

TOWN OF CAMPOBELLO
ZONING
ORDINANCE



Town of
Campobello



Effective
August 7, 2023

Town of Campobello South Carolina

TOWN COUNCIL

JASON SHAMIS, MAYOR
JOE MCDOWELL
ALICIAN SPROUSE
REITHA STEVENSON
AARON ASH

PLANNING COMMISSION

DAWN FORD
RICK SWEENEY
KATHERINE WILLIAMSON
KEITH TAYLOR
RACHEL WALL

PRODUCED BY:
S.C. APPALACHIAN COUNCIL OF GOVERNMENTS

ACOG PROJECT TEAM
CHIP BENTLEY, DEPUTY DIRECTOR
JEFFREY GUILBAULT, AICP, SENIOR PLANNER

TABLE OF CONTENTS

ARTICLE 1 PURPOSE AND AUTHORITY	1-1
SECTION 1-1 SHORT TITLE	1-1
SECTION 1-2 AUTHORITY.....	1-1
SECTION 1-3 ORDAINING CLAUSE	1-1
SECTION 1-4 INTERPRETATION AND PURPOSES.....	1-2
ARTICLE 2 DEFINITIONS AND INTERPRETATION	2-1
SECTION 2-1 TERMS AND WORDS USED IN ORDINANCE.....	2-1
SECTION 2-2 DEFINITIONS.....	2-1
ARTICLE 3 ZONING DISTRICTS.....	3-1
SECTION 3-1 USE OF LAND OR STRUCTURES	3-21
SECTION 3-2 REDUCTION OF LOT SIZE.....	3-32
SECTION 3-3 USE OF SUBSTANDARD LOTS OF RECORD.....	3-52
SECTION 3-4 DISTRICT ESTABLISHMENT AND ZONING MAP.....	3-62
SECTION 3-5 DISTRICT PURPOSES	3-63
SECTION 3-6 DISTRICT BOUNDARIES.....	3-75
SECTION 3-7 ANNEXATION AND ZONING.....	3-546
SECTION 3-8 ZONING DISTRICT CHANGE.....	3-6
SECTION 3-9 R-A RESIDENTIAL AGRICULTURAL DISTRICT	3-7
SECTION 3-10 R-1 SINGLE FAMILY DISTRICT	3-11
SECTION 3-11 R-2 SINGLE FAMILY DISTRICT	3-15
SECTION 3-12 R-2A SINGLE FAMILY-DUPLEX DISTRICT.....	3-19
SECTION 3-13 R-3 MULTI-FAMILY DISTRICT	3-23
SECTION 3-14 R-3A MOBILE HOME AND MOBILE HOME PARK DISTRICT	3-27
SECTION 3-15 C-1 TRANSITIONAL COMMERCIAL DISTRICT.....	3-30
SECTION 3-16 C-2 PLANNED NEIGHBORHOOD COMMERCIAL DISTRICT.....	3-34
SECTION 3-17 C-3 CENTRAL BUSINESS DISTRICT	3-38
SECTION 3-18 C-4 GENERAL COMMERCIAL DISTRICT.....	3-41
SECTION 3-19 I-1 LIGHT INDUSTRIAL DISTRICT.....	3-44
SECTION 3-20 I-2 MEDIUM TO HEAVY INDUSTRIAL DISTRICT	3-47
SECTION 3-21 FLOOD HAZARD DISTRICT	3-50
SECTION 3-22 PLANNED DEVELOPMENT DISTRICT	3-51
SECTION 3-23 FLEXIBLE REVIEW DISTRICT	3-54
ARTICLE 4 USE REGULATIONS.....	4-1
SECTION 4-1 LANDSCAPING AND SCREENING REGULATIONS	4-1
SECTION 4-2 SIGNAGE REGULATIONS	4-13
SECTION 4-3 OFF-STREET PARKING REGULATIONS	4-29

