



**Landrum Planning Commission Meeting
5:30 P.M.
Thursday, May 5, 2022**

AGENDA

- 1. Call to Order**
- 2. Work Session: Draft Landrum Zoning Code Update**

Adjournment

§5.2.25.4 Official Zoning Map & District Boundaries**§5-2-25.4.01 Zoning Map**

1. The Official Zoning Map of the City of Landrum, South Carolina, shall hereinafter be referred to in Appendix B as the Zoning Map.
2. The City is hereby divided into the zoning districts listed in this Section and as shown on the Zoning Map, which, along with all notations, references, and other information shown thereon, is hereby incorporated into and made part of Appendix B.
3. As part of Appendix B, the Zoning Map shall be amended only in accordance with the Rezoning Procedures outlined in the Standard Operating Procedures for the City of Landrum.
4. The Zoning Map shall be located in the City Hall and shall be the final authority as to the current zoning status of land and water areas, buildings and other structures in the City save for subsequent amendments enacted by the City Council and not yet officially recorded on said map.

§5-2-25.4.02 Zoning District Boundaries

Where uncertainty exists as to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow center lines of rights-of-way or prescriptive easements. In case of closure of a street or alley, or vacation of an easement, the boundary shall be construed as remaining at its prior location unless ownership of the closure or vacated area is divided other than at the center, in which case the boundary shall be construed as moving to correspond with the ownership, but not beyond any previous right-of-way or easement line.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following lot lines.
3. Boundaries indicated as following City limit lines shall be construed as following such City limits.
4. Boundaries indicated as following railroad lines shall be construed as to be midway in the right-of-way.
5. Boundaries indicated as following shorelines of bodies of water shall be construed to follow such shorelines. Boundaries indicated as approximately following the center lines of creeks, streams, rivers, canals, or other predominately linear bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or concentric with, or extensions of features indicated in Paragraphs (1) through (5) above shall be so construed. Distances and dimensions not specifically indicated on the Zoning Map shall be determined from the Zoning Map by the Zoning Administrator and as so noted on the map.

7. Where areas appear to be unclassified on the Zoning Map, and classification cannot be established by the above rules, such areas shall be considered to be classified R-1 until action is taken to amend the Zoning Map.
8. Where territory is added to the jurisdictional area, it shall be considered to be classified as R-1 until action is taken to amend the Zoning Map.
9. Where natural or man-made features actually existing on the ground are at variance with those shown on the Zoning Map, the Zoning Administrator shall interpret the district boundaries as so noted on the map.
10. Where uncertainties continue to exist and/or further interpretation is required beyond that presented in the above paragraphs, the question shall be presented to the Zoning Administrator for interpretation and as so noted on the map.

§5-2-25.4.03 Zoning and Development Within Rights-of-Way

1. Zoning of Public Rights-of-Way
 - a. Normally, all publicly owned rights-of-way for roads, streets, alleys, easements, or transit routes are classified in the least intense of adjacent zones. In order to define clearly the location of rights-of-way, the Zoning Map will not depict the zoning within existing rights-of-way.
 - b. When the Comprehensive Plan recommends zoning that is different from that specified above for a publicly owned right-of-way for a road, street, alley, easement, or transit route, the City Council may reclassify such right-of-way to the recommended zoning by the approval of a future land use map amendment application. The Zoning Map will depict the zoning within such rights-of-way.

2. Rezoning of Proposed Rights-of-Way Where Zoning Was Previously Withheld

Where, by action of the City Council in prior rezonings, private property was withheld from rezoning in order to provide for future construction, widening, realignment, and relocation of proposed public roads, streets, alleys, easements, or transit routes or facilities, the zoning of such private properties shall assume the zoning classification of the land of which they are a part; or, the least intense of adjacent zones if the land is not part of an adjacent parcel.

3. Air Rights and Subsurface Development Within Public Rights-of-Way

Air rights development and subsurface rights development are permitted in publicly owned rights-of-way for roads, streets, alleys, easements, and transit routes if the development will not conflict with the recommendations and guidelines of the applicable action statements contained within the Comprehensive Plan.

§5-2-25.5 Zoning Districts

The City of Landrum is hereby subdivided into the following districts:

R-1	Single-Family Residential District
R-2	Single and Two-Family Residential District, 10,000 Minimum Lot Area
RS-3	Multi-Family District

C-1	Central Business District
C-2	Neighborhood Business District
GI	General Industrial District
FRD	Flexible Review District
AR	Agricultural -Recreation District

Section 5-2-25.6 District Regulations

The following regulations pertain to the districts established by this ordinance.

§5-2-25.6.01 R-1 Single Family Residential District

This district is intended to foster, preserve and protect areas of the community in which the principal use of land is detached, single family dwellings and related support facilities.

1. Permitted Uses.

The following uses shall be permitted in any R-1 Zoning District:

- a. Detached single family dwelling meeting International One/Two Family Dwelling Code (Residential only) requirements.
- b. Non-commercial horticulture or agriculture, but not including the keeping of poultry, livestock, or kennels.
- c. Unlighted golf course, excluding miniature golf courses and driving ranges.

2. Conditional Uses.

The following uses shall be permitted in any R-1 Zoning District on a conditional basis, subject to the conditions of this section and Section 5-2-24, Code Enforcement.

- a. Church, synagogue, temple and other places of worship, provided that:
 - 1) such use is housed in a permanent structure which meets all building, electrical, and plumbing codes for places of public assembly;
 - 2) such use is located on a lot not less than 50,000 square feet in area;
 - 3) exterior and parking lot lights do not reflect on to adjoining residences; and
 - 4) no structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements contained in this Ordinance are provided on site.
- b. Kindergarten, pre-school nursery, and day care for adults and children center, provided that:
 - 1) such uses meet the minimum standards set forth for such facilities by the State Department of Health and Environmental Control (DHEC), if applicable;
 - 2) such use is located on a lot not less than 50,000 square feet in area;

- 3) no structure on the lot is closer than 25 feet to any abutting residential property line, and
- 4) a five (5) foot wall or chain link fence is constructed around any play area.
- c. Elementary, middle, or high school or institution of higher learning provided that the lot is at least five (5) acres in size, no structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements of this Ordinance are provided on site.
- e. Public park, playground or other public recreation area or community recreation building, in compliance with all supplementary provisions of this Ordinance.
- f. Cemetery, provided that such use:
 - 1) consists of a site of at least five (5) acres;
 - 2) includes no crematorium or dwelling unit other than for a caretaker and immediate family members; and
 - 3) has a front yard setback of at least forty-five (45) feet from the edge of the street right-of-way.

4. Prohibited Uses.

The following uses are prohibited in the R-1 Zoning District.

- a. Sexually Oriented Businesses
- b. Cellular Towers

5. Dimensional Requirements.

Uses permitted in the R-1 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in this ordinance.

R-1 Dimensional Criteria	
Minimum Lot Area:	4,500 to 4,999 square feet
Minimum Front Lot Width:	55 feet
Setbacks:	Minimum Front Setback: 20 feet Minimum Side Setback: 10 feet Minimum Rear Setback: 20 feet

R-1 Dimensional Criteria	
Minimum Lot Area:	5,000 to 5,999 square feet
Minimum Front Lot Width:	60 feet
Setbacks:	Minimum Front Setback: 20 feet Minimum Side Setback: 10 feet Minimum Rear Setback: 20 feet

R-1 Dimensional Criteria	
Minimum Lot Area:	6,000 to 6,999 square feet
Minimum Front Lot Width:	65 feet
Setbacks:	Minimum Front Setback: 25 feet Minimum Side Setback: 10 feet Minimum Rear Setback: 20 feet

R-1 Dimensional Criteria	
Minimum Lot Area:	7,000 to 8,999 square feet
Minimum Front Lot Width:	70 feet
Setbacks:	Minimum Front Setback: 25 feet Minimum Side Setback: 15 feet Minimum Rear Setback: 25 feet

R-1 Dimensional Criteria	
Minimum Lot Area:	9,000 or more square feet
Minimum Front Lot Width:	80 feet
Setbacks:	Minimum Front Setback: 30 feet
	Minimum Side Setback: 15 feet
	Minimum Rear Setback: 30 feet

The Maximum Building Height in the R-1 District is 35 feet, unless a greater height is approved by City Council.

6. Parking and Loading.

Uses permitted in the R-1 Zoning District shall meet standards set forth in Off-Street Parking and Loading.

7. Signs.

Signs permitted in the R-1 Zoning District, including the conditions under which they may be located are set forth in the Sign Regulations.

8. Buffer yard Requirements.

Where a conditional use borders any residential zone, a buffer yard in compliance with Landscaping and Buffering shall be required along abutting property lines.

9. General and Supplementary Regulations.

Uses permitted in the R-1 Zoning District shall meet standards set forth in of the General Supplementary Provisions.

§5-2-25.6.02 R-2: Two-Family (Duplex) Residential District

This District is intended to foster, preserve and protect areas of the community in which the principal use of land is low and medium density two-family residential dwellings (Duplex) and related support facilities.

1. Permitted Uses.

The following uses shall be permitted in any R-2 Zoning District:

- a. One Duplex unit meeting International One/Two Family Dwelling Code (Residential only) requirements.
- b. Any use, together with the conditions attached thereto, permitted in the previous R-1 Zoning District.

2. Conditional Uses.

The following uses shall be permitted in the R-2 Zoning District on a conditional basis, subject to conditions included herein.

All conditional uses permitted in the R-1 Zoning District shall be permitted in the R-2 Zoning District on a conditional basis subject to the same conditions.

3. Special Exceptions.

a. Bed and Breakfast Inn, provided that it meets the following conditions:

- 1) The inn must be operated by members of the household living on the premises;
- 2) A maximum of one Bed and Breakfast Inn shall be permitted on any parcel;
- 3) The inn must be operated in a structure constructed prior to the passage of this amendment;
- 4) The inn shall have no more than 8 guest rooms;
- 5) The inn shall not require any alteration or change in the essential residential character of the dwelling;
- 6) The operation of the inn shall involve no exterior storage of materials or supplies;
- 7) There shall be no exterior displays or signs, except for one on-site sign no larger than twenty square feet stating the name of the inn;
- 8) The inn shall provide at least one paved parking space on the property for each guest room. Parking spaces shall be located behind the front line of the structure;
- 9) The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests;

- 10) No guest shall occupy the inn for more than seven consecutive nights;
- 11) The inn may serve only a breakfast meal;
- 12) The inn may only serve meals to registered guests; and
- 13) The Board of Zoning Appeals must hold a public hearing to determine if the proposed Bed and Breakfast Inn is consistent with a quiet residential neighborhood.

4. Prohibited Uses.

The following uses are prohibited in the R-2 Zoning District.

- a. Sexually Oriented Businesses
- b. Cellular Towers

5. Dimensional Requirements.

R-2 Dimensional Criteria	
Minimum Lot Area:	Two-Family: 10,000 square feet
Minimum Lot Width:	Two-Family: 100 feet
Setbacks:	Minimum Front Setback: 30 feet* Minimum Side Setback: 15 feet* Minimum Rear Setback: 40 feet*
Maximum Building Height:	35 feet* (except upon Zoning Administrator's written approval with conditions stated therein.)

*(See General Supplementary Provisions).

6. Parking and Loading.

Uses permitted in the R-2 Zoning District shall meet Off-Street Parking and Loading standards.

7. Signs.

Signs permitted in the R-2 Zoning District, including the conditions under which they may be located set forth in the Sign Regulations.

8. Buffer yard Requirements.

Where a conditional use borders any residential zone, a buffer yard in compliance with the Landscaping and Buffering Regulations shall be required along abutting property lines.

9. General and Supplementary Regulations.

Uses permitted in the R-2 Zoning District shall meet the General and Supplementary Regulations.

§5-2-25.6.03 R-3: Multi-Family District

This district is intended to accommodate medium density residential development in multi-household settings.

1. Permitted Uses.

The following uses are permitted in any R-3 Zoning District:

- a. Multi-housing units and apartments meeting International One/Two Family Code (Residential Only)
- b. Any use, together with the conditions attached thereto, permitted in the R-1, and R-2 Zoning District.

2. Conditional Uses.

The following uses shall be permitted in any R-3 Zoning District subject to the conditions of this section, unless otherwise noted.

- a. All conditional uses permitted in the R-1, and R-2 districts, shall be permitted in any R-3 Zoning District on a conditional basis subject to the conditions set forth for that district.
- b. Group housing provided such facilities conform with any applicable requirements of the State.

3. Special Exception Uses.

The following uses shall be permitted in the R-3 Zoning District as a special exception, subject to the conditions of this Section:

- a. Bed and Breakfast Inn, subject to the conditions found in Section 5-2-25.6.02, Sub-Section 3.a.

4. Prohibited Uses.

The following uses are prohibited in the R-3 Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers

5. Other Requirements.

Uses permitted in the R-3 Zoning District shall be required to conform to the following standards.

- a. Maximum Density for Apartment Developments
10 Units per Acre
 - b. Maximum Development and Spacing of Buildings.
No more than ten (10) attached dwelling units shall be constructed or attached together in a continuous row, and no such row shall exceed 200 feet in length. Detached principal or accessory buildings shall not be placed closer than 25 feet from any other building.
 - c. Maximum Impervious Surface.
The maximum impervious surface shall not exceed sixty (60) percent of the project site.
 - d. Common Open Space Requirements:
Each apartment project in a R-3 district shall have a minimum of twenty (20) percent of the total site area reserved and improved as common open space subject to the conditions set forth in Section 5-2-28 (Buffer Yard Regulations).
6. Streets and Access:
- a. Roads within a multi-family development which are to be dedicated as public streets, shall conform to the criteria established for Spartanburg County roads.
 - b. Access roads to a multi-family development shall be located at least one hundred fifty (150) feet from any public street intersection. The number of entrances and/or exits shall not exceed the ratio of one per one hundred fifty (150) feet of park frontage. Developments with less than one hundred fifty (150) feet of frontage are only allowed one (1) combination ingress and egress road.
 - c. All roadways shall have a minimum travel width of twenty (20) feet exclusive of parking and sidewalk.
7. Parking and Loading.
- Uses permitted in the R-3 Zoning District shall meet the parking and loading standards set forth in Section 5-2-26.
8. Signs.
- Signs permitted in the R-3 Zoning District, including the conditions under which they may be located are set forth in Section 5-2-27 (Sign Regulations).
9. Buffer yard Requirements.
- Where apartments abut the R-1 or R-2 district or where a conditional use abuts any residential zone, a buffer yard in compliance with Section 5-2-28, shall be required along abutting property lines.
10. General and Supplementary Regulations.

Uses permitted in the R-3 Zoning District shall meet standards set forth in Section 5-2-26.

11. Street Planting Strips.

Except for single family or duplex structures, in all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

§5-2-25.6.4 C-1: Central Business District

1. Purpose.

The intent of this district is to promote the concentration and vitality of business and governmental uses in downtown Landrum. This district is characterized by wall-to-wall development, pedestrian walkways, and public parking.

2. Permitted Uses.

The following uses shall be permitted in the C-1 Zoning District:

- a. General retail stores including convenience stores.
- b. Personal service businesses such as laundries and dry cleaners, alterations, barber and beauty shops, shoe repair shops, secretarial services, interior decorators, photographers and similar kinds of activities.
- c. General offices and government offices and buildings.
- d. Bakeries, restaurants and drinking establishments and allowing restaurants and drinking establishments, only located in the Gateway Corridor District, to provide and drive-in or drive-through sales and services.
- e. Kindergarten, preschool and day care centers.
- f. Cultural and community centers, including museums, art galleries, facilities of civic, fraternal or charitable organizations, libraries, theaters, neighborhood recreation centers, and similar facilities.
- g. Public and private recreation establishments, including parks, movie theaters, pool and video game rooms, dancing and staged entertainment, bowling and skating rinks, tennis and basketball courts.
- h. Hotels, motels, and tourist homes.
- i. Parking lots and garages.
- j. Churches and other religious facilities.
- k. Noncommercial horticulture.
- l. Banks and other financial institutions.
- m. Grocery stores

3. Conditional Uses.

The following uses shall be permitted in any C-1 Zoning District subject to conditions of this section and Section 5-2-24, Code Compliance.

- a. Combination of residential units with any use permitted herein provided that all units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.
- b. Newspaper publishing plant provided that the requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Off-Street Parking and Loading.
- c. Radio and television stations provided that the requirements for parking, loading, and unloading, conform to those for industrial buildings as set forth in Off-Street Parking and Loading.
- d. Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.
- e. Residential uses permitted in the R-3 Multi-family District are permitted, subject to R-3 conditions.

4. Prohibited Uses.

The following uses are prohibited in the C-1 Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers

5. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the C-1 Zoning District shall be required to conform to the following standards:

C-1 Dimensional Criteria	
Minimum Lot Area:	None
Minimum Lot Width:	none
Setbacks:	
Minimum Front Setback:	none
Minimum Side Setback:	none
Minimum Rear Setback:	25 feet*
Maximum Building Height:	35 feet (except upon Zoning Administrator's written approval with conditions stated therein.)

* Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Off-Street Parking and Loading if used for parking.

6. Signs.

Signs permitted in the C-1 Zoning District, including the conditions under which they may be located are set forth in the Sign Regulations.

7. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard in compliance with Landscaping and Buffering, shall be required.

8. General and Supplementary Regulations.

Uses permitted in the C-1 Zoning District shall meet standards set forth in the General Supplementary Provisions

9. External Storage.

Any external storage of inventory, parts, or machinery shall be established to the rear of the front line of the principal structure and shall be completely enclosed by a solid fence or wall composed of treated wood or brick.

10. Street Planting Strips.

In all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

11. Special Exception Uses.

All buildings 10,000 square feet or greater in size shall only be allowed in the C-1 Zoning District as a Special Exception use.

§5-2-25.6.05 C-2: Neighborhood Business District

1. Purpose.

This 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 any such districts should relate to surrounding residential markets.

2. Permitted Uses.

The following uses shall be permitted in the C-2 Zoning District:

- a. Any use, together with the conditions attached thereto, permitted in the R-1 district.
- b. General Offices.
- c. Government offices/buildings.

3. Conditional Uses.

The following uses shall be permitted in any C-2 Zoning District on a conditional basis, subject to conditions of this section, unless otherwise noted, and Section 5-2-24, Code Enforcement.

- a. All conditional uses permitted in the R-1 district shall be permitted in any C-2 district on a conditional basis subject to the conditions.

- b. Retail store including convenience store, provided there is no external storage of inventory, parts, machinery or equipment.
- c. Personal service businesses, including, but not limited to barbers, beauticians, coin laundry and dry cleaning without dry cleaning plant, photographers, and shoe repair, provided all services take place within an enclosed building and there is no external storage of inventory, parts, machinery or equipment.
- d. Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.

4. Special Exception Uses.

The following uses shall be allowed in the C-2 Zoning District as a special exception, subject to the conditions of this section and Section 5-2-24, Code Enforcement:

Bed and Breakfast Inn, provided that it meets the following conditions:

- 1) The inn must be operated by members of the household living on the premises.
- 2) A maximum of one Bed and Breakfast Inn shall be permitted on any parcel.
- 3) The inn must be operated in a structure constructed prior to the passage of this amendment.
- 4) The inn shall have no more than 8 guest rooms.
- 5) The inn shall not require any alteration or change in the essential residential character of the dwelling
- 6) The operation of the inn shall involve no exterior storage of materials or supplies.
- 7) There shall be no exterior displays or signs, except for one on-site sign no larger than twenty square feet stating the name of the inn.
- 8) The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests.
- 9) No guest shall occupy the inn for more than seven consecutive nights.
- 10) The inn may serve only a breakfast meal.
- 11) The inn may only serve meals to registered guests.

5. Prohibited Uses.

The following uses are prohibited in the C-2 Zoning District:

Sexually Oriented Businesses.

Cellular Towers

6. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the C-2 Zoning District shall be required to conform to the following standards:

C-2 Dimensional Criteria	
Minimum Lot Area:	8,000 square feet
Minimum Lot Width:	50 feet
Setbacks:	
Minimum Front Setback:	25 feet**
Minimum Side Setback:	10 feet
Minimum Rear Setback:	15 feet
Maximum Building Height:	35 feet (except upon Zoning Administrator's written approval with conditions stated therein.)

* See General Supplementary Provisions).

** Front setbacks may be used for parking or service drives, but must remain unobstructed by structures and buildings and must be designed in conformance with Off-Street Parking and Loading, if used for parking.

7. Parking and Loading.

Uses permitted in the C-2 Zoning District shall meet the parking and loading standards set forth in Off-Street Parking and Loading.

8. Signs.

Signs permitted in the C-2 Zoning District, including the conditions under which they may be located are set forth in the Sign Regulations.

9. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard, in compliance with Landscaping and Buffering, shall be required along abutting property lines. Where two residential properties abut no buffer yard shall be required.

10. General and Supplementary Regulations.

Uses permitted in the C-2 Zoning District shall meet standards set forth in the General Supplementary Provisions.

11. Street Planting Strips.

In all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs. Residential uses shall be exempt from this requirement.

1. Purpose.

The intent of this district is to accommodate a wide range of industrial uses which are able to meet the performance standards established for this district.

2. Permitted Uses.

The following uses shall be permitted in the GI Zoning District:

- a) Any industrial use plus operation incidental to such use which involves manufacturing, processing, repair or assembly operations, or the storage and sale of heavy materials, products, or equipment, but not including junk or salvage yards or uses which may cause injurious or noxious noise, vibration, smoke, gas fumes, odor, dust, fire hazards, dangerous radiation or other similar conditions.
- b) Bulk storage of petroleum or chemical products.

3. Conditional Uses.

The following uses shall be permitted on a conditional basis in the GI Zoning District subject to the conditions of this section, unless otherwise noted, and Section 5-2-24, Code Compliance.

- a) Any industrial use which may produce significant noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable conditions, provided such objectionable condition does not constitute a nuisance to adjoining properties; provided such use is located at least fifty (50) feet from any abutting property line; and provided such use is located on a site at least five (5) acres in size, except that if such use borders a parcel zoned for residential usage, it shall be located at least seventy (70) feet from such property line. A buffer area in compliance with Landscaping and Buffering, of this ordinance shall be required.
- b) Open yard use for the sale, rental and/or storage of new, used or salvaged materials or equipment, provided that such use is conducted in a manner that it will be located on a site no less than one (1) acre in size, and provided no burning of materials or products is conducted on the premises except by means approved by the Zoning Administrator for the City of Landrum; and in the case of external storage of used or salvaged materials and/or equipment, a buffer strip in compliance with Landscaping and Buffering, of this ordinance shall be required along all property lines.
- c) Cellular Towers.

4. Prohibited Uses.

The following uses are prohibited in the GI Zoning District:

- a) Sexually Oriented Businesses.

5. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the GI zoning district shall be required to conform to the following standards:

GI Dimensional Criteria	
Minimum Lot Area:	1 acre
Minimum Lot Width:	150 feet
Setbacks:	
Minimum Front Setback:	40 feet
Minimum Side Setback:	25 feet*
Minimum Rear Setback:	25 feet**
Maximum Building Height:	35 feet (except upon Fire Chief's written approval with conditions stated therein.)

* when the property abuts a non-industrial zoning district, 30 feet shall be required. For side yard requirements pertaining to corner lots, see General Supplementary Provisions.

** where the property abuts another zoning district, 70 feet shall be required. For rear yard requirements pertaining to double frontage lots, see General Supplementary Provisions.

6. Parking and Loading.

Uses permitted in the GI Zoning District shall meet the parking and loading standards set forth in Off-Street Parking and Loading.

7. Signs.

Signs permitted in the GI Zoning Districts, including the conditions under which they may be located, are set forth in the Sign Regulations.

8. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard in compliance with Landscaping and Buffering, shall be required along abutting property lines.

9. General and Supplemental Regulations.

Uses permitted in GI Zoning Districts shall meet the standards set forth in the General Supplementary Provisions.

10. Street Planting Strips.

In all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

11. External Storage.

Any external storage of inventory, parts, or machinery shall be established to the rear of the front line of the principal structure and such storage shall be completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.

§5-2-25.6.7 [FLEXIBLE REVIEW DISTRICT][TO BE INSERTED]

§5-2-25.6.14-99 Reserved.

SECTION 5-2-26 OFF-STREET PARKING AND LOADING**§5-2-26.1 Off-Street Parking Requirements**

Off-street automobile storage or parking spaces shall be required in all zoning districts except in the CBD district where the use is nonresidential. Parking requirements shall be considered at the time of initial construction or when there is an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. The number of parking spaces provided shall be at least as great as the number specified below for the particular use(s). The parking space requirements for a use not specifically listed shall be the same as for a listed use of similar characteristics of parking demand as determined by the Zoning Administrator. When application of said provision results in a fractional space requirement, the next larger requirement shall prevail. Such off-street parking areas shall have direct access to a street or alley, and shall be provided and maintained in accordance with the following requirements:

Principal Use	Required Off-Street Parking
Auditorium, theater, public assembly	One (1) space for each four (4) seats based on maximum capacity
Auto service station, full service	Two (2) spaces for each gasoline pump, plus three (3) spaces for each service rack or wash rack
Auto service station, self service	Two (2) spaces for each gasoline pump
Auto service station, self-service with convenience store	Two (2) spaces for each gasoline pump plus one (1) space for each 300 square feet of gross floor area
Banks and other financial institutions	One (1) space per 300 square feet of gross floor area
Bank teller machine	Two (2) spaces per machine
Bed and Breakfast Inn	One (1) space per guest room
Boarding and lodging houses	One (1) space per bedroom plus three (3) additional spaces
Business, commercial or personal service establishments catering to retail trade, but not including food stores, service and repair businesses	One (1) space per 200 square feet of gross floor area
Churches and other places of worship	One (1) space for each four (4) seats based on maximum capacity in main auditorium
Childcare centers	One (1) space for each four (4) children per maximum capacity
Cultural facilities, for example, art galleries, museums and libraries	One and a quarter (1.25) spaces per 1,000 square feet of gross floor area
Dwellings, single and two family	Two (2) spaces per dwelling unit
Food stores, equal to or less than 3,500 square feet	One (1) space for each 150 square feet of gross floor area
Funeral homes	One (1) space per each four (4) seats in main chapel or parlor
Homes for the aged, rest homes, personal care homes, and similar institutional uses	One (1) space per three (3) beds
Hospital	One (1) space per two (2) patient beds, plus one (1) space for each 300 square feet of office and administrative area
Hotel, motel	One and a quarter (1.25) spaces per rental unit plus requirement for any other use associated with the establishment
Mobile homes	Two (2) spaces per each mobile home space
Multi-family apartment and condominium communities	One and three-quarters (1.75) parking spaces for each dwelling unit

Principal Use	Required Off-Street Parking
Dwelling units, attached or detached	Two (2) spaces per dwelling unit
Industrial, manufacturing, and processing uses	One (1) space per 500 square feet of gross floor area
Office and professional building	One (1) space per 350 square feet of gross floor area
Office, medical or dental clinic	One (1) space per 150 square feet of gross floor area
Public service buildings	One (1) space per 350 square feet of gross floor area
Bowling alleys	Five (5) spaces for each bowling lane
Outdoor recreational areas and parks	One (1) space for each 5,000 square feet of land area
Golf course	Four (4) spaces for each green, plus requirements for any other associated use
Indoor or outdoor swimming pools (except when built as accessory to a residential use)	One (1) space for 100 feet of water area or one (1) space per four (4) spectator seats, whichever is greater
Softball, baseball, or football fields	One (1) space per 3,000 square feet of field area or one (1) space per six (6) spectator seats, whichever is greater
Tennis courts - indoor or outdoor (except when built as an accessory use)	Four (4) spaces per court or one (1) space per four spectator seats, whichever is greater
Restaurants and other establishments dispensing food and drink	One and a quarter (1.25) spaces per 100 square feet of gross floor area
Schools, elementary, junior high schools	Two (2) spaces per classroom, plus five (5) administrative spaces
Schools, high school	One (1) space for each vehicle operated by or for the school, plus two (2) spaces per classroom, plus two (2) spaces per office, plus one (1) space for every four (4) seats of maximum seating capacity in the main assembly room
Schools, college, trade or vocational	Eight (8) spaces per classroom plus ten (10) administrative spaces
Shopping centers	One (1) space per 200 square feet of gross floor space for all stores other than grocery stores. One (1) space per 100 square feet of gross floor space for grocery stores
Taverns, discos, night clubs, clubs	One and a quarter (1.25) spaces per 100 square feet of gross floor area
Wholesaling, warehousing and distribution operations	One (1) space per 5,000 square feet of gross floor area

§5-2-26.2 Parking Space Area Requirements

Parking lot design shall conform with the following standards.

Angle of Parking Space	Width of Stall	Depth of Stall	Area of Stall	Min. Driveway Width	Length of Curb
Parallel	9'	23' 0"	207' 0"	12' - 24'	23' 0"
30 Degree	9'	17' 4"	156' 0"	11' - 24'	18' 0"
45 Degree	9'	19' 10"	178' 6"	13' - 24'	12' 9"
60 Degree	9'	20' 0"	189' 0"	18' - 24'	10' 5"
90 Degree	9'	20' 0"	180' 0"	24' - 24'	9' 0"

Within the C-1, C-2, RLI, and I-1 zoning districts and in other districts where over ten (10) parking spaces are required, all parking lots shall be paved.

§5-2-26.3 Reduction of Off-Street Parking Space Requirement

Off-street parking facilities provided to comply with the provisions of this ordinance shall not be reduced below the minimum amount required for a similar use under this ordinance. The City may reduce the parking requirements for a structure if there is a reduction in floor area, capacity or a change in requirements, provided there is a finding that the change would be reasonable and consistent with the public welfare.

From the effective date of this ordinance, if uses existing at the time of this ordinance are expanded, enlarged or changed, the increase in parking requirements will be based on the area of the expansion as if it were a new structure. When a lot with an existing structure is cleared and a new structure is built, the new structure must comply with the parking requirements contained in this ordinance.

§5-2-26.4 Location of Spaces

All off-street parking spaces required hereunder shall be located on the zoning lot for which they are required or on a parking facility, the title to which and/or easement for the use of which runs with and/or is appurtenant to the title to such zoning lot and is within 400 feet of the structure or use for which the spaces are required. Such automobile parking space shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner. Parking space arrangement shall insure that there will be no encroachment upon or over rights-of-way, sidewalks or property lines. Maneuvering space for off-street parking shall be located on the zoning lot upon which parking is provided.

§5-2-26.5 Common Off-Street Parking Areas

Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the total number of individual spaces available in such common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this section, and provided that the owner of said lot relinquishes his development rights over the property until such time as parking space is provided elsewhere. If activities sharing combined parking are not in operation at the same time, each parking space may be counted for each activity.

§5-2-26.6 Use of Public Rights-of-Way for Maneuvering

When determining parking area requirements for uses other than residential, portions of the public right-of-way on streets may not be considered as permissible for maneuvering incidental to parking. Parking facilities shall provide space outside the public rights-of-way for maneuvering incidental to parking.

§5-2-26.7 Extension of Parking Space Into a Residential District

Required parking space may extend up to one hundred twenty (120) feet into a residential zoning district, provided that:

1. The parking space adjoins a commercial or industrial district;
2. Has its only access to, or fronts upon, the same street as the property in the commercial or industrial district for which it provides the required parking space; and
3. Is separated from abutting properties in the residential district by a ten (10) foot wide evergreen buffer strip.

§5-2-26.8 Design Standards

For the purpose of this ordinance, the following design standards shall be deemed as the minimum required and shall be followed when designing a site. Single-family houses and mobile homes on individual parcels shall be exempt from these requirements. While there are no parking requirements in the C-1 district, these standards shall apply when parking areas are created.

§5-2-26.8.01 Minimum Area.

For the purpose of these regulations, an off-street parking space is an impervious surfaced area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by an asphalt or concrete driveway which affords ingress and egress.

§5-2-26.8.02 Drainage and Maintenance.

Off-street parking facilities shall be properly graded for drainage to prevent damage to abutting property and/or public streets and alleys and surfaced with asphalt, concrete, bituminous, or other impervious material.

§5-2-26.8.03 Separation from Walkways and Street.

Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required setbacks by curbing or other protective device approved by the Zoning Administrator.

§5-2-26.8.04 Entrances and Exits.

All parking facilities except those serving R-1, R-2, and R-3 dwellings, shall be designed so that all movements onto a public street are in a forward motion.

§5-2-26.8.05 Spacing Requirements for Curb Cuts.

Curb cuts for service drives, entrances, exits and similar facilities shall not be located closer than fifty (50) feet to the intersection of any public street right-of-way lines. Private curb cuts shall be no greater than forty (40) feet in width and shall be placed no closer than ten (10) feet to any property or lot line. Entrance and exit driveways at other locations or at intersections not covered by the above restrictions may be denied if such a location will create an accident hazard for normal traffic.

§5-2-26.8.06 Marking.

Parking spaces in lots of more than ten (10) spaces shall be marked by painted lines, curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation on the lot.

§5-2-26.8.07 Lighting.

Adequate lighting shall be provided in off-street parking spaces which are to be used at night. Equipment for lighting parking facilities shall be arranged so that light does not interfere with traffic or adjoining residential areas.

§5-2-26.8.08 Landscaping.

Where off-street parking, developed in conjunction with a permitted use or as a separate use occupying an individual lot or lots, comprises twenty (20) or more off-street parking spaces, at least ten percent (10%) of the impervious service area shall be open and landscaped in such a manner as to divide and break up the expanse of paving with islands and barriers.

The natural landscape shall be preserved in all possible cases. Wherever healthy plant material exists on a site, minimum planting standards may be adjusted for such plant material, if in the opinion of the Zoning Administrator such adjustment is in the best interest of the City, and preserves all intents of this ordinance.

§5-2-26.9 Off-Street Loading and Unloading Spaces

Except in CBD Central Business District, every lot on which a business, trade or industry is hereafter established, shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to an alley, or if there is no alley, to a street. For the purpose of this section, an off-street loading space shall have minimum dimensions of twelve (12) feet by forty (40) feet and be clear and free of obstructions at all times. Required space shall be considered as follows:

1. Retail Uses: One (1) space for each five thousand (5,000) square feet of gross floor area.
2. Wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals, and educational institutions: One (1) space for the first twenty-five thousand (25,000) square feet of total floor space area. For anything in excess of twenty-five thousand (25,000) square feet, such uses shall provide loading spaces according to the following schedule:

Square Feet	Number of Spaces
25,001 - 99,999	2
100,000 - 159,999	3
160,000 - 239,999	4
240,000 - 349,999	5
for each additional 100,000 or fraction thereof over 400,000	1 additional

3. Multi-family residences with ten (10) or more dwelling units: One (1) space.

§5-2-26.10-99 Reserved.

§5-2-28**BUFFER YARD REGULATIONS****§5-2-28.1 Purpose**

The purpose of the buffer yard is to improve compatibility and minimize nuisances between adjacent land uses.

The buffer yard offers several options, each of which will buffer to an equivalent degree by varying distance [setback and/or density (mass)].

§5-2-28.2 Location

Buffer yards shall be located on the outer perimeter of a lot, extending to the lot boundary lines. Buffer yards shall not be located on any portion of an existing public or private right-of-way.

§5-2-28.3 Determination of Buffer yard Requirements

To determine the buffer yard required between two adjacent parcels, the following procedure shall be followed:

1. Identify whether the proposed use/district requires a buffer yard
2. Identify the proposed land use;
3. Identify the use of lands adjacent to the proposed use; and
4. Determine the buffer yard required on each boundary or segment thereof of the proposed land use by referring to the Table 3 of Buffer yard Requirements and Illustrations contained herein which specify the buffer yard options required between a proposed use and the existing adjacent uses.

§5-2-28.4 Responsibility for Buffer Yard/Screening

When a use is the first to develop on two adjacent vacant parcels, the first use shall provide the buffer, specified by the Table of Buffer yards Requirements for vacant land.

The second use to develop shall at the time it develops, provide all additional plant material structures and/or land necessary to provide the total buffer yard required between the two uses, as specified by the Table of Buffer yard Requirements.

§5-2-28.5 Buffer yard Specifications

The attached illustrations specify the type and quantity of plant materials required by each buffer yard. The requirements are stated in terms of width of the buffer yard and the number of plants required per 100 feet of buffer yard. The requirements of a buffer yard may be met by any of the options illustrated. The "plant unit multiplier" is a factor by which the basic number of plant materials required for a particular buffer yard is determined when there is a change in the width of that yard. Each illustration depicts the total buffer yard required between two uses. Whenever a wall, fence, or berm is required within a buffer yard, these are shown as "structures" in the illustrations wherein their respective specifications also are shown.

The exact placement of required plants shall be the decision of the developer except that evergreen (or conifer) plants shall be planted in clusters rather than singly in order to maximize their chances of survival and increase screening capabilities.

All buffer yards shall be seeded with lawn grass or have a suitable ground cover.

§5-2-28.6 Minimum Plant Size

Plants shall be sized according to the following Table of Minimum Plant Sizes to insure buffering and screening at the time of installation. Where the Buffer yard Illustrations indicate a mass or line of plants parallel to the length of the property line, the plant materials shall be sufficiently sized to insure obscurity at the time of installation. However, seeding plants may be used where berms or structures are required as part of the buffer yard.

Minimum Plant Sizes

Plant Material Type	Planting in Buffer yards Abutting Structures, Fences, Berms	All Other Plants
Canopy Tree Single Stem Multi-Stem Clump	1-1/2" Caliper 6' Height	2-1/2" Caliper 10' Height
Understory Tree	4' Height	1-1/2" Caliper
Evergreen Tree	3' Height	5' Height
Shrub Deciduous Evergreen	15" Height 12" Height	24" Height 18" height

§5-2-28.7 Buffer yard Substitutions

Any existing healthy, well-formed plant materials which are greater than or equal to the recommended buffer and which otherwise satisfy the requirements of this section may be counted towards satisfying all such requirements.

Structures, where required, may be substituted with approval of the Planning Commission.

§5-2-28.8 Use Of Buffer Yards

A buffer yard may be used for passive recreation; however, no plant material may be removed, and such use shall not be a nuisance to abutting properties.

§5-2-28.9 Containers and Dumpsters/Outdoor Utility Equipment

All exterior dumpsters or exterior garbage containers (excluding containers or groups of containers with a combined capacity of less than six cubic yards) shall be screened on all but one side by an F3 or F4 fence or wall, intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be one (1) foot more than the height of the container but shall not be required to exceed eight (8) feet in height. The open side shall not be visible from the street.

§5-2-28.10 Appearance of Fences and Walls

All fences and walls used as part of the buffer yard requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished as the owner deems

appropriate. Where fences or walls are applicable buffer yards, they shall be established along the inside line of the buffer yard, toward the proposed use, except for ornamental fences, which may be built on the property line.

§5-2-28.11 Berms

Where required, berms may be located anywhere within the buffer yard, provided they parallel the property line.

§5-2-28.12 Required Maintenance

The maintenance of required buffer yards shall be the responsibility of the property owner. All such yards shall be properly maintained so as to assure continued buffering. Failure to do so is a violation of this ordinance, and may be remedied in the manner prescribed for other violations.

Proposed Land Use	Existing Adjacent Land Uses										
	Single Family Residential on Local Streets	All Other Single Family Residential	Mobile Home Park	Multi-Family & All Other Residential	Religious Recreation & Child Care	Office & Commercial	Research & Industrial	Institutional	Vacant Industrial & Commercial	Vacant Single Family Residential	Streets
Single Family Residences and Duplexes	0	0	0	0	0	0	0	0	0	0	0
Multi-Family Residential:											
1-3 units per gross acre	2	0	0	0	1	1	1	1	1	2	1
4-11 units per gross acre	4	1	1	1	1	1	2	2	1	4	1
12 or more units per gross acre	5	2	1	2	1	1	2	2	1	5	1
Mobile Home Park	4	2	0	2	2	1	2	2	2	2	2
Religious, Recreational, or Child Care	2	2	2	2	0	0	0	0	0	2	0
Office & Commercial Use:											
less than .35 F.A.R. *	4	2	1	2	2	0	0	2	0	2	1
.35 to 1.00 F.A.R. *	5	3	2	3	3	0	0	2	0	3	1
1.00 F.A.R. * to shopping Centers	6	5	4	5	4	3	0	6	2	5	2
Research & Industrial	6	5	4	5	4	3	0	6	2	5	2
Institutional Uses	4	2	2	2	1	0	0	0	1	2	1

Legend: If the value is 0, then no buffer yard is required. For any other value, the number refers to the class of the buffer yard required.

* F.A.R. refers to the floor area ratio

Note: Uses not general included in one of the above shall be assigned by the administrative official to one of the buffer yard categories illustrated by the ordinance, as appropriate scale and intensity of the proposed use relative to existing adjacent land uses.