rivers and streams, shall be construed to follow such center lines.
- F. Boundaries indicated as parallel to, or extensions of features indicated in divisions (A) through (E) above shall be so construed. If distances are not specifically indicated on the official zoning map, or in other circumstances not covered by divisions (A) through (E) above, the boundaries shall be determined by the use of scale of such map.
- G. Where uncertainties continue to exist after the application of the rules in this section, appeal for clarification may be taken to the Board of Zoning Appeals with Jurisdiction for such matters.

157.028. ZONING CLASSIFICATION OF ANNEXED TERRITORY

On property to be annexed into the corporate limits by petition, as provided for in *S.C. Code, Ann. § 5-3-10*, et seq., the zoning classification shall be determined for the annexed property subject to the following procedures:

- A. Upon receipt of a petition for annexation of property into the City Limits of Camden, the Planning Commission shall make a recommendation to the Council regarding the appropriate zoning classification for the property to be annexed in accordance with § 157.211(H) – *Amendments*. Prior to making such recommendation to the City Council, the Planning Commission shall conduct a public hearing on the matter pursuant to the requirements of § 157.211(H). Upon receipt of a recommendation by the Planning Commission, Council shall then take final action regarding the annexation of the subject property.
- B. A petitioner may withdraw the petition prior to final adoption of the annexation ordinance by City Council.
- C. City Council shall assign an interim zoning designation in the annexation ordinance. Immediately thereafter, the City Planner shall initiate zoning amendment procedures to establish or confirm the appropriate zoning classification for the annexed property.

157.029. ZONING DISTRICT TABLE OF PERMITTED USES

- A. **Establishment of Table.** The uses permitted in the residential, mixed use and non-residential zoning districts established by § 157.025 are set forth in the Table of Permitted Uses provided in § 157.029(D).

B. Determination of Use Category.

1. The *North American Industry Classification System* (NAICS), 2012, as amended, is the basis for determining the use of property permitted by the various zoning districts. The Zoning Administrator shall make a determination as to whether or not any proposed use is permitted within the Camden City Limits based on the uses listed in § 157.029(D) – *Table of Permitted Uses*. Whenever it is not clear whether a proposed use is or is not permitted, the Zoning Administrator shall consult the latest version of the NAICS to help make a determination. Any use not specifically listed in § 157.029(D) – *Table of Permitted Uses* and any proposed use not substantially similar to a listed use as determined by the Zoning Administrator after consultation with the latest version of the NAICS shall be deemed to be prohibited.
2. Uses not listed in the NAICS codes are identified by the symbol "NA" (Not Applicable) in the NAICS column.
3. Where the symbol "P" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it otherwise complies fully with all applicable development standards and requirements of this Zoning Ordinance.
4. Where the symbol "C" is shown, the use to which it refers is conditionally permitted in the indicated district, subject to applicable conditions and requirements contained in *Article IV – Conditional Use Regulations*, which requirements are referenced by section number following each conditionally permitted use.
5. Where a dash (-) is shown on the table, the use to which it refers is not permitted in the indicated district.

- C. Determination of Principal Use.** The Zoning Administrator shall make a determination as to whether or not any proposed use is permitted within the Camden City Limits based on the uses listed in the Table of Permitted Uses. When multiple principal uses are proposed for a development site, each principal use is classified separately and is subject to all applicable regulations for that use. Whenever it is not clear whether a proposed use is or is not permitted, the Zoning Administrator shall consult the latest version of the NAICS to help make a determination. Any use not specifically listed in the Permitted Uses Table and any proposed use not substantially similar to a listed use as determined by the Zoning Administrator after consultation with the NAICS shall be deemed to be prohibited.

D. Table of Permitted Uses

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
RESIDENTIAL USES													
Duplexes	NA	-	-	P	P	P	-	P	P	-	P	-	
Manufactured Home Parks	53119	-	-	-	C	-	-	-	-	-	C	-	157.041
Manufactured Housing	NA	-	-	-	C	-	-	-	-	-	C	-	157.039
Mobile Homes	NA	-	-	-	-	-	-	-	-	-	-	-	157.040
Multi-Family Dwellings	NA	-	-	-	P	-	C	P	-	-	P	C	157.054
Patio Homes and Zero Lot Line Housing	NA	-	C	C	C	-	-	C	-	-	C	-	157.043
Single-family Detached Dwellings	NA	P	P	P	P	P	C	P	P	-	P	C	157.054
Townhouses	NA	-	-	-	C	-	C	C	-	-	C	-	157.042
ACCESSORY USES TO RESIDENTIAL USES													
Accessory Apartments	NA	C	C	C	C	C	-	C	C	-	C	-	157.045
Animal Shelters and Pens, Domestic (except for Horses, see Horse Stables)	NA	C	C	C	C	C	-	C	C	-	C	C	157.060
Bathhouses and Cabanas	NA	C	C	C	C	C	-	C	C	-	C	C	157.060
Bed and Breakfast Home	721191	C	C	C	C	-	-	-	-	-	-	-	157.044
Coin Operated Laundry, Office in Multi-family Project or Manufactured Home Park (for use by residents only)	NA	-	-	-	P	-	-	P	-	-	P	-	
Family Day Care Home	624410	-	P	P	P	P	P	P	P	-	P	-	
Fences and Walls	NA	C	C	C	C	C	C	C	C	-	C	C	157.060
Home Occupation	NA	C	C	C	C	C	C	C	C	-	C	C	157.059
Horse Stables, Horses for Personal Recreational Use	NA	C	C	C	C	C	-	C	-	-	C	C	157.060
Horticulture, Gardening	NA	P	P	P	P	P	-	P	P	-	P	-	
Non-commercial Greenhouses	NA	C	C	C	C	C	-	C	C	-	C	-	157.060
Piers, Docks	NA	P	P	P	P	P	P	P	P	P	P	P	
Private Garage and Carport	NA	C	C	C	C	C	C	C	C	-	C	C	157.060
Satellite Dishes, etc.	NA	C	C	C	C	C	C	C	C	C	C	C	157.062
Storage Building, Auxiliary Shed, Workshop	NA	C	C	C	C	C	C	C	C	-	C	C	157.060
Swimming Pool, Tennis Courts	NA	C	C	C	C	C	-	C	C	-	C	-	157.060
ACCESSORY USES TO NON-RESIDENTIAL USES													
Buildings, Structures	NA	-	-	-	-	P	P	P	P	P	P	P	
Fences and Walls	NA	C	C	C	C	C	C	C	C	C	C	C	157.060
Open Storage	NA	-	-	-	-	-	-	C	-	C	C	C	157.055
Upper Story Residential	NA	-	-	-	-	-	C	-	-	-	-	-	157.054
ACCOMODATION AND FOOD SERVICES													
Bed and Breakfast Inn	721191	-	-	-	-	P	P	P	P	-	P	P	
Drinking Places	7224	-	-	-	-	-	P	P	-	-	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted											CU References	
	2012 NAICS	RE	R-15	R-10	R-6	CI	CBD	P CBD	P LBD	IND	CMU		EQ
Full and Limited Service Restaurants	7221	-	-	-	-	-	P	P	P	P	P	-	157.063
Mobile Food Vending	7222	-	-	-	-	-	-	C	C	C	C	-	
	722330	-	-	-	-	-	-	C	C	C	C	-	
Hotels and Motels	72111	-	-	-	-	-	P	P	-	-	P	-	157.052
Rooming and Boarding Houses	72131	-	-	-	P	-	-	-	P	-	P	-	
RV Parks and Recreational Camps	7212	-	-	-	-	-	-	-	-	-	C	-	
Special Food Services, except for Mobile Food Services (NAICS 72233)	7223	-	-	-	-	-	-	P	-	P	P	-	
ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES													
Administrative and Support Services	561	-	-	-	-	-	-	P	-	P	P	-	
Business Support Services	5614	-	-	-	-	-	P	P	-	P	P	-	
Employment Services	5613	-	-	-	-	-	P	P	P	-	P	-	
Investigation, Security Services	5616	-	-	-	-	-	P	P	P	-	P	-	
Landscape and Horticultural	56173	-	-	-	-	-	-	P	-	P	P	-	
Remediation and Other Waste Treatment and Disposal	5629	-	-	-	-	-	-	-	-	C	-	-	157.046
Salvaging, Scrap Steel Cutting	56292	-	-	-	-	-	-	-	-	C	-	-	157.049
Services to Buildings and Dwellings	5617	-	-	-	-	-	-	P	-	P	P	-	
Travel Arrangement and Reservation Services	5615	-	-	-	-	P	P	P	P	P	-	-	
Waste Collection	5621	-	-	-	-	-	-	-	-	C	-	-	157.046
Waste Management and Remediation Services	562	-	-	-	-	-	-	-	-	P	P	-	
Waste Treatment and Disposal	5622	-	-	-	-	-	-	-	-	C	C	-	157.046
AGRICULTURE, FORESTRY, FISHING AND HUNTING													
Animal Feeding Operation, including Poultry	112112 112210 1123	-	-	-	-	-	-	-	-	-	-	-	
Aquaculture	1125	-	-	-	-	-	-	-	-	P	P	-	
Beef and Dairy Cattle Ranching and Farming	112111 11212 11213	-	-	-	-	-	-	-	-	C	-	-	157.058
Crop Production	111	-	-	-	-	-	-	-	-	P	P	-	
Fishing, Hunting, Trapping	114	-	-	-	-	-	-	-	-	C	C	-	157.061
Forestry and Logging	113	-	-	-	-	-	-	-	-	P	P	-	
Hog and Pig Farming	1122	-	-	-	-	-	-	-	-	-	-	-	
Horses and Other Equine, Commercial Uses	11292	-	-	-	-	-	-	C	-	C	C	C	157.056
Other Animal Production, except for Horses and Other Equine	1129	-	-	-	-	-	-	-	-	C	-	-	157.058
Poultry and Egg Production	1123	-	-	-	-	-	-	-	-	-	-	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Sheep and Goat Farming	1124	-	-	-	-	-	-	-	-	C	-	-	157.058
Support Activities for Animal Production	1152	-	-	-	-	-	-	P	-	P	P	P	
Support Activities for Crop Production	1151	-	-	-	-	-	-	-	-	P	P	-	
Support Activities for Forestry	1153	-	-	-	-	-	P	P	P	P	P	-	
ARTS, ENTERTAINMENT AND RECREATION													
All other Amusement and Recreation Industries	71399	-	-	-	-	-	-	P	-	-	P	-	
Amusement Parks, Arcades	7131	-	-	-	-	-	-	P	-	-	P	-	
Arboreta and Botanical Gardens	71213	-	-	-	-	-	-	P	-	-	P	-	
Bowling Centers	71395	-	-	-	-	-	-	P	-	-	P	-	
Fitness and Recreation Sports Centers	71394	-	-	-	-	-	P	P	P	-	P	-	
Golf Courses (public and private) and Country Clubs	71391	P	P	P	P	-	-	P	-	-	P	-	
Historical Sites	71212	-	P	P	P	P	P	P	P	-	P	P	
Horse Racing, Training Only	711212	-	-	-	-	-	-	C	-	-	C	C	157.056
Independent Artists, Writers, Performers	7115	-	-	-	-	P	P	P	P	P	P	-	
Marinas	71393	-	-	-	-	-	-	-	-	-	P	-	
Museums and Art Galleries (not retail)	71211	-	P	P	P	P	P	P	P	-	P	-	
Nature Parks	71219	-	-	-	-	-	-	P	-	-	P	-	
Other Gambling Industries	713290	-	-	-	-	-	-	P	-	-	P	-	
Performing Arts Companies	7111	-	-	-	-	-	P	P	-	-	P	-	
Public Parks, Playgrounds, Community Centers	71399	P	P	P	P	P	P	P	P	-	P	-	
Spectator Sports (Commercial)	7112	-	-	-	-	-	-	P	-	-	P	-	
Tennis and Swimming Clubs	71391	P	P	P	P	-	-	P	-	-	P	-	
Zoos	71213	-	-	-	-	-	-	P	-	P	-	-	
CONSTRUCTION													
Building Construction, Contractors	236	-	-	-	-	-	-	P	-	P	P	-	
Heavy and Civil Engineering Construction	237	-	-	-	-	-	-	-	-	P	P	-	
Special Trade Contractors	238	-	-	-	-	-	-	P	-	P	P	-	
EDUCATIONAL SERVICES													
Business Schools, Computer and Management Training	6114	-	-	-	-	P	P	P	P	-	P	-	
Colleges, Universities, Professional Schools	6112 6113	-	-	-	-	P	P	P	P	-	P	-	
Educational Support Services	6117	-	-	-	-	P	P	P	P	-	P	-	
Elementary Schools	6111	-	P	P	P	P	P	P	P	-	P	-	
Other Schools and Instruction	6116	-	-	-	-	P	P	P	P	-	P	-	

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Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Secondary Schools	6111	-	P	P	P	P	P	P	P	-	P	-	
Technical and Trade Schools	6115	-	-	-	-	P	P	P	P	P	P	-	
FINANCE AND INSURANCE													
Activities Related to Credit Intermediation	5223	-	-	-	-	P	P	P	P	-	P	-	
Agencies, Brokerages and Other Insurance Related Activities	5242	-	-	-	-	P	P	P	P	-	P	-	
Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender	52239	-	-	-	-	-	-	C	-	-	C	-	157.053
Depository Credit Intermediation - Banks, Savings Inst., Credit Unions	5221	-	-	-	-	P	P	P	P	P	P	-	
Funds, Trusts, and Other Financial Vehicles	525	-	-	-	-	P	P	P	P	-	P	-	
Insurance Carriers	5241	-	-	-	-	P	P	P	P	-	P	-	
Insurance Carriers and Related Activities	524	-	-	-	-	P	P	P	P	-	P	-	
Non-depository Credit Intermediation	5222	-	-	-	-	P	P	P	P	P	P	-	
Pawn Shops	522298	-	-	-	-	-	P	P	-	-	P	-	
Securities, Commodity Contracts, Other Financial Investment and Related Activities	523	-	-	-	-	P	P	P	P	-	P	-	
HEALTH CARE AND SOCIAL ASSISTANCE													
Child and Adult Care Services	6244 62412	-	-	-	P	P	P	P	P	-	P	-	
Community Care Facilities for the Elderly	6233	-	-	-	P	P	P	P	P	-	P	-	
Community Food, Housing, Emergency, and Other Relief Services	6242	-	-	-	-	-	P	P	P	-	P	-	
Home Health Care Services	6216	-	-	-	-	P	P	P	-	-	P	-	
Hospitals	622	-	-	-	-	P	-	P	P	-	P	-	
Individual and Family Services	6241	-	-	-	-	-	P	P	P	-	P	-	
Medical and Diagnostic Laboratories	6215	-	-	-	-	P	P	P	P	P	P	-	
Nursing Care Facilities	6231	-	-	-	P	P	P	P	P	-	P	-	
Offices of Physicians, Dentists and Other Health Practitioners	6211 6212 6213	-	-	-	-	P	P	P	P	-	P	-	
Other Ambulatory Health Care Services	6219	-	-	-	-	P	P	P	P	-	P	-	
Other Residential Care Facilities	6239	-	-	-	P	P	P	P	P	-	P	-	
Outpatient Care Centers	6214	-	-	-	-	P	P	P	P	-	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Residential Mental Retardation, Mental Health and Substance Abuse Facilities	6232	-	-	-	-	P	P	P	P	-	P	-	
Social Assistance	624	-	-	-	-	-	P	P	P	-	P	-	
Vocational Rehabilitation Services	6243	-	-	-	-	-	P	P	P	O	P	-	
INFORMATION													
Broadcasting, except the Internet	515	-	-	-	-	-	P	P	P	-	P	-	
Communication Towers and Antennas	5172	-	-	-	-	C	-	C	C	C	C	-	157.048
Data Processing, Hosting, and Related Services	518	-	-	-	-	P	P	P	P	P	P	-	
Internet Publishing and Broadcasting and Web Search Portals	51912	-	-	-	-	P	P	P	P	P	P	-	
Libraries, Archives	51912	-	P	P	P	P	P	P	P	-	P	-	
Motion Picture and Video Distribution	51212	-	-	-	-	-	-	P	-	-	P	-	
Motion Picture and Sound Recording Industries	512	-	-	-	-	-	-	P	-	P	P	-	
Motion Picture Theaters, Drive-in	512132	-	-	-	-	-	-	P	-	-	P	-	
Motion Picture Theaters, except Drive-Ins	512131	-	-	-	-	-	P	P	-	-	P	-	
Other Information Services	519	-	-	-	-	P	P	P	P	P	P	-	
Publishing Industries, except the Internet	511	-	-	-	-	-	C	C	-	C	C	-	157.046
Telecommunications	517	-	-	-	-	P	P	P	P	P	P	-	
Telephone Transmission except Towers and Antennas	5171	P	P	P	P	P	P	P	P	P	P	P	
MANUFACTURING													
Apparel	315	-	-	-	-	-	-	C	-	C	C	-	157.046
Beverages	3121	-	-	-	-	-	-	-	-	C	C	-	157.046
Chemicals	325	-	-	-	-	-	-	-	-	C	-	-	157.046
Computer Products	3341	-	-	-	-	-	-	-	-	C	C	-	157.046
Electrical Equipment, Appliance, and Component Manufacturing	335	-	-	-	-	-	-	C	-	C	C	-	157.046
Electronic Products, except for Computers	334	-	-	-	-	-	-	C	-	C	C	-	157.046
Fabricated Metal Products	332	-	-	-	-	-	-	C	-	C	C	-	157.046
Food	311	-	-	-	-	-	-	-	-	C	C	-	157.046
Furniture and Related Products	337	-	-	-	-	-	-	C	-	C	C	-	157.046
Leather and Allied Products	316	-	-	-	-	-	-	C	-	C	-	-	157.046
Machinery	333	-	-	-	-	-	-	-	-	C	-	-	157.046
Miscellaneous Manufacturing	339	-	-	-	-	-	-	C	-	C	-	-	157.046

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Nonmetallic Mineral Products (stone, glass, clay, concrete)	327	-	-	-	-	-	-	-	-	C	-	-	157.046
Paper	322	-	-	-	-	-	-	-	-	C	-	-	157.046
Petroleum and Coal Products, including Refining	324	-	-	-	-	-	-	-	-	C	-	-	157.046
Plastics and Rubber Products	326	-	-	-	-	-	-	C	-	C	-	-	157.046
Primary Metal	331	-	-	-	-	-	-	-	-	C	-	-	157.046
Printing and Related Support Activities	323	-	-	-	-	-	C	C	-	C	C	-	157.046
Textile and Textile Product Mills	313 314	-	-	-	-	-	-	-	-	C	C	-	157.046
Tobacco Products	3122	-	-	-	-	-	-	-	-	C	-	-	157.046
Transportation Equipment	336	-	-	-	-	-	-	-	-	C	-	-	157.046
Wood Products, except Furniture	312	-	-	-	-	-	-	-	-	C	-	-	157.046
MINING, QUARRYING, OIL AND GAS EXTRACTION													
Oil and Gas Extraction, Mining, Support Activities for Mining	211 212 213	-	-	-	-	-	-	-	-	C	-	-	157.046
OTHER SERVICES													
All Other Personal Services	81299	-	-	-	-	-	P	P	P	-	P	-	
Animal Shelters and Pounds	812910	-	-	-	-	-	-	-	-	P	P	-	
Automotive Parking	81293	-	-	-	-	-	P	P	-	P	P	-	
Automotive Repair and Maintenance	8111	-	-	-	-	-	-	P	-	P	P	-	
Business, Professional, Labor, Political, and Similar Organizations	8139	-	-	-	-	P	P	P	P	-	P	-	
Car Washes	811192	-	-	-	-	-	-	P	-	-	P	-	
Cemeteries	81222	-	-	-	-	-	-	P	-	P	P	-	
Civic and Social Organizations	8134	-	-	-	-	P	P	P	P	-	P	-	
Coin-Operated Laundries and Drycleaners	81231	-	-	-	-	-	P	P	P	-	P	-	
Commercial and Industrial Machinery, Equipment Repair and Maintenance	8113	-	-	-	-	-	-	P	-	P	P	-	
Crematories	81222	-	-	-	-	-	-	-	-	P	P	-	
Dry Cleaning and Laundry Services (except coin-operated)	81232	-	-	-	-	-	P	P	-	-	P	-	
Electronic and Precision Equipment Repair and Maintenance	8112	-	-	-	-	-	P	P	-	P	P	-	
Footwear and Leather Goods Repair, Shoe Shine Shop	81143	-	-	-	-	-	P	P	P	-	P	-	
Funeral Homes and Funeral Services	81221	-	-	-	-	P	P	P	P	-	P	-	
Grant making and Giving	8132	-	-	-	-	P	P	P	P	-	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Services													
Linen and Uniform Supply	81233	-	-	-	-	-	-	P	-	P	P	-	
Personal and Household Goods Repair and Maintenance	8114	-	-	-	-	-	P	P	P	-	P	-	
Personal Care Services (includes Barber and Beauty shops, Nail Salons), except for Tattoo Parlors and Sexually Oriented Businesses (NAICS 812199)	8121	-	-	-	-	-	P	P	P	-	P	-	
Pet Care Services, except Veterinary (NAICS 54194) and Animal Shelters and Pounds (NAICS 812910)	81291	-	-	-	-	-	P	P	P	-	P	-	
Religious Organizations, Community (401-1,000 seating capacity)	8131	-	-	-	-	P	P	P	P	-	P	-	
Religious Organizations, Large (more than 1,000 seating capacity)	8131	-	-	-	-	-	P	P	-	-	P	-	
Religious Organizations, Small (less than 400 seating capacity)	8131	-	P	P	P	P	P	P	P	-	P	-	
Sexually Oriented Businesses	812199	-	-	-	-	-	-	-	-	-	C	-	157.051
Social Advocacy Organizations	8133	-	-	-	-	P	P	P	P	-	P	-	
Tattoo Parlors	812199	-	-	-	-	-	-	-	-	-	C	-	157.050
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES													
Accounting, Tax Preparation, Bookkeeping, Payroll	5412	-	-	-	-	P	P	P	P	-	P	-	
Advertising, Public Relations, and Related Services	5418	-	-	-	-	P	P	P	P	-	P	-	
Architectural, Engineering, and Related Services	5413	-	-	-	-	P	P	P	P	-	P	-	
Computer Systems Design, and Related Services	5416	-	-	-	-	P	P	P	P	-	P	-	
Legal Services	5411	-	-	-	-	P	P	P	P	-	P	-	
Other Professional, Scientific, and Technical Services	5419	-	-	-	-	P	P	P	P	P	P	-	
Photographic Studios, Portraits	541921	-	-	-	-	-	P	P	P	-	P	-	
Scientific Research and Development Services	5417	-	-	-	-	P	P	P	P	-	P	-	
Specialized Design Services	5414	-	-	-	-	P	P	P	P	P	P	-	
Veterinary Services, Animal Specialties	54194	-	-	-	-	-	-	P	-	P	P	P	
Veterinary Services, Livestock	54194	-	-	-	-	-	-	P	-	P	P	P	
PUBLIC ADMINISTRATION													
Administration of Economic Programs	926	-	-	-	-	P	P	P	P	P	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Administration of Environmental Quality Programs	924	-	-	-	-	P	P	P	P	P	P	-	
Administration of Housing Programs, Urban Planning and Community Development	925	-	-	-	-	P	P	P	P	P	P	-	
Administration of Human Resource Programs	923	-	-	-	-	P	P	P	P	P	P	-	
Correctional Institutions	92214	-	-	-	-	-	-	P	-	P	P	-	
Courts	92211	-	-	-	-	-	P	P	-	-	P	-	
Executive, Legislative and Other General Government Support	921	-	-	-	-	-	P	P	P	-	P	-	
Fire Protection	92216	-	P	P	P	P	P	P	P	P	P	-	
Justice, Public Order and Safety Activities	922	-	-	-	-	-	P	P	P	-	P	-	
Legal Counsel and Prosecution	92213	-	-	-	-	P	P	P	P	-	P	-	
Other Justice, Public Order and Safety Activities	92217	-	-	-	-	P	P	P	P	-	P	-	
Parole and Probation Offices	92215	-	-	-	-	P	P	P	P	-	P	-	
Police Protection	92212	-	P	P	P	P	P	P	P	P	P	-	
Public Finance, Taxation and Monetary Policy	92113	-	-	-	-	P	P	P	P	P	P	-	
REAL ESTATE AND RENTAL AND LEASING													
Mini-warehouses, Self-Storage Units	53113	-	-	-	-	-	-	C	-	P	C	-	157.047
Real Estate	531	-	-	-	-	P	P	P	P	P	P	-	
Rental and Leasing Services	532	-	-	-	-	-	-	P	-	-	P	-	
Video Tape and Disc Rental	53223	-	-	-	-	-	P	P	-	-	P	-	
RETAIL TRADE													
Automobile Dealers	4411	-	-	-	-	-	P	P	-	-	P	-	
Automotive Parts, Accessories and Tire Stores	4413	-	-	-	-	-	P	P	-	-	P	-	
Beer, Wine, Liquor Stores	4453	-	-	-	-	-	P	P	-	-	P	-	
Building Material and Supplies Dealers	4441	-	-	-	-	-	-	P	-	P	P	-	
Camera and Photography Supply	44313	-	-	-	-	-	P	P	P	-	P	-	
Clothing and Clothing Accessories Stores	448	-	-	-	-	-	P	P	P	-	P	-	
Convenience Stores	44512	-	-	-	-	-	P	P	-	P	P	-	
Electronics and Appliances Stores	443	-	-	-	-	-	P	P	P	-	P	-	
Fireworks	453998	-	-	-	-	-	-	-	-	-	-	-	
Flea Markets	453310	-	-	-	-	-	-	-	-	-	P	-	
Florists	4531	-	-	-	-	-	P	P	P	-	P	-	
Fuel Dealers	45431	-	-	-	-	-	-	P	-	P	P	-	
Furniture and Home Furnishings Stores	442	-	-	-	-	-	P	P	P	-	P	-	

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	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Gasoline Stations, except Truck Stops (NAICS 44719)	447	-	-	-	-	-	P	P	-	P	P	-	
General Merchandise Stores	452	-	-	-	-	-	P	P	P	-	P	-	
Gift, Novelty, Souvenir Shops	45322	-	-	-	-	-	P	P	P	-	P	-	
Grave Stones, Monuments	45399	-	-	-	-	-	-	P	-	P	P	-	
Grocery Stores, except Convenience Stores (NAICS 44512)	4451	-	-	-	-	-	P	P	P	-	P	-	
Hardware Stores	44413	-	-	-	-	-	P	P	P	P	P	-	
Health and Personal Care Stores	446	-	-	-	-	-	P	P	P	-	P	-	
Home Centers	44411	-	-	-	-	-	P	P	P	P	P	-	
Jewelry Store	44831	-	-	-	-	-	P	P	P	-	P	-	
Lawn and Garden Equipment and Supplies Stores	4442	-	-	-	-	-	P	P	P	P	P	-	
Luggage, Leather Goods Stores	44832	-	-	-	-	-	P	P	P	-	P	-	
Manufactured Home Dealers	45393	-	-	-	-	-	-	-	-	-	P	-	
Misc. Store Retailers	453	-	-	-	-	-	P	P	P	-	P	-	
Misc. Store Retailers - All Others except Grave Monuments	45399	-	-	-	-	-	P	P	-	-	P	-	
Motor Vehicle and Parts Dealers	441	-	-	-	-	-	-	P	-	-	P	-	
Non-Store Retailers	454	-	-	-	-	-	P	P	P	-	P	-	
Office Supplies	45321	-	-	-	-	-	P	P	P	-	P	-	
Other Building Material Dealers	44419	-	-	-	-	-	P	P	P	P	P	-	
Other Motor Vehicle Dealers	4412	-	-	-	-	-	-	P	-	-	P	-	
Paint and Wallpaper Stores	44412	-	-	-	-	-	P	P	P	P	P	-	
Sewing, Needle, Pierce Goods	45113	-	-	-	-	-	P	P	P	-	P	-	
Shopping Center, Major	NA	-	-	-	-	-	-	P	-	-	P	-	
Shopping Center, Neighborhood	NA	-	-	-	-	-	P	P	P	-	P	-	
Specialty Food Stores	4452	-	-	-	-	-	P	P	P	-	P	-	
Sporting Goods, Hobby, Book, Music Stores	451	-	-	-	-	-	P	P	P	-	P	-	
Stationary Store	45321	-	-	-	-	-	P	P	P	-	P	-	
Truck Stops	44719	-	-	-	-	-	-	-	-	P	P	-	
Used Merchandise, except Flea Markets (NAICS 453310)	4533	-	-	-	-	-	P	P	-	-	P	-	
TRANSPORTATION AND WAREHOUSING													
Air Transportation	481	-	-	-	-	-	-	-	-	P	P	-	
Couriers and Messengers	492	-	-	-	-	-	-	P	-	P	P	-	
Freight Crating and Consolidation	4889	-	-	-	-	-	-	-	-	P	P	-	
Natural Gas Storage	486210	-	-	-	-	-	-	P	-	P	P	-	
Pipeline Transportation	486	-	-	-	-	-	-	P	-	P	P	-	
Postal Services	491	-	-	-	-	P	P	P	P	P	P	-	

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Use	P = Permitted C = Conditional Dash (-) = Not Permitted												CU References
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	
Rail Transportation	482	-	-	-	-	-	-	P	-	P	P	-	
Scenic and Sightseeing Transportation	487	-	-	-	-	-	P	P	-	P	P	-	
Support Activities for Transportation	488	-	-	-	-	-	-	-	-	P	P	-	
Transit and Ground Passenger Transportation	485	-	-	-	-	-	P	P	-	P	P	-	
Truck Transportation	484	-	-	-	-	-	-	-	-	P	P	-	
Warehousing and Storage	493	-	-	-	-	-	-	P	-	P	P	-	
Water Transportation	483	-	-	-	-	-	-	P	-	P	P	-	
UTILITIES													
Electric Power Distribution, Control	22112	P	P	P	P	P	P	P	P	P	P	P	
Electric Power Generation	22111	-	-	-	-	-	P	-	-	P	P	-	
Electric Power Transmission	22112	P	P	P	P	P	P	P	P	P	P	P	
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	P	P	
Natural Gas Transmission	221210	P	P	P	P	P	P	P	P	P	P	P	
Sewage Treatment Facilities	22132	-	-	-	-	-	-	-	-	P	P	-	
Sewer Collection	221320	P	P	P	P	P	P	P	P	P	P	P	
Sewer Treatment	221320	-	-	-	-	-	-	-	-	P	P	P	
Steam and Air Conditioning Supply	22133	-	-	-	-	-	-	-	-	P	P	-	
Water Storage and Treatment	221310	-	-	-	-	-	-	-	-	P	P	P	
Water Transmission	221310	P	P	P	P	P	P	P	P	P	P	P	
WHOLESALE TRADE													
Scrap, Waste and Recyclable Materials	42393 42511 42512	-	-	-	-	-	-	-	-	C	C	-	157.049
Used Motor Vehicle Parts	42314 44131	-	-	-	-	-	-	-	-	C	C	-	157.049
Wholesale Trade, Non-Durable Goods	424	-	-	-	-	-	-	P	-	P	P	-	
Wholesaler Trade, Durable Goods	423	-	-	-	-	-	P	P	-	P	P	-	
TEMPORARY USES													157.057
Contractor's Office and Equipment Shed	NA	-	-	-	-	C	C	C	C	C	C	C	157.057
Fairs and Carnivals	713990	-	-	-	-	-	C	C	C	C	C	C	157.057
Open Lot Sales of Christmas Trees	454390	-	-	-	-	-	C	C	C	C	C	-	157.057
Portable Classrooms	NA	-	C	-	-	-	C	C	C	-	C	-	157.060
Religious Meetings in Temporary Structures	NA	-	-	-	-	-	-	C	-	-	C	-	157.057
Temporary Office Trailers	NA	-	-	-	-	C	C	C	C	C	C	C	157.057
Temporary Sale Stands	454390	-	-	-	-	-	-	C	-	-	C	-	157.057

157.030. OVERLAY DISTRICTS

- A. The requirements of this section shall apply to the following districts established by § 157.025.

HOD - Historic Overlay District

- B. Overlay districts shall be established on the official zoning map by the same procedure as amendments generally, as provided in § 157.211(H) by defining the boundaries of each district.
- C. Within overlay districts, permitted uses are determined by the "underlying" or primary zoning district. Where such districts overlay a Residential Zoning District, for example, only those uses permitted in the Residential Zoning District shall be permitted in the overlay district, subject to the additional requirements and standards of this section.
- E. **Historic Overlay District (HOD).** Any area designated as included in the Historic Overlay District shall fall under the jurisdiction of the Historic Landmarks Commission as established in *Chapter 158* of the City of Camden Code of Ordinances and shall conform to the requirements of that Chapter.

157.031. PLANNED DEVELOPMENT DISTRICT (PDD)

- A. The Planned Development District (PDD) promotes innovative design within developments by permitting a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility and creativity in the design, character and quality of the development and preservation of natural and scenic features or open spaces is made possible through the development and approval of a detailed plan which describes the specific uses, densities, and other requirements for development. In accordance with *S.C. Code 6-29-740*, in order to establish a PDD, the City Council must amend the zoning ordinance text and the official zoning map, after having received a recommendation from the Planning Commission regarding the PDD. The approved plan constitutes the district regulations for each planned development district.
- B. **Permitted uses in PDDs.** Any combination (mix) of uses meeting the objectives of this section may be established in a PDD upon review and approval by the Planning Commission and City Council. Once approved, the proposed use(s) and no others shall be permitted. Said uses shall be identified as listed per § 157.029(D) – *Table of Permitted Uses*. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PDD zoning applies to the land, unless otherwise amended by ordinance.
- C. **Mixture of uses.** For PDDs that are or are planned to be primarily residential, ten percent of the total gross area of the PDD must be reserved for office, retail, service, live-work

units and other non-residential uses that serve the needs of project residents and others in the vicinity of the development. For PDDs that are or are planned to be primarily non-residential, ten percent of the total gross area of the PDD must be reserved for residential uses.

D. Establishment of PDD Districts.

1. PDDs shall be established on the official zoning map by the same procedure as for amendments generally as provided for in § 157.211(H) and in accordance with the requirements of this section.
2. The developer/applicant shall arrange for preliminary meetings with the city planner prior to submitting an application for rezoning.
3. The Planning Commission will review the conceptual plan and text to insure conformity with this section and applicable requirements of the Land Development Regulations, Chapter 156 of the City of Camden Code of Ordinances; to consider the comments of the Review Committee; and to obtain and consider public comments concerning the proposed PDD.
4. Upon approval by City Council, the conceptual plan and text shall constitute the PDD ordinance. Violations of any ordinance approving a PDD shall be subject to any and all enforcement and penalty provisions of this Zoning Ordinance.

E. Conceptual Plan and Text Requirements.

1. A conceptual plan meeting the requirements for site plans contained in § 157.211(D) – *Permits* shall be submitted along with a conceptual land use plan for the entire site. A complete application shall also include the following:
 - a. Proposed restrictive covenants to be recorded to insure compliance with standards in the PDD Plan and to specify ownership and maintenance responsibilities.
 - b. A preliminary development schedule for the completion of roads, infrastructure, buffer yards, and any other proposed improvements for general use.
 - c. A preliminary common signage plan which complies with § 157.108.
2. The Planning Commission may establish additional requirements for conceptual plan approval and, in special cases, may waive a particular requirement if, in the opinion of the Planning Commission, the inclusion of that requirement is not essential to a proper assessment of the project.

- F. The developer is authorized to begin construction of street and infrastructure following verification that the preliminary plat complies with all requirements specified by City Council, the Planning Commission, DHEC, Chapter 156 and other approved conditions including recording of restrictive covenants.
- G. Final plat approval shall also comply with *Chapter 156*, Land Development Regulations.
- H. Each PDD shall be identified on the zoning map and in the zoning ordinance by a prefix and number indicating the particular district, as for example "PDD-1" together with whatever other identification appears appropriate.
- I. **Minimum area required.** Minimum area requirements for establishing a PDD shall be ten contiguous acres.
- J. **Development standards.**
1. **Density and height requirements.** Residential density, setbacks, impervious surface ratios, and building heights shall be based on the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities. A 20 foot setback will be required along the perimeter of all property lines. The setback from any existing street shall be the lesser of 35 feet or the average setback of existing adjacent houses that front on the same street within 100 feet in either direction of the proposed building. Maximum density is eight units per acre. Maximum impervious surface ratio is 70%.
 2. **Overall site design.** The overall site design shall be consistent and compatible with adopted plans and policies for the area in which the project is located and with adjacent residential neighborhoods and coordinated with existing infrastructure such as roads and sidewalks.
 3. **Parking and loading.** Off-street parking and loading spaces for each PDD shall comply with the requirements of *Article VIII – Parking and Loading Regulations*, as applicable, for the various uses proposed for the PDD. Dense development may require supplemental parking areas or wider streets to allow on-street parking in addition to off-street parking requirements.
 4. **Buffers.** A buffer area at least 20 feet in width shall be provided along the exterior perimeter property lines unless a larger buffer is required by § 157.138 – *Buffers*. The required buffer must be landscaped per the requirements for property buffers as provided in § 157.138(H) – *Property Buffers*. Buffers are not required in the interior of the PDD.
 5. **Streets and infrastructure.** Streets within a PDD must meet the design and construction standards required by the Land Development Regulations of *Chapter*

156. Private streets or alleys may be allowed if an acceptable maintenance plan is approved by the Zoning Administrator prior to permitting and said streets or alleys meet the design and construction requirements for public roads in the City.

6. Landscaping, tree conservation and common open space. Landscaping, tree conservation and open space requirements for each PDD shall comply with the provisions of *Article IX – Landscaping, Buffers, Open Space and Tree Conservation*.
 7. Signage. Signage permitted shall be consistent, appropriately scaled and aesthetically compatible with the proposed PDD and shall comply with the requirements of *Article VII - Sign Regulations*.
- K. **Financial guarantees.** Where public improvements and/or common amenities or infrastructure are proposed, such improvements shall be installed in accordance with a development schedule to be approved as part of the PDD Plan and designed to specifications as required by the Land Development Regulations of *Chapter 156*. Whenever a land subdivision, as regulated by *Chapter 156*, is required to implement a PDD, a preliminary plat shall be prepared for review that conforms to all of the requirements of the PDD approval, including the approved conceptual plan and development schedule. No development shall take place onsite until such plat has been approved by the city.
- L. **Administrative action.** After a preliminary plat has been approved, building and sign permits shall be issued in accordance with the approved plan as a whole or in stages or portions thereof, as approved.
- M. **Changes in approved PDD plans.** Except as provided below, approved PDD plans shall be binding on the owner and any successor in title.
1. Minor changes. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision to minor characteristics of the PDD such as the revision of floor plans, facades, landscaping, drainage structures, and features which do not substantially alter the approved plan concept, anticipated offsite impacts, or violate any applicable regulations may be approved by the Zoning Administrator.
 2. Major changes. Changes proposed in writing by the applicant which alter district boundaries or which substantially alter the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.
- N. **Expiration of time limits on PDD Amendments.** The final approved plan for a PDD shall be in effect for a period of two years or other specified development schedule. Extensions

shall be permitted per the requirements of *Chapter 160 – Vested Development Rights* of the City of Camden Code of Ordinances.

SAMPLE

Article V. Area, Density, Dimensional and Height Requirements

157.076. PURPOSE, INTENT AND APPLICABILITY

In order to insure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the city in general; and to protect existing development and property values through the promotion of high standards of compatibility; the following standards are hereby adopted.

157.077. CONFORMANCE

All permitted, conditional and accessory uses shall conform to the area, height, density and dimensional requirements as provided in this chapter for the district in which the use is located.

157.078. AIRPORT HEIGHT REQUIREMENTS

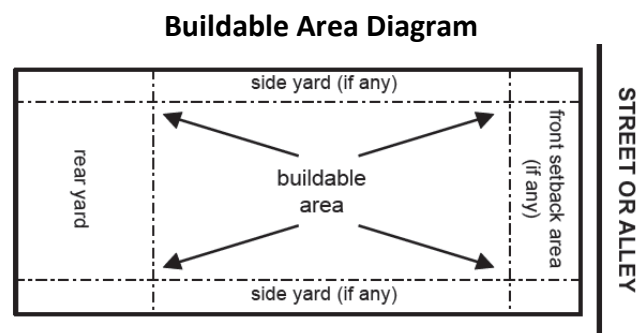
In addition to the height restrictions imposed by this ordinance, all structures shall comply with applicable Federal height restrictions for air travel safety as provided in the *Kershaw County - Woodward Field Airport Airspace Plan*, as it may be amended from time to time.

157.079. MODIFICATION OF REQUIREMENTS

The requirements of this chapter may be further modified by other applicable sections of this Zoning Ordinance, including, but not limited to, those provided in *Article IV - Conditional Use Regulations* and *Article VI - Design Standards*.

157.080. YARD MEASUREMENTS, BUILDABLE AREA

The required front, side and rear yards for individual lots, as set forth for the particular zoning district within which a given lot is located, shall be measured inward toward the center of said lot from all points along the respective front, side and rear property lines of the lot. Once the required yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side or rear lot shall be known as the buildable area within which the approved structure(s) shall be placed.



Source: San Francisco Planning Dept., Zoning Administrator Bulletin No. 5.

157.081. STRUCTURES AND PROJECTIONS INTO REQUIRED YARDS AND RIGHTS-OF-WAY

Every building or structure hereafter erected or established shall be located within the buildable area as defined by this Zoning Ordinance, and in no case shall such buildings extend beyond the buildable area into the respective front, side, rear yards or other setbacks or into public rights-of-way, except for the following:

- A.** Ornaments, eaves, chimneys, cornices, window sills, awnings and canopies, which may project into any required yard a distance not to exceed two feet.
- B.** Accessory structures and uses, only as permitted by § 157.059.
- C.** Awnings in the CBD District, provided they extend over a sidewalk; provided that they consist of light gauge frame; are covered with canvas, vinyl, or similar material; are no closer than two feet to the curb and do not extend more than eight feet from the awning's point of attachment; are no closer than six feet to the trunk of any tree; have a minimum clearance of eight feet above the sidewalk; and a maximum height of 12 feet.
- D.** Permitted fences and walls, security gates, paths, walkways, mailboxes, utility poles, lighting fixtures, patios at grade, and similar features may be located in a required yard or buffer, so long as the sight triangle on corner lots is not obscured.
- E.** Permitted signs may be located in an established front or side yard abutting a public street.
- F.** Off-street parking areas, maneuvering areas for parking, and loading areas, but not including loading structures, are allowed in required yards and setbacks, but are not allowed in required buffers or public rights-of-way.

Article V. Area, Density, Dimensional and Height Requirements

157.082. LOT AREA, WIDTH AND SETBACK REQUIREMENTS

A. Required Lot Area, Lot Width and Setbacks by District.

District	Minimum							
	Lot Area (sq.ft.)		Lot Width (ft.)	Yard and Building Setbacks (ft.)				
	Single-Family Res.	Non-Res.		Front ¹	Side		Rear	
				All Streets	Res.	Non-Res.	Res.	Non-Res.
Residential								
RE	66,000	NA	200	35	20	NA	30	NA
R-15	15,000	30,000	80	35	10	25	20	40
R-10	10,000	20,000	75	25	10	25	20	40
R-6	6,000	20,000	50	25	5	25	20	40
Non-Residential								
OI	10,000	10,000	75	25	10	10	20	20
CBD	none	none	none	none	(1)(a) ²	(1)(a) ²	(1)(b) ²	(1)(b) ²
GBD	15,000	15,000	100	35	10	(2)(a) ²	20	(2)(b) ²
LBD	10,000	10,000	75	35	5	10	20	20
IND	NA	60,000	200'	35	NA	(3)(a) ²	NA	(3)(b) ²
CMU	15,000	15,000	100'	35	15	(3)(a) ²	15	(3)(b) ²
EQ	871,200	871,200	800'	35	20	(4)(a-e) ²	30	(4)(a-e) ²

¹ Measured from front property line

² See cited sub-section(s) in § 157.082(C)

B. Required Lot Area for Duplexes, Multi-family, Townhouses, Patio Homes and Zero Lot Line Developments.

1. Duplexes and small multi-family. Within all zoning districts where such uses are allowed, the minimum lot size for a duplex is 6,000 square feet per dwelling unit, and for a multi-family development with 3 or more dwelling units is 4,000 square feet per dwelling unit.
2. Patio Homes and Zero Lot Line Housing. The minimum lot area for patio home and zero lot line developments is 3,000 per dwelling unit. Maximum density shall not exceed eight dwelling units per acre.

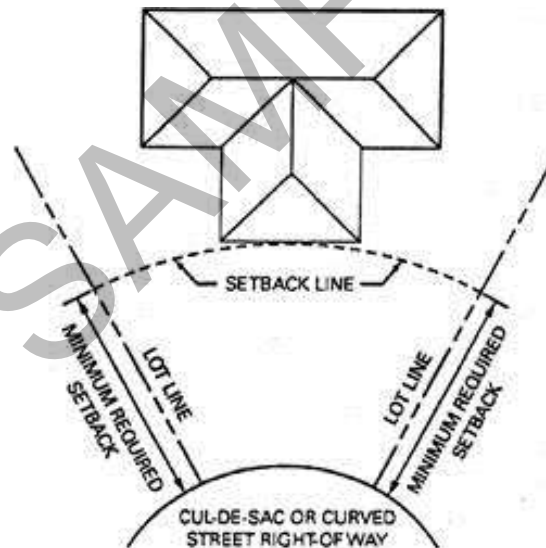
C. Exceptions to Required Setbacks.

1. Exceptions to setback requirements in the Central Business District (CBD). The following exceptions apply to setback requirements in the CBD:

- a. Side setbacks. No side setback (yard) is required for residential or non-residential uses in the CBD, except on lots that are adjacent to an existing residential use, where a minimum setback of 15 feet shall be provided along the line separating the properties. However, if a side setback (yard) is provided it shall be not less than three feet wide.
 - b. Rear setbacks. A minimum rear setback (yard) of 10 feet is required for both residential and non-residential uses in the CBD, except that no setback shall be required where there is an alley to the rear.
2. Exceptions to setback requirements in the General Business District (GBD). The following exceptions apply to setback requirements in the GBD:
 - a. Side setbacks for non-residential Uses. The minimum side setback (yard) for non-residential uses in the GBD is 15 feet, and is required on one side only. However, on lots adjacent to a residential zoning district, the minimum side setback shall be 100 feet. Though not required, if a side setback is provided on the other side of the property, it shall not be less than 3 feet wide.
 - b. Rear setbacks for non-residential Uses. The minimum rear setback (yard) for non-residential uses in the GBD is 20 feet, except on lots adjacent to a residential zoning district, where the minimum rear setback shall be 100 feet.
3. Exceptions to setback requirements in the Industrial (IND) and Commercial Mixed Use (CMU) Districts. The following exceptions apply to setback requirements in the IND and CMU districts:
 - a. Side setbacks for non-residential uses. The minimum side setback (yard) for non-residential uses in the IND and CMU districts is 10 feet, except on lots adjacent to a residential zoning district, where the minimum side setback shall be 100 feet.
 - b. Rear setbacks for non-residential Uses. The minimum rear setback (yard) for non-residential uses in the IND and CMU districts is 20 feet, except on lots adjacent to a residential zoning district, where the minimum setback shall be 100 feet.
4. Exceptions to setback requirements in the Equestrian (EQ) District. The following exceptions apply to setback requirements in the EQ district:
 - a. All stables, hay barns, any structure used to house or shelter horses, and all other accessory buildings and fences for paddocks (smaller than one acre) shall be not less than 100 feet from any property line.

- b. Loud speakers shall be not less 300 feet from any property line of an existing residential property or residentially zoned property.
 - c. Manure stockpiles, restroom areas, portable restrooms, and concession stands shall be not less than 300 feet from any property line.
 - d. Fences for pastures one acre or more in size may be built on the property line, except for areas adjacent to existing residential or commercial uses where such pasture fences may be no closer than 10 feet from the property line.
 - e. Walking trails and other horse training operations within the pasture areas shall be located no closer than 20 feet from the nearest property line of an existing residential property or residentially zoned property.
- D. **Setback Measurement on Cul-de-Sacs.** The front setback for lots on cul-de-sacs shall be measured parallel to the arc of the street right-of-way and inward toward the center of the lot, as illustrated in the following diagram.

Front Setback Measurement on Cul-de-Sacs Diagram



Source: Town of Cary, North Carolina, Land Development Ordinance.

157.083. YARD AND SETBACK MODIFICATIONS

A. General.

1. Where a lot abuts upon an alley, one-half of the alley width may be considered as a portion of the required yard or setback.

2. Where a lot is adjacent to a railroad right-of-way, contiguous side and/or rear yard setbacks may be reduced by 50 percent; provided said reduction is in accordance with applicable railroad standards.

B. Front Yards.

1. The front yard setback requirements for dwellings shall not apply on any lot where the average setback of any existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district, and fronting on the same side of the street, is less than the minimum required setback. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the setbacks of all existing buildings within 100 feet on each side of such lot within the same block and zoning district, and fronting on the same side of the street.
2. Where a lot fronts on two non-intersecting streets, or two intersecting streets forming an angle of 60 degrees or less, front yards shall be provided on both streets.

C. Side Yards. When the intersection of two streets forms a corner lot, then the following criteria for side setbacks shall apply:

1. For detached single-family residential uses, the side setback on the side street shall be equal to the front setback.
2. For all uses other than detached single-family residential, the side setback on the side street shall be not less than the required front setback.

Article V. Area, Density, Dimensional and Height Requirements

157.084. HEIGHT, IMPERVIOUS SURFACE AND DENSITY REQUIREMENTS

A. Required Height, Impervious Surface, and Residential Density.

District	Maximum		
	Height (ft.)	Impervious Surface Ratio ¹	Residential Density ²
Residential			
RE	35	0.30	0.75
R-15	35	0.50	2.5
R-10	35	0.60	5.0
R-6	35	0.70	10.0
OI	35	0.75	5.0
CBD	40	1.00	NA
GBD	60	0.90	15.0
LBD	35	0.75	5.0
IND	0	0.75	NA
CMU	60	0.90	15.0
EQ	35	0.10	2.5

¹ Measured as a percentage of total lot area

² Measured in dwelling units per gross acre

B. Measurement of Building Height. Building height shall be measured per the requirements of § 157.192 – *Measurements* and the following procedures.

1. Measuring building height from grade. The height of buildings is the vertical distance above grade. Grade shall be established as:
 - a. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above, or
 - b. The elevation that is 10 feet higher than the lowest grade when the sidewalk or ground surface.
2. Measuring building height for different roof types.
 - a. Flat roof: measure to the top of the parapet, or if there is no parapet, to the highest point of the roof.
 - b. Mansard roof: measure to the deck line.

- c. Pitched, hipped, or gambrel roof where roof pitch is 12 in 12 or less: measure to the average height of the highest gable.
 - d. Other roofs where the roof pitch is 12 in 12 or less: measure to the highest point.
 - e. Stepped or terraced building: measure to the highest point of any segment of the building.
- C. Exception to height requirements in residential districts.** In all residential districts, the maximum height of the primary residence may exceed 35 feet provided that the part of the residence which is higher than 35 feet is set back an additional two feet for each foot of height over 35 feet.
- D. Exceptions to height limitations.** The height limitations of this chapter shall not apply to church spires, belfries, cupolas, domes not intended for human occupancy, monuments, water towers, utility poles, chimneys, conveyors, flag poles, masts, or roof mounted mechanical equipment or communication towers and antennas.

Article VIII. Parking and Loading Regulations

157.123. PARKING REQUIREMENTS

A. General Requirements.

1. Permanent off-street parking for all structures and uses of land, except parking for individual single-family residences, shall conform to the minimum requirements of § 157.123(l) - *Off-Street Parking Table*. These standards, to be used as a guide to the Zoning Administrator, are based on parking standards for general land use categories. The developer is ultimately responsible for ensuring that sufficient parking is provided.
2. Off-street parking facilities provided to comply with the provisions of this Article shall not be reduced below the requirements of this Article.
3. In sections of the Central Business District (CBD) that are west of Market Street, north of Clyburn Lane, and south of Lafayette Street, no off-street parking will be required for all uses, except that adequate off-street parking and unloading spaces must be provided, in compliance with this Article, for churches, daycare centers, schools, and residences.
4. Off-street parking is permitted in yard and setback areas required by this Zoning Ordinance, but shall not be permitted in any required buffer area.

B. Calculation of Off-Street Parking Requirements.

1. The number of parking spaces required shall be calculated so that fractional portions of parking spaces are considered a full space.
2. Calculation for required off-street parking for any bar, lounge, nightclub, or restaurant shall include all seats located in outdoor seating areas.

C. Change or Expansion of an Existing Use.

1. Change in the use of an existing structure or site shall require compliance with the minimum parking requirements applicable to the new use.
2. Any expansion of an existing building or use shall require review by the Zoning Administrator to determine additional off-street parking necessary to accommodate the expansion area or change, per the requirements of § 157.123(l) – *Off-street Parking Table*.
3. Any addition of dwelling units, personnel, seats, chairs, or other similar changes shall require review by the Zoning Administrator to determine additional parking

necessary to accommodate that addition or change, per the requirements of § 157.123(l) – *Off-street Parking Table*.

- D. Parking for Uses Not Listed in Table.** Parking for uses not expressly provided for in section 157.123(l) - *Off-street Parking Table* shall be determined by the Zoning Administrator, who shall apply the unit of measurement set forth in the table for a use that he deems to be most similar to the proposed use.
- E. Multiple Uses.** Combined parking areas serving two or more principal uses shall contain spaces equal in number to the total of spaces required for all principal uses served. This requirement is also in effect if the principal uses are the same or have the same parking requirements.
- F. Location of Parking.** Required off-street parking must be provided on the same lot or parcel or within 500 feet of the principal use for which it is required, in a parking facility the title to which and/or easement for the use of which runs with and/or is appurtenant to the title of such principal use, offsite in an area approved by the city as shared parking for the use, or where such parking is to be provided by a public garage or facility, approved by the Zoning Administrator. Shared parking areas are encouraged and shall be permitted whenever the Zoning Administrator determines that the minimum parking requirements can be met for each use based upon the number of spaces needed for each use, the frequency of the use of spaces by each use, and the timing of the use of spaces for each use.
- G. Parking in the Central Business District.** City parking lots may be used to satisfy the off-street parking requirements for residential uses located on the upper floors of commercial buildings in the Central Business District (CBD) per review and approval by the Zoning Administrator.
- H. Off-Street Parking Requirements.**

Use	2012 NAICS	Off-Street Parking Requirements
RESIDENTIAL USES		
All Residential Uses, including Manufactured Home Parks (except Multi-Family Dwellings)	NA	2.0 per dwelling unit or designated manufactured home space
Multi-Family Dwellings	NA	1.5 spaces per one bedroom unit; 2.0 spaces per unit for all others
ACCESSORY USES TO RESIDENTIAL AND NON-RESIDENTIAL USES		
Accessory Apartment to Residential Use	NA	1.0 per apartment
Upper Story Residential above Non-Residential Use	NA	1.0 per Dwelling Unit
ACCOMMODATION AND FOOD SERVICES		

Article VIII. PARKING AND LOADING

Sections 157.123 – 157.124

Use	2012 NAICS	Off-Street Parking Requirements
Bed and Breakfast Inns	721191	1.0 per guestroom, 2 spaces for owner, 1 space per staff member
Drinking Places	7224	1.0 per 150 sf GFA
Full and Limited Service Restaurants	7221 7222	1.0 per 150 sf GFA
Hotels and Motels	72111	1.1 per rental unit
Rooming and Boarding Houses	72131	1.0 per bedroom
RV Parks and Recreational Camps	7212	By Administrative Review
Special Food Services, except for Mobile Food Services (NAICS 72233)	7223	1.0 per 350 sf GFA
ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES		
All Administrative and Support and Waste Management and Remediation Services (except as listed below)	561 562	1.0 per 500 sf GFA
Business Support Services	5614	1.0 per 300 sf GFA
Landscape and Horticultural	56173	1.0 per 1,000 sf GFA
Remediation and Other Waste Treatment and Disposal	5629	1.25 spaces per employee
Salvaging and Scrap Steel Cutting	56292	1.0 per 300 sf GFA
AGRICULTURE, FORESTRY, FISHING AND HUNTING		
Support Activities for Crop Production and Forestry	1151 1153	1.0 per 1,000 sf GFA
ARTS, ENTERTAINMENT AND RECREATION		
All other Amusement and Recreation Industries	71399	By Administrative Review
Amusement Parks and Arcades	7131	By Administrative Review
Arboreta and Botanical Gardens	71213	1.2 per 1,000 sf GFA
Bowling Centers	71395	5.0 per lane
Fitness and Recreation Sports Centers	71394	1.0 per 300 sf GFA
Golf Courses (public and private) and Country Clubs	71391	1.0 per 4 members based on maximum anticipated membership
Historical Sites	71212	1.2 per 1,000 sf GFA
Horse Racing, Training Only	711212	By Administrative Review
Independent Artists, Writers and Performers	7115	1.0 per 350 sf GFA
Marinas	71393	1.5 per slip or berth
Museums and Art Galleries (not retail)	71211	1.2 per 1,000 sf GFA
Nature Parks	71219	1.2 per 1,000 sf GFA
Other Gambling Industries	713290	By Administrative Review
Performing Arts Companies	7111	1.0 per 300 sf GFA
Public Parks, Playgrounds and Community Centers	71399	By Administrative Review
Spectator Sports (Commercial)	7112	By Administrative Review
Tennis and Swimming Clubs	71391	1.0 per 4 members based on maximum anticipated membership
Zoos	71213	1.2 per 1,000 sf GFA
CONSTRUCTION		
All Construction Uses	236-238	1.0 per 1,000 sf GFA

Article VIII. PARKING AND LOADING

Sections 157.123 – 157.124

Use	2012 NAICS	Off-Street Parking Requirements
EDUCATIONAL SERVICES		
All Educational Uses (except Elementary and Secondary Schools)	6112- 6117	5.0 per classroom, plus 2 per admin. office
Elementary Schools	6111	2.0 per classroom, plus 5 admin. spaces
Secondary Schools	6111	5.0 per classroom, plus 10 admin. spaces
FINANCE AND INSURANCE		
All Finance and Insurance Uses, Including Pawn Shops (except Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender)	522-525	1.0 per 350 sf GFA
Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender	52239	1.0 per 200 sf GFA
HEALTH CARE AND SOCIAL ASSISTANCE		
Child and Adult Care Services	6244 62412	1.0 per 200 sf GFA
Community Care Facilities for the Elderly	6233	1.0 per 500 sf GFA
Community Food and Housing, and Emergency and Other Relief Services	6242	1.0 per 150 sf GFA
Home Health Care Services	6216	1.0 per 500 sf GFA
Hospitals	622	0.7 per bed
Individual and Family Services	6241	1.0 per 350 sf GFA
Medical and Diagnostic Laboratories	6215	1.0 per 500 sf GFA
Nursing Care Facilities	6231	0.4 per bed
Offices of Physicians, Dentists and Other Health Practitioners	6211 6212 6213	1.0 per 150 sf GFA
Other Ambulatory Health Care Services	6219	1.0 per 500 sf GFA
Other Residential Care Facilities	6239	1.0 per 500 sf GFA
Outpatient Care Centers	6214	1.0 per 150 sf GFA
Residential Mental Retardation, Mental Health and Substance Abuse Facilities	6232	1.0 per 500 sf GFA
Social Assistance	624	1.0 per 350 sf GFA
Vocational Rehabilitation Services	6243	1.0 per 350 sf GFA
INFORMATION		
All Information Uses (except as listed below)	51	1.0 per 500 sf GFA
Libraries and Archives	51912	1.0 per 350 sf GFA
Motion Picture and Video Distribution	51212	1.0 per 350 sf GFA
Motion Picture Theaters, Drive-in	512132	By administrative review
Motion Picture Theaters, except Drive-Ins	512131	1.0 per 5 seats
MANUFACTURING		
All Manufacturing Uses (except Nonmetallic Mineral Products and Primary Metal)	31-33	1.0 per 500 sf GFA
Nonmetallic Mineral Products (stone, glass, clay, concrete)	327	1.0 per 1,000 sf GFA
Primary Metal	331	1.0 per 1,000 sf GFA

Article VIII. PARKING AND LOADING

Sections 157.123 – 157.124

Use	2012 NAICS	Off-Street Parking Requirements
OTHER SERVICES		
All Other Personal Services	81299	1.0 per 300 sf GFA
Animal Shelters and Pounds	812910	1.0 per 1,000 sf GFA
Automotive Repair and Maintenance	8111	1.0 per 500 sf GFA
Business, Professional, Labor, Political and Similar Organizations	8139	1.0 per 250 sf GFA
Car Washes - Full service	811192	1.0 per employee
Civic and Social Organizations	8134	1.0 per 250 sf GFA
Coin-Operated Laundries and Drycleaners	81231	1.0 per 250 sf GFA
Commercial and Industrial Machinery and Equipment Repair and Maintenance	8113	1.0 per 350 sf GFA
Crematories	81222	1.0 per 500 sf GFA
Dry Cleaning and Laundry Services (except coin-operated)	81232	1.0 per 500 sf GFA
Electronic and Precision Equipment Repair and Maintenance	8112	1.0 per 350 sf GFA
Footwear and Leather Goods Repair, Shoe Shine Shop	81143	1.0 per 300 sf GFA
Funeral Homes and Funeral Services	81221	5.0 plus 1.0 per 2 seats main assembly
Grantmaking and Giving Services	8132	1.0 per 250 sf GFA
Linen and Uniform Supply	81233	1.0 per 350 sf GFA
Personal and Household Goods Repair and Maintenance	8114	1.0 per 350 sf GFA
Personal Care Services (includes Barber and Beauty shops, Nail Salons), except for Tattoo Parlors and Sexually Oriented Businesses (NAICS 812199)	8121	2.5 per chair or basin
Pet Care Services, except Veterinary (NAICS 54194) and Animal Shelters and Pounds (NAICS 812910)	81291	1 per 1,000 GFA
Religious Organizations	8131	1.0 per 350 sf GFA
Sexually Oriented Businesses	812199	1.0 per 350 sf GFA
Social Advocacy Organizations	8133	1.0 per 500 sf GFA
Tattoo Parlors	812199	1.0 per 350 sf GFA
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES		
All Professional, Scientific and Technical Services Uses, including Veterinary Services (except Photographic Studios, Portraits)	54	1.0 per 350 sf GFA
Photographic Studios, Portraits	541921	1.0 per 300 sf GFA
PUBLIC ADMINISTRATION		
All Public Administration Uses (except Correctional Institutions and Fire Protection)	92	1.0 per 350 sf GFA
Correctional Institutions	92214	By Administrative Review
Fire Protection	92216	4.0 per bay
REAL ESTATE AND RENTAL AND LEASING		
Mini-warehouses and Self Storage Units	53113	1.0 per 6 storage units
Real Estate	531	1.0 per 350 sf GFA
Rental and Leasing Services	532	1.0 per 500 sf GFA
Video Tape and Disc Rental	53223	1.0 per 350 sf GFA
RETAIL TRADE		
All Retail Uses, including Urban Mixed Use Buildings (except as listed below)	44-45	1.0 per 350 sf GFA

Use	2012 NAICS	Off-Street Parking Requirements
Automobile Dealers	4411	1.0 per 600 sf GFA
Building Material and Supplies Dealers	4441	1.0 per 1,000 sf GFA
Flea Markets	453310	1.5 per stall
Fuel Dealers	45431	1.0 per 500 sf GFA
Gasoline Stations, except Truck Stops (NAICS 44719)	447	1.0 per 600 sf GFA
Grave Stones and Monuments	45399	1.0 per 500 sf GFA
Manufactured Home Dealers	45393	1.0 per 600 sf GFA
Motor Vehicle and Parts Dealers	441	1.0 per 600 sf GFA
Non-Store Retailers	454	1.0 per 500 sf GFA
Other Motor Vehicle Dealers	4412	1.0 per 600 sf GFA
Truck Stops	44719	1.0 per 500 sf GFA + 1.0 tractor trailer space per 5,000 gross site area
TRANSPORTATION AND WAREHOUSING		
All Transportation and Warehousing Uses (except Postal Services)	48-49	1.0 per 500 sf GFA
Postal Services	491	1.0 per 250 sf GFA
UTILITIES		
All Utility Uses	22	1.0 per 500 sf GFA
WHOLESALE TRADE		
All Wholesale Trade Uses	42	1.0 per 5,000 sf GFA
TEMPORARY USES		
All Temporary Uses, including Fairs and Carnivals and Temporary Sales Stands (except as listed below)	454390 713990	by administrative review
Contractor's Office and Equipment Shed	NA	1 per employee, 1 per associated vehicle
Open Lot Sales of Christmas Trees	454390	1 per 500 sq ft of display area
Temporary Office Trailers	NA	1 per employee

- I. **Design Standards.** Where off-street parking is required, the following design and development standards shall apply:

1. **Parking Dimensions.**

- a. **Parking stalls.** Parking stalls shall be not less than 9 feet by 19 feet, except that a maximum of 10 percent of the total number of stalls may be 8.5 feet by 18 feet. However, the dimensions of all parallel parking stalls shall be not less than nine feet by 24 feet.

- b. Minimum isle width shall be as follows:

Angle of Parking	Aisle Width	
	One Way Traffic	Two Way Traffic
30 degrees	13 feet	19 feet
45 degrees	13 feet	20 feet
60 degrees	18 feet	22 feet
90 degrees	20 feet	24 feet

- c. No parking aisle serving the general public that contains more than 10 parking spaces shall dead end. Any parking aisle that dead ends shall be provided a suitable turnaround.

2. Construction.

- a. All off-street parking areas for 10 or more vehicles shall be paved with asphalt, concrete, brick pavers, or approved pervious pavement and pavers as detailed in § 157.123(1)(2), except for areas used for overflow, special events, and peak parking, and parking areas serving single-family detached and duplex housing. However, parking designed to accommodate the regular parking of heavy construction and industrial vehicles may be allowed to pave those areas with suitable gravel. Any parking for 10 or more vehicles on such site intended to park automobiles, small service vehicles, and similar passenger vehicles shall be paved.
- b. Surfaces for all driveways and off-street parking areas for less than 10 vehicles may consist of asphalt, concrete, crushed stone, gravel, approved pervious pavement and pavers as detailed in § 157.123(1)(2), or other similar material approved by the Zoning Administrator, except for areas used for overflow, special events, and peak parking, and parking areas serving single-family detached and duplex housing.
- c. Parking lot construction shall be designed to minimize off-site storm water runoff.
- d. Driveways and parking areas which are required to be paved shall be paved with a minimum 10 foot wide apron made of asphalt, concrete, brick pavers, or similar hard material approved by the Zoning Administrator and suitable for driveway use, which extends at least 10 feet from the edge of the public street to prevent washout into the public street and to protect the edge of pavement. This standard shall not apply to single-family residential and duplex uses.

- e. Alleys shall be paved with asphalt or concrete and shall be designed and constructed to withstand regular use by heavy vehicles such as garbage trucks. All alleys paved with asphalt shall have continuous concrete edges a minimum of twelve inches in width
 - f. Pedestrian crosswalks shall be incorporated into the design and construction of parking lots in all mixed use and commercial districts wherever pedestrians are likely to cross to access parking or other buildings.
3. Low Impact Design Required. Low impact design (LID) of all parking areas is required to control stormwater and meet the city's stormwater goal that post-construction discharge does not exceed pre-construction discharge, as reviewed and approved by the City Planner. General LID standards and requirements are detailed in § 157.194 – *Low Impact Design Required* and apply to all parking areas. Specific low impact design standards for parking lots are as follows:
- a. Bioretention/biofiltration swales designed within planting islands and around the perimeter shall be a minimum of 10 feet in width. If curbing is not placed around the swale, stop blocks must be used for each parking space to prevent vehicles from entering the swale.
 - b. Permeable pavements are permitted including interlocking paving systems and porous pavement, provided handicapped spaces and pathways are designed and installed to meet ADA requirements. Open-grid pavers may be used in peripheral and overflow parking areas.
 - c. If curbing is used to provide a barrier around swales or other landscaped or natural areas designed to receive stormwater from the site regular gaps in the curbing must be provided to allow stormwater runoff to drain into these areas as planned without ponding in parking spaces or drive aisles.
4. Separation from Walkways and Streets. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffers as provided in § 157.138 (J) – *Parking Lot Landscaping*. In smaller parking lots with less than 10 spaces, off-street parking spaces shall be separated from walkways, sidewalks, streets, alleys, required yards and buffer areas by curbing or a landscaped buffer area per the requirements of § 157.138(J) – *Parking Lot Landscaping*, as approved by the Zoning Administrator.
5. Entrances and Exits. Curbing or other approved barriers, including landscaping as provided in § 157.138(J) – *Parking Lot Landscaping*, shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All off-street parking areas shall be designed so that all movement onto a public street is in a forward motion. No driveway may be located closer than 40 feet to a street

intersection measured in a straight line from the closest point of the driveway to the closest point of the edge of pavement or curb line of the intersection.

6. Onsite turnaround required. Onsite turnaround area adequate to accommodate typical passenger vehicles shall be provided for all parking spaces.
7. Marking. Off-street parking, except for single-family detached residential use, shall be clearly marked on the ground by painted lines, curbs or other means to indicate individual spaces. Signs or markers, as approved by the Zoning Administrator, shall be used as necessary to ensure efficient and safe vehicle operation on the lot.
8. Lighting. Adequate lighting shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be shielded so as to prevent sky glow and light trespass onto adjacent residential areas, public streets and rights-of-way.
9. Landscaping. Off-street parking areas for 10 or more vehicles shall be landscaped in accordance with the provisions of § 157.138(J) – *Parking Lot Landscaping*.
10. Maintenance. All off-street parking areas shall be maintained in a clean and orderly condition, removing and/or controlling dust, debris and weeds to the extent possible on a regular basis, at the expense of the owner or lessee and not used for the sale, repair, dismantling or servicing of any vehicles or equipment, except for service and auto repair stations.
11. Circulation. All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets. This standard shall not apply to single-family detached residential, duplex, patio home and townhouse developments.
12. Drive-thru Stacking. In addition to required parking spaces, drive-thru facilities shall provide a minimum of five stacking spaces per drive-thru facility, window, or bay. Stacking spaces shall be located entirely outside of a required driveway or parking isle needed to access required parking spaces. The following exceptions shall apply to the five stacking spaces required hereunder:
 - a) Fast food restaurants shall have an additional five stacking spaces. A minimum of five of the total stacking spaces shall be located at or prior to the ordering station.
 - b) Non-automated car washes shall only be required to have at least two stacking spaces per bay, one of which for each bay is located for use as a dry down area.
 - c) Automated car washes shall be required to have an additional two stacking spaces per bay.

- J. Parking for the Physically Handicapped.** Parking for the physically handicapped shall be provided per the requirements of the Americans with Disabilities Act (ADA) of 1990, as amended; and the International Building Code, as amended and adopted by the City of Camden. Each space shall be paved, prominently outlined in blue paint, and shall include appropriate signage provided per the requirements of the ADA and the International Building Code.
- K. Parking, Storage, or Use Of Campers, Boats, Trailers, or Recreational Vehicles in Residential Zones.** One such vehicle no longer than 17 feet may be stored or parked in the front yard or side yard of a residential lot. Vehicles must be parked at least five feet from adjacent side or rear property lines. A maximum of 3 vehicles of any size may be parked in the rear yard area unless they are stored in an enclosed building. However, any such vehicles may be parked anywhere on the lot in order to load or unload for up to 24 hours.
- M. Parking, Storage, or/and Use of Non-Recreational or Commercial Vehicles and Equipment in Residential Zones.**
1. All vehicles must maintain current license plates. Unlicensed vehicles shall not be stored or parked on any lot zoned for residential use, unless in completely enclosed buildings.
 2. In the RE, R-15, R-10, R-6, or OI Districts:
 - a. Only one commercial delivery vehicle that is less than 24 feet in length or contains fewer than 3 axles is allowed on a residential lot and only if parked in the rear yard area or parked within an enclosed building.
 - b. Vehicles used for commercial, industrial, farm, or construction purposes are prohibited on street or highway rights-of-way, except when actively involved in pick up or delivery to the residence.
 - c. Only one commercial vehicle longer than 24 feet or containing more than 2 axles, one construction trailer, or one piece of construction equipment is allowed on a residential lot and only if parked within an enclosed building.
 - d. Cars or pick-up trucks (with or without signs) which are used for commercial purposes may be parked anywhere on a residential lot.
 - e. Moving trailers, vans, or POD storage units may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed two weeks while owners are moving in or out of a residence.

- f. Dumpsters used for debris during construction or renovation of a residence may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed six months.
 - g. Moving vans or trailers which are parked on a residential lot to store furniture or other personal property during the renovation of the residence may be parked or placed in the rear yard area, no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed six months. If placement of the moving van or trailer is not possible, the Zoning Administrator may approve placement in a side yard.
- N. **Parking Vehicles for Sale.** In all residential zones, only one item (motor vehicle, recreational vehicle, boat, trailer or other large item of personal property) may be offered for sale and may only be parked in the front or side yard area for a total accumulated period not exceeding 60 days per year. Such vehicles may be parked in the rear yard for an indefinite period of time. Placement of all such vehicles shall meet the requirements of § 157.123(L and M) based on the type of vehicle that is for sale.
- O. **Bicycle Parking.** Parking areas on lots adjacent to a marked bicycle route, bike lane, or shared use facility shall include a conveniently and safely located bike rack providing parking for a minimum of 10 bicycles.

157.124. OFF-STREET LOADING

A. General Requirements.

- 1. All uses shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or private street. Truck unloading areas shall be located in the rear of the building.
- 2. Off-street loading and unloading space shall in all cases be located on the same lot or parcel of land as the uses they are intended to serve.
- 3. Adequate onsite turnaround area shall be provided for all loading and unloading areas.
- 4. Off-street loading and unloading areas shall be designed to avoid or minimize safety issues or traffic congestion.
- 5. Loading areas shall be located so as not to be visible from residences, residentially zoned districts, streets or public rights-of-way unless appropriately screened per the requirements of § 157.139 - *Screening*.

157.193. NONCONFORMITIES

Any parcel of land, use of land, easement, building or structure lawfully existing on the date of any text change in this ordinance, the time of annexation into the City's jurisdiction, or on the date of a zoning map change that does not conform to the use or dimensional requirements of the district in which it is located may be continued and maintained in accordance with the provisions of this section and other applicable provisions of this ordinance. Nonconformities may continue, but the provisions of this section are designed to curtail substantial investment in nonconformities and to bring about their eventual conformity or elimination.

A. Nonconforming lots.

1. Vacant lots. Vacant lots for which plats or deeds have been recorded in the office of the Register of Deeds for Kershaw County, which fail to comply with the minimum area or other dimensional requirements of the districts in which they are located, may be used for any of the uses permitted in the district in which it is located, provided that:
 - a. Where the lot area is not more than 20 percent below the minimum specified in this ordinance, and other dimensional requirements are otherwise complied with, the Zoning Administrator is authorized to issue a certificate of zoning compliance.
 - b. Where the lot area is more than 20 percent below the minimum specified in this ordinance, or other dimensional requirements cannot be met, the Board of Zoning Appeals may, in its discretion, approve as a variance such dimensions as shall conform as closely as possible to the required dimensions.
2. Recombination of nonconforming vacant lots. When the owner of a nonconforming vacant lot also owns land adjacent to the nonconforming lot, and the adjacent land or portion thereof can be combined with the nonconforming vacant lot to create a conforming lot or a more conforming lot (without creating other nonconformities), such owner shall, before selling or beginning any construction thereon, so combine the nonconforming lot and the adjacent land to create such lot.
3. Nonconforming occupied lots. Nonconforming lots occupied by buildings or structures that fail to comply with the dimensional requirements for the district in which they are located may continue to be used, provided the specific nonconformity is not increased.

B. Nonconforming uses.

1. Nonconforming uses of land or structures may continue only in accordance with the provisions of this section.
2. A nonconforming use shall not be expanded. Expansion shall include an intensification of use, a physical expansion that results in increased capacity or activity associated with the use, an extension of the hours of operation or number of days of activity, and any similar change in activity or location.
3. A nonconforming use shall not be moved from one location on a site to another location on the same site unless the property owner can demonstrate to the satisfaction of the City Planner that the relocation of the use will not increase the impacts of such use on the public, will not adversely affect adjacent properties, and will not have the effect of making the nonconformity more permanent.
4. A nonconforming use shall not be changed to any other use unless the new use conforms to the standards of the zoning district in which it is located. Once a nonconforming use is changed to a conforming use, a nonconforming use shall not be re-established.
5. Where a nonconforming use is discontinued or abandoned for a period of 180 days, then the use shall not be re-established or resumed and any subsequent use of the land or structure shall conform to the requirements of these regulations.
6. No structural changes shall be made in any structure occupied by a nonconforming use except as follows:
 - a. Those structural changes ordered by an authorized official in order to insure the safety of the structure shall be permitted.
 - b. Maintenance and repairs to keep a structure in sound condition shall be permitted.
 - c. Structural changes necessary to convert the nonconforming use to a conforming use shall be permitted.
 - d. An existing nonconforming residential structure may be enlarged or altered provided that no additional dwelling units result therefrom. Any such enlargement or alterations shall be in compliance with all yard requirements of the district and/or use.

- e. The structure and its accompanying use may be moved to another location on the lot so long as the structure meets all applicable requirements of the district.
- f. Expansion of a nonconforming use of a building or structure into portions of the structure that, at the time the use became nonconforming, were already erected and arranged or designed for such nonconforming use is permissible.

C. Nonconforming structures.

1. A nonconforming structure, devoted to a use permitted in the zoning district in which it is located, may continue only in accordance with the provisions of this section.
2. Normal repair and maintenance may be performed to allow the continuation of a nonconforming structure.
3. Any nonconforming structure may be enlarged if the expansion does not increase the nonconformity.
4. Structural changes necessary to convert the nonconforming use to a conforming use shall be permitted.
5. A nonconforming structure shall not be moved unless it thereafter conforms to the standards of the zoning district in which it is located.
6. A nonconforming structure, destroyed or damaged so that more than forty percent of the value of such structure remains, may be repaired or restored if:
 - a. A building permit for the repair or restoration is issued within six months of the date of the damage and remains valid until the repairs or restoration are complete.
 - b. The structure conforms to the standards of the regulations for the zoning district in which it is located; however, if the structure is used for the same purpose as before the destruction, the new structure may be rebuilt using the same materials.
 - c. The total amount of space devoted to a nonconforming use is not increased and the degree of nonconformity in the structure is not increased.

7. If the zoning administrator determines the building or structure has been damaged to such an extent that the repair costs will exceed 60 percent of the fair market value of the damaged building or structure immediately before the damage was incurred, future use of the building and site shall conform to the regulations of the district in which it is located. However, any building or structure listed on the National Register of Historic Places or any building certified as a state historic building may be rebuilt or restored to its original dimensions or the dimensions of the building or structure before such damage occurred, provided such restoration conforms to the Secretary of Interior Standards for Rehabilitation. For the purposes of this section, the extent of damage or destruction shall be determined by comparing the estimated cost of repair or restoration with the current assessed tax value.
8. A nonconforming structure shall not be replaced with another nonconforming structure regardless of the degree of nonconformity.
9. Nonconforming signs.
 - a. Nonconforming signs, if present anywhere on the site, shall be removed prior to issuance of a change of use permit, issuance of a grading permit, or commencement of new construction on the site.
 - a. Nonconforming signs shall be brought into compliance with the requirements of this section whenever one or more of the following occurs:
 - 1) The name of the business is changed;
 - 2) The occupancy classification of the business is changed; or
 - 3) The cost of renovation or repair of the building or sign exceeds 50 percent of its replacement cost.

D. Nonconforming feature.

A nonconforming feature is a physical characteristic that was lawfully established (or for which a vested right had been established) before the effective date of this Article or a subsequent amendment thereto, but does not conform to the applicable standards set forth in §157.193(C) or §157.193(E). Nonconforming features include, but are not limited to physical characteristics of development that exceed allowable maximum standards (e.g. impervious surface and height), and those that lack or fall short of required minimum standards (e.g. sight triangle, off-street parking and loading spaces buffer width and lighting standards).

Nonconforming features may be continued subject to the following limitations:

1. No action shall be taken which increases the degree or extent of the nonconforming feature. Any enlargement, extension, structural alteration, parking changes, and other changes to lot design and access shall conform to all current requirements of this Article.
2. For development existing (or for which a vested right had been established) before the effective date of this ordinance, as amended, nonconforming features created by a change in regulations may continue to exist, and structures with such nonconforming features may be reconstructed if demolished or destroyed.

E. Additional requirement for nonconforming accessory uses and structures.

No nonconforming accessory use or accessory structure shall continue after the principal use or structure is terminated by abandonment, discontinuance, damage, or destruction unless such accessory use or accessory structure thereafter is made to conform to the standards for the zoning district in which it is located.

F. Additional requirements for manufactured home parks.

1. Nonconforming manufactured home parks may not be expanded or increased in size which shall include adding spaces to the park;
2. When a site at a nonconforming manufactured home park is vacated, another manufactured home may not be placed on that site;

G. Changes of tenancy and/or ownership.

There may be a change in tenancy or ownership of an existing nonconforming use or structure provided there is no change in the nature or character of such nonconforming use or structure except as provided herein and all other applicable requirements of this ordinance are met (e.g., parking, screening, landscaping, etc.).

157.194. LOW IMPACT DESIGN REQUIRED

In order to balance growth needs with environmental protection, reduce municipal infrastructure and utility maintenance costs (streets, curbs, gutters, sidewalks, storm sewer), reduce storm water management costs, preserve the integrity of ecological and biological systems, protect water quality by reducing sediment, nutrient, and toxic loads to water bodies, and to preserve trees and natural vegetation, low impact design is required for all non-residential projects and all residential projects containing more than ten dwelling units. All projects shall meet the following criteria.

D

SAMPLE

1 TITLE DESCRIPTION

ALL THAT PIECE, PARCEL OR LOT OF LAND CONTAINING SEVENTY-SIX HUNDREDTHS (0.76) ACRES, MORE OR LESS AND MORE PARTICULARLY SHOWN AS "0.76 ACRES" ON THAT PLAT ENTITLED "PROPERTY OF CHARLES D. ELLIOTT AND BARBARA H. ELLIOTT LOCATED NEAR THE CITY LIMITS OF CAMDEN" BY DANIEL D. RIDDICK, R.L.S., DATED NOVEMBER 17, 1987, TO BE RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS, SOUTH CAROLINA IN PLAT BOOK 38, PAGE 383. THIS TRACT IS BOUNDED NOW OR FORMERLY AS FOLLOWS: NORTH AND EAST BY PROPERTY OF G. GERALD GEDDINGS AND JOHN L. STEVENSON; SOUTH BY U.S. HIGHWAY ONE; AND WEST BY PROPERTY OF G. GERALD GEDDINGS AND JOHN L. STEVENSON.

ALSO CONVEYED HERewith IS A SEWER EASEMENT OR RIGHT TO USE THE SEWER EASEMENT AS SHOWN ON THE ABOVE REFERENCED PLAT.

THIS BEING THE SAME PROPERTY CONVEYED TO MARSEV, LLC BY DEED OF CLIFFORD H. PRYOR & ASSOCIATES, INC. AND DEAN MARTIN, DATED FEBRUARY 21, 2012 AND RECORDED ON MARCH 16, 2012 IN THE OFFICE OF THE REGISTER OF DEEDS FOR KERSHAW COUNTY IN BOOK 2912 AT PAGE 251.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-872823-H-CHAR, DATED OCTOBER 22, 2017.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment No. NCS-872823-H-CHAR, Dated October 22, 2017.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- SEWER EASEMENT OR RIGHT TO USE THE SEWER EASEMENT AS SHOWN ON PLAT BOOK 38 AT PAGE 383, AS REFERENCED TO IN THAT CERTAIN DEED DATED MARCH 1, 2012 AND RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS OFFICE ON MARCH 16, 2012 IN BOOK 2912 AT PAGE 251; ALSO REFERENCED IN THOSE CERTAIN DEEDS RECORDED IN BOOK 105 AT PAGE 289 AND BOOK JA AT PAGE 2759. SHOWN HEREON
- RIGHTS AND EASEMENTS TO CONSTRUCT SEWER PIPE LINES, WATER PIPE LINES AND THE CONSTRUCTION OF LIGHT POLE LINES INITIALLY GRANTED IN THAT CERTAIN DEED RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS IN BOOK CG AT PAGE 586 AND FURTHER SHOWN IN DEED BOOK CP AT PAGE 304. SHOWN HEREON
- RIGHT OF WAY UNTO CITY COUNCIL OF CAMDEN FOR SEWER LINE AS RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS IN BOOK SSS AT PAGE 541. UNABLE TO LOCATE BASED ON DEED DESCRIPTION
- RIGHT OF WAY UNTO THE STATE HIGHWAY COMMISSION TO CONSTRUCT A ROAD AS RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS IN BOOK BO AT PAGE 714. UNABLE TO DETERMINE AFFECT DUE TO ILLEGIBLE DEED
- RIGHT OF WAY UNTO SOUTHERN BELL TELEPHONE AND TELEGRAPH CO. AS RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS IN BOOK AQ AT PAGE 47. BLANKET IN NATURE

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X-Shaded" & "AE", of the Flood Insurance Rate Map, Community Panel No. 45055C0451E, which bears an effective date of December 19, 2006 and is partly located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "AE" defined as areas with base flood elevations determined
Zone "X-Shaded" defined as of 0.2% chance flood

4 SURVEYOR CERTIFICATION

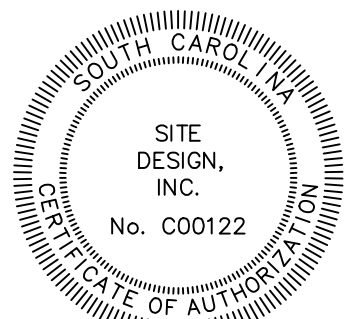
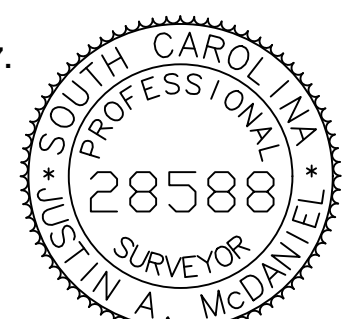
To: CRG Southeast Properties, LLC; Carolina Restaurant Group, Inc.; Citizens Bank, N.A., its successors and assigns; First American Title Insurance Company; Commercial Due Diligence Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 20 and 21(b) (Graphically depict location of wetland areas as identified through the National Wetlands Inventory) of Table A thereof.

The fieldwork was completed on October 16, 2017.

Date of Plat or Map: November 29, 2017

Justin A. McDaniel, P.L.S.
State of South Carolina Reg. No. 28588



Approved CDS Surveyor

Surveyors Name:
Site Design, Inc.
800 E Washington St., Ste. B
Greenville, SC 29601
864-271-0496
email: jmcDaniel@sitedesign-inc.com



6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

12 PARKING INFORMATION

30 Standard Spaces
2 Handicap Spaces
32 Total Parking Spaces

13 LAND AREA

33,274 square feet
0.764 Acres

14 BUILDING AREA

2,980 SQ.FT.

15 BUILDING HEIGHT

BH=16.0'

7 STATEMENT OF ENCROACHMENTS

- 19.3' Shed projection
- 8.9' Fence/Concrete projection
- 0.9' Parking Stripe Projection

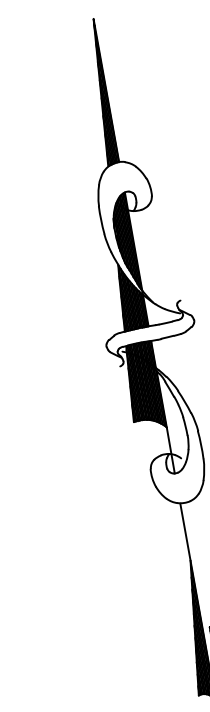
8 ZONING INFORMATION

NO INFO RECEIVED

9 LEGEND

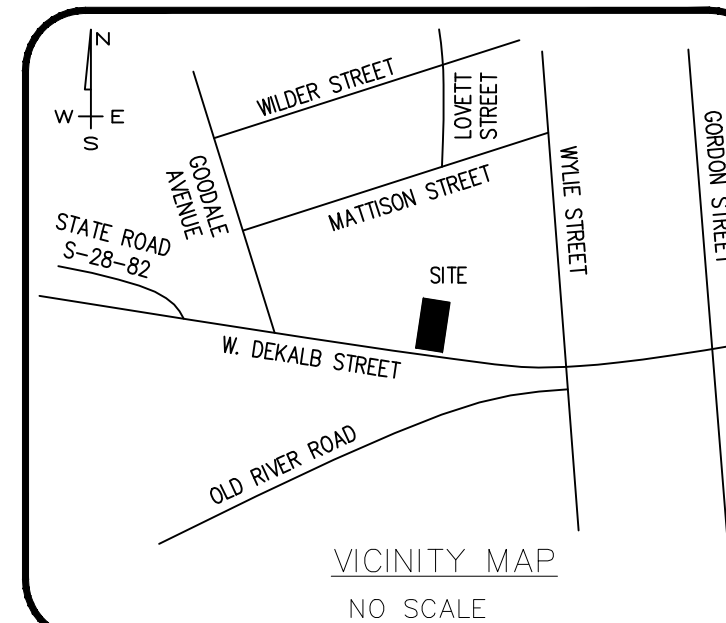
	PROPERTY LINE		FLAG POLE
	POINT OF BEGINNING		HANDICAP PARKING
	POINT OF COMMENCEMENT		TELEPHONE PEDESTAL
	CONCRETE		DROP INLET
	MORE OR LESS		MONITORING WELL
	RAILROAD TRACK		SEWER MANHOLE
	FENCE		TELEPHONE BOX
	NOT TO SCALE		UTILITY POLE
	CENTERLINE		FIRE HYDRANT
	MEASURED CALL		ELECTRIC METER
	RECORD CALL		GAS METER
	BUILDING LINE		ELECTRIC CONTROL CABINET
	IRON PIN SET		LIGHT POLE
	IRON PIN OLD		ELECTRIC TRANSFORMER
			CLEANOUT
			GUY ANCHOR
			STORM DRAIN MANHOLE
			TELEPHONE PEDESTAL
			OVERHEAD ELECTRIC LINES
			BUILDING SETBACK LINE
			EASEMENT LINE

17 NORTH ARROW / SCALE



SCALE : 1" = 30'

16 VICINITY MAP



11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has direct access to West DeKalb Street (U.S. Highway 1)
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- Reference Plat: Plat entitled, "Property of Charles D. Elliott & Barbara H. Elliott", prepared by Daniel Riddick & Associates, Inc. and recorded in the Kershaw County ROD in Plat Book 38, page 383
- Reference Deed: Deed Book 2912, page 251
- According to the National Wetlands Inventory map the subject property does not contain wetland areas.

Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: JAM
Surveyor Ref.No: S170962
Aprvd By: ACJ
Field Date: October 16, 2017
Scale: 1"=30'

Date: 1/10/18
Revision: Client Comments
Date:
Revision:
Date:
Revision:
Date:
Revision:

Prepared For:

Wendy's
#4981

Client Ref. No: CRG #236

20 PROJECT ADDRESS

1012 West DeKalb Street Camden, S.C.

Project Name:
Wendy's Portfolio
CDS Project Number:
17-10-0001:008

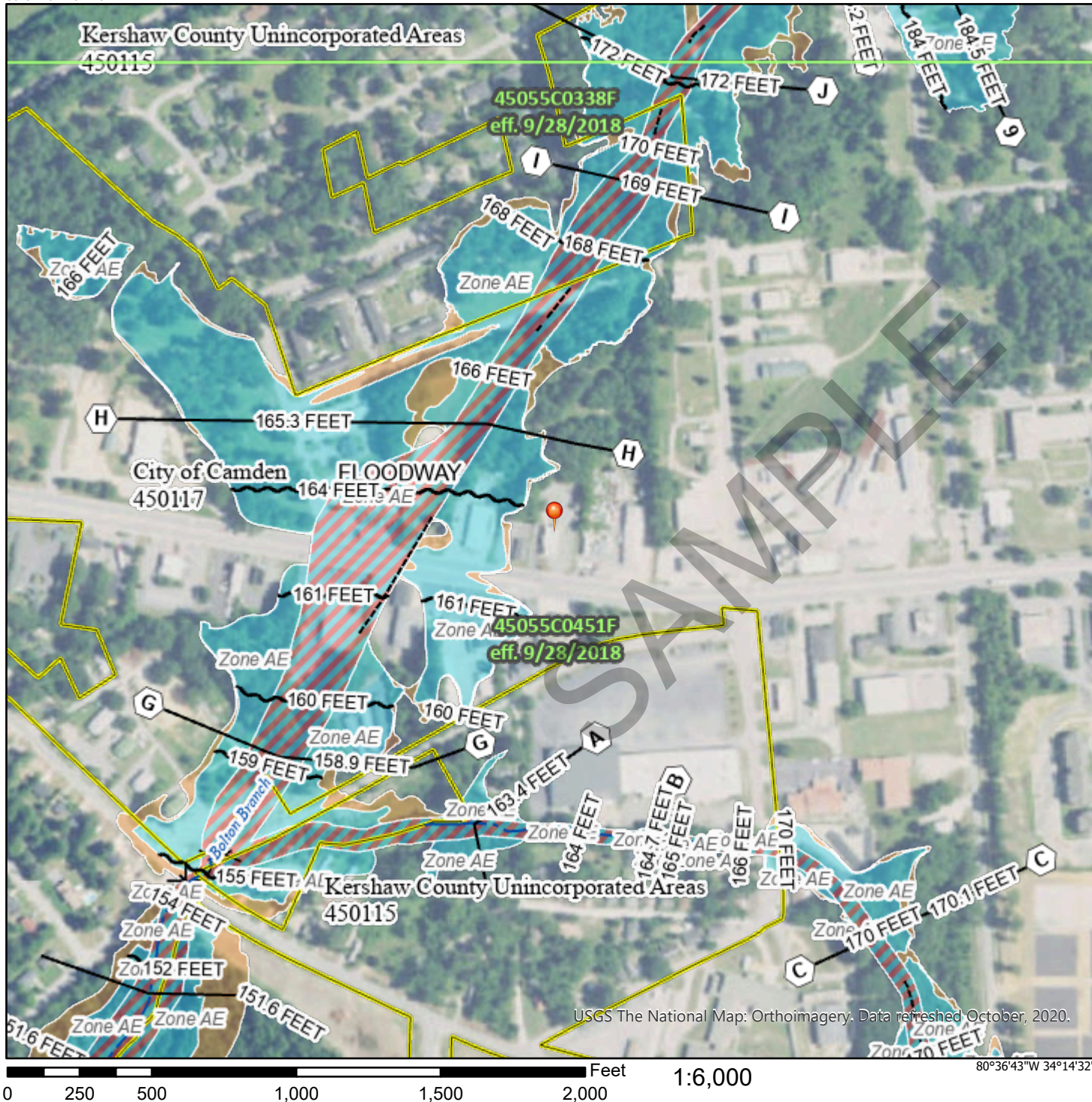
SAMPLE

E

National Flood Hazard Layer FIRMette



80°37'20"W 34°15'2"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/4/2021 at 2:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed October, 2020.

80°36'43"W 34°14'32"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000