SECTION 4-4 OFF-STREET LOADING REGULATIONS4-39
SECTION 4-5 GENERAL PROVISIONS.....4-40
ARTICLE 5 ADMINISTRATION AND ENFORCEMENT5-1
SECTION 5-1 ADMINISTRATION AND ENFORCEMENT.....5-1
SECTION 5-2 BOARD OF ZONING APPEALS5-2

ARTICLE 1 PURPOSE AND AUTHORITY

SECTIONS:

SECTION 1-1	SHORT TITLE
SECTION 1-2	AUTHORITY
SECTION 1-3	ORDAINING CLAUSE
SECTION 1-4	INTERPRETATION AND PURPOSES

SECTION 1-1 SHORT TITLE

The Ordinance shall be known and may be cited as the Zoning Ordinance of the Town of Campobello, South Carolina. The map referred to herein shall be known and may be cited as the Zoning Map of the Town of Campobello.

SECTION 1-2 AUTHORITY

This ordinance is adopted pursuant to the authority conferred by the General Statutes of South Carolina, Title 6, Chapter 29, Article 710.

SECTION 1-3 ORDAINING CLAUSE

It is hereby ordained by the Town Council of the Town of Campobello, in Ordinance number 5.112, enacted on August 7, 2023, that:

The purpose of this ordinance is to regulate the location, bulk, number of stories, and size of buildings and other structures, the percentage of lots which may be occupied, the sizes of yards, courts and other open spaces, the density and distribution of population, and the uses of buildings, structures, and land for trade, industry, residence, recreation, conservation, protection against floods, public activities, and other purposes; to create districts for said purposes; to provide for the method of administration, amendment, and appeal; to create and define the duties of the Planning Commission with respect to those regulations; to provide for the imposition of penalties for violations of these regulations; to establish a means by which conflicting regulations can be repealed; and for other purposes.

And to that end the regulations and provisions set forth below are duly enacted.

SECTION 1-4 INTERPRETATION AND PURPOSES

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements adopted for the promotions of the public health, safety, and welfare. The Zoning Regulations and districts as herein established have been made in accordance with the Campobello Comprehensive Plan, for the purpose of promoting health, safety, and the general welfare of the Town. They may have been designed, among other things:

- A. to lessen congestion on streets;
- B. to secure safety from fire, panic, and other dangers;
- C. to promote health and general welfare;
- D. to provide adequate light and air;
- E. to prevent the overcrowding of land;
- F. to avoid undue concentration of population;
- G. to facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements; and
- H. to conserve the value of property and encourage the most appropriate use of land throughout the community.

ARTICLE 2 DEFINITIONS AND INTERPRETATION

SECTIONS:

SECTION 2-1	TERMS AND WORDS USED IN ORDINANCE
SECTION 2-2	DEFINITIONS

SECTION 2-1 TERMS AND WORDS USED IN ORDINANCE

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:

- A. Words used in the present tense include the future tense.
- B. The singular number includes the plural, and the plural number includes the singular.
- C. The word “person” includes a corporation, firm, company, partnership, association, organization, or public or private authority, as well as an individual.
- D. The term “shall” is always mandatory, and the word “may” is permissive.
- E. The word “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged, or designed to be used or occupied.”
- F. The word “building” includes the word “structure” and the word “structure” includes the word “building.”
- G. The word “lot” includes the word “plot” or “parcel.”

SECTION 2-2 DEFINITIONS

Abutting means having a common border or property line with, or being separated from such a common border or property line by a right-of-way, alley, or easement.

Accent Lighting means any lighting which emphasizes a particular object or draws attention to a particular area, such as a sign or landscaped area.

Access, Direct means the provision of immediate ingress and egress of vehicles from an abutting property to an adjacent street.

Accessory means a building or use serving a principal building or use which is subordinate in area, extent, or purpose to the principal building or use served; designed for the comfort, convenience, or necessity of occupants of the principal use served; located on the same lot as the principal building or use served. Accessory uses shall include, but not be limited to, barns, sheds, home tennis courts, swimming pools, boat houses, docks, automobile garages, decks, patios, and private recreation areas.

Accessory structure means a detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith. This may include but is not limited to a detached garage, guest house, storage building, or other uses.

Acre means a standard unit of measure for land area containing forty-three thousand five-hundred and sixty (43,560) square feet.

Acreage, Gross means the total area measured to the property lines of the parcel or lot.

Acreage, Net means the total acreage of a lot, tract, or parcel of land excluding land in existing and proposed streets and street rights-of-way.

Addition (See also Alteration; Expansion) means any construction that increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area.

Adjoining Lot means land immediately adjacent to the lot in question, including lots located immediately across streets, alleys, water courses, drainage easements and other rights-of-way.

Adult Day Care Facility See **Child Day Care Facility**.

Adult Entertainment Establishment means an adult (defined as eighteen (18) years or older) arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter center, nude model studio, escorts or escort agencies. (SC Code 16-15-260)

Aggrieved Party means a person who has a substantial interest in any decision of the Zoning Administrator, the board of zoning appeals, or the appearance review board, and who has a right of appeal pursuant to S.C. Code §§ 6-29-800, 6-29-820, or 6-29-920, as and if amended.

Alley means a public or private right-of-way at the rear or side of property permanently reserved as a means of providing secondary or service vehicular access to abutting property, and which is not designed for general vehicular traffic. Such rights-of-way are typically less than twenty-four (24) feet in width.

All-Weather Material means a hard surface, dust-free material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. For the purposes of this ordinance, gravel or rock alone does not meet this definition.

Alteration means any enlargement, addition, relocation, repair, remodeling, change in number of living units, development of or change in an open area, development of or change in a sign, by painting or otherwise, or other change in a facility, but excluding cosmetic painting except as provided above for signs, ordinary maintenance for which no building permit is required, and demolition or removal.

Antenna means any device for radiating or receiving electromagnetic waves, including, but not limited to, radio, television, telephone, communication, microwave, and satellite dish antennas.

Apiary means the assembly of one or more colonies of bees at a single location.

Arcade, Amusement means a place or facility where pinball or other similar electronic games are played for amusement only. Shall not be construed so as to include bingo games nor shall it be construed so as to include gambling devices or any other similar equipment or devices deemed illegal to operate in the State of South Carolina.

Arcade means a walkway adjacent to a building that is covered by a roof, yet is not fully enclosed.

Architectural Feature means a prominent or significant part or element of a building, structure, or site.

Architectural Style means the characteristic form and detail of buildings. Common styles in Campobello include Colonial, Neo-Classical, Federal, American Victorian, and Arts & Crafts.

Architectural Trim Lighting means low wattage lights used to call attention to a specific architectural feature or the roof line of a structure.

Area, Building means the total of areas confined by the exterior walls taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, and steps.

Area, Gross means the total horizontal area within a lot or parcel of land before public streets, easements, or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Area, Net means the total area of a site for residential or nonresidential development, excluding street rights-of-way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities.

Area, Site means the total area within the property lines of a project, excluding streets rights-of-way.

As-Built Plans means construction or engineering plans prepared after the completion of construction, by the engineer of record, in such a manner as to accurately identify and depict the location of all on-site improvements, which includes but is not limited to all structures, parking facilities, detention/retention areas, curbs, gutters, and sidewalks.

Assembly Area means the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

Assisted Living Facility See **Elderly Housing, Assisted Living.**

Automobile Service Station (Includes gasoline or filling station) means a place where gasoline is stored only in underground tanks, kerosene, lubrication oil and grease, for operation of automobiles, trucks, or boats, are offered for sale at retail directly to the public on premises, and including minor accessories and services for motor vehicles and boats, but not including major motor vehicle or boat repairs or tire recapping; and including the washing of motor vehicles utilizing car washing equipment, such as chain conveyors and blowers. When the dispensing, sale or offering for sale of motor fuels or oil is incidental to the conduct of business, the premises shall be classified as a commercial garage.

Automobile Wrecking Yard means an area outside of a building where vehicles are disassembled, dismantled, “junked” or “wrecked” or where motor vehicles not in operable condition or used parts of motor vehicles are stored.

Awning means a roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or similar feature.

Banners mean temporary signs which are usually made of cloth, paper or plastic and are suspended.

Banquet Facility means an establishment which is rented by individuals or groups to accommodate private functions, including, but not limited to, banquets, weddings, family events, parties, and other celebrations. The establishment may include (i) kitchen facilities for the preparation or catering of food, (ii) the sale of alcoholic beverages for on-premises consumption only during scheduled events that are not open to the general public, and (iii) outdoor gardens or reception facilities. Civic, religious and community owned buildings and grounds are not included in this definition.

Base Flood Elevation means the surface elevation of the one-hundred year flood through a drainage way or floodplain as defined by the Federal Emergency Management Agency's Flood Insurance Rate Maps.

Basement (See also Cellar) means a portion of a building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground; and not deemed a story unless the ceiling is six (6) feet or more above the grade.

Beacon means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same property as the light source. Also, any light with one or more beams that rotate or move.

Bed and Breakfast means a private, owner-occupied business with three (3) or more guest rooms where overnight accommodations and a morning meal are provided to transients for compensation and where the bed-and-breakfast inn is operated primarily as a business and where onsite signage is needed.

Beekeeper means a person who owns or has charge of one or more colonies of bees.

Beekeeping Equipment means anything used in the operation of an apiary, such as hive bodies, supers, frames, tops and bottom boards and extractors.

Berm means an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes.

Bicycle Facilities means improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designed for bicycle use.

Bikeway means any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facility is designated for the exclusive use of bicycles or is shared with other transportation modes.

Buffer Screen means a fence, wall, hedge, or similar barrier placed close and parallel to a lot line for the purpose of separating one use from another on adjacent lots. (See [Section 6-2, Landscaping, Buffering and Screening Requirements](#)).

Bufferyard means an area of land, including landscaping, berms, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel.

Buildable Area means that portion of a lot which may be used or built upon in accordance with zoning district regulations.

Building Coverage means the proportion of the lot area, expressed as a percent that is covered by the maximum horizontal cross section of a building or buildings. Structures which are below the finished lot grade, including bomb shelters shall be included in the building coverage.

Building Frontage means the maximum width of a building measured in a straight line parallel with the abutting street.

Building Height means the vertical distance from the grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of roofs having a pitch or more than one (1) foot in four and one-half (4 ½) feet. Height of a building in stories does not include basements and cellars, except as specifically provided otherwise.

Building Line means a line between the nearest portion of any building, excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

Building Mass means the height, width, and depth of a structure.

Building means any structure having a roof supported by columns or walls and which is designed for shelter, support or enclosure of persons, animals or property of any kind.

Building Permit means a permit issued after review to a party proposing to fell trees, clear, excavate, or fill land, or commence alterations to a structure or commence erection of a structure, such permit recognizing that the proposed work complies with the applicable zoning district regulations and all other requirements of this Ordinance and other pertinent Ordinances of the Town.

Building, Accessory means a detached subordinate building, the use of which is customarily incidental to that of the main building and which is located on the same lot occupied by the main building.

Building, Agricultural means a building located on agricultural property and used to shelter farm implements, hay, grain or other farming produce in which there is no human habitation and which is not used by the public.

Building, Principal means a building in which is conducted the principal use of the lot on which it is situated.

Build-To Line means a line parallel to the street along which the primary mass of the front façade must be constructed. It is measured as a perpendicular distance from the street line to the nearest point of the building façade.

Business, Freestanding means a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.

Business, Stand-Alone means a non-permanent business engaged in a specific commodity such as the sale of Christmas Trees on its own and not as part of a broader commercial enterprise.

Caliper See **Tree Caliper**.

Camper means a motor home, trailer, or other self-contained vehicle, designed for recreational purposes, mounted on two or more wheels, and is self-propelled or towed. Unless otherwise specified, such use is not approved for permanent residential purposes in the town.

Car Wash (Also called **Self-Service Car Wash**) means a building, or portion thereof, where automobiles are washed with the use of chain conveyor and blower or steam cleaning device. Where car washing is the principle activity, the use is not deemed to be a public garage or gasoline service station.

Carport means an open-sided shelter primarily used for vehicles and permanently constructed using rigid materials (no tarps or fabric covers).

Cellar means a portion of a building partly underground which has less than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground; and not deemed a story.

Cemetery means a place used for the burial or interment of human or animal remains or cremated remains, including a burial park for interment, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof.

Certificate of Occupancy means a document issued by the Town of Campobello (required before occupancy is allowed) which certifies that the proposed use of any land, building or structure in whole or in part conforms to the requirements of this Ordinance and of the Building Code.

Chicken means female chickens, including pullets and hens.

Child Day Care Facility means a licensed facility providing day care for profit or nonprofit. This definition includes, but is not limited to, day nurseries, nursery schools, kindergartens, day care centers, and group day care homes serving the needs of children, adults, and/or special needs individuals. It does not include education facilities for grades one or above, shopping center or office building temporary care facilities, summer or day camps, or vacation Bible schools.

Civic Uses means uses intended to serve as public gathering places. Such uses include governmental offices, churches or other places of worship, schools, post offices, and non-profit or charitable clubs and organizations.

Clearing means removal of natural growth trees on a combined area of one (1) acre or more on a single parcel or part of a single project.

Clinic, Medical means a combined office for doctors, dentists, and associated technicians, but not including the care of patients, except on an outpatient basis, and not including hospital patient service or nursing home.

Club, Lodge, Civic, or Fraternal Organization means an incorporated or unincorporated association for civic, cultural, religious, literacy, political, recreational, or like activities, but not including shooting clubs, operated for the benefit of its members and not open to the general public.

Clubhouse means a building to house a club or social organization not conducted for profit and which is not an adjunct to or operated by or in connection with a public tavern, cafe, or other public place.

Columbarium means a sepulchral vault or other structure with recesses in the walls to receive the ashes of the dead or any of these recesses.

Commercial means relating to or connected with trade or commerce in general.

Commercial Recreation means a business which, by its nature, is recreational, such as a bowling alley, skating rink, miniature golf course, driving range, go-cart track, tennis and racquetball club, swimming pool, video arcade, pool hall, etc.

Common Area means land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. This term may include amenity structures and improvements.

Common Wall means the wall dividing contiguous buildings or units within a building; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof.

Communication Tower means a tower, pole or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed, or on a building. This does not include private home use television reception antennae and satellite dishes, or communications towers for amateur radio operation licensed by the Federal Communications Commission (FCC).

Community Care Facilities for the Elderly means a facility primarily engaged in providing residential and personal care services for the elderly and other persons who are unable to fully care for themselves or who do not desire to live independently. This care typically includes room, board, supervision, and assistance in daily living, such as housekeeping services. Other services may include providing skilled nursing care for residents in onsite facilities.

Community Character means the image of a community or area as defined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services.

Community Residential Care Facility means an institution providing, for a period exceeding twenty-four (24) consecutive hours, room, board, and some personal assistance in feeding, dressing or other living activities to two or more individuals not related to the operator, including a chemical abuse residential treatment facility or half-way house providing inpatient or detoxification services.

Conditional Use means a use permitted by the district regulations upon compliance with specified conditions without review by the board of zoning appeals.

Condominium Hotel means a building or complex containing dwelling units in which each unit is individually owned and available for short-term rentals of twenty-five (25) consecutive days or fewer and where the structure, common areas, and facilities are owned by all of the owners on a proportional basis. Each unit shall be occupied by the owner for no more than ninety (90) days during a calendar year, as well as, for no more than 29 consecutive days.

Condominium means an ownership arrangement, not a land use. It is individual ownership of a dwelling unit in a multi-family structure, or an office or other building portion designed for individual ownership

with the remaining land jointly owned by the collective owners of the individual units. Condominiums are also known as horizontal property regimes (HPR).

Consanguinity, Second Degree (See also Natural Family) means husbands and wives, parents and children, grandparents and grandchildren, brothers and sisters, aunts and uncles and nephews and nieces, and first cousins. These relationships may be of the whole or half blood, by adoption, or by affinity.

Conservation Subdivision means a development characterized by common open space and clustered, compact lots. The purpose of a conservation subdivision is to protect natural resources while allowing the number of residences permissible in the applicable zoning district.

Court means an open unoccupied space bounded on two (2) or more sides by the exterior walls of a building or exterior walls and lot lines. An inner court is enclosed on all sides by exterior walls and lot lines on which walls are allowable. An outer court is enclosed on not more than three (3) sides by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley, or yard.

Curb Level means the level of the established curb in front of the building measured at the center of such front. If a curb does not exist, the curb level is assumed to be five inches above street or alley centerline height.

Cutoff Angle means the angle measured up from nadir (i.e., straight down) to the point which one can first view the bare light source (lamp).

Day Nursery means any agency, institution, center, home, nursery school, kindergarten, play school, or other place, however styled and whether operated under public auspices, as a private business, or by an established religious denomination, in which are received for temporary custodial care apart from their parents, part of the day or night, and upon any number of successive days, one or more children not related to the persons providing such temporary custodial care.

Decorative Flag means a flag used for decoration, not to draw attention for advertising purposes, and not containing advertisements or sale products.

Density Bonus means those residential units granted in exchange for provision of specified design and/or site requirements deemed beneficial to the general public as provided by this ordinance which exceed the otherwise maximum residential density for the development site.

Density means the number of dwelling units per acre of developable land within the boundaries of a residential project.

Density, Gross means the total number of dwelling units divided by the total project area, expressed as total dwelling units per acre.

Density, Net means the number of dwelling units within a project divided by the number of net acres.

Design Review means the process wherein a developer's site plan is submitted for examination and evaluation by a Board of Architectural Review for compliance with the specific architectural and site design standards contained in one of the officially adopted architectural review corridors designated on the official zoning map.

Detention (See also Retention; Stormwater) means the temporary on-site restraining of storm water.

Developable Land and Land which is Suitable for Development mean all lands within a project's boundaries, including lands or parcels designated for support of the development; that is, all areas for lots, parking areas, drives, roads, drainage and utility easements or rights-of-way, sign easements, entrance structure easements, and lands designated for private recreation. (Golf courses, which will be available for use by the general public on a noncommercial basis, are included for purposes of this definition.)

Development means the changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

Development, Multi-Family means a building or group of buildings containing four or more individual dwelling units with separate cooking and toilet facilities for each unit.

Diameter Breast Height (DBH) means the diameter of a tree, measured at breast height (four and one-half (4 ½) feet above ground (See [Section 6-2, Landscaping, Buffering and Screening Requirements](#)).

Dimensional Requirement means the numerical standards relating to spatial relationships, including but not limited to setback, lot area, density, and height.

District means a geographical area assigned a zoning district designation pursuant to the provisions of this chapter.

Drinking Place means an establishment engaged in retail sale of alcoholic drinks for consumption on-premises. Sale of food is not the primary source of revenue but may account for a substantial portion of receipts.

Drive-in Establishment means a business where a customer is permitted or encouraged, either by the design of physical facilities or by service and /or parking procedures, to carry on his business, in the off-street parking area accessory to the business, while seated in his motor vehicle.

Driveway and Access Drive means a prepared or surfaced area providing ingress and egress for vehicles from private property and public right-of-ways.

Dwelling means a building or portion thereof designed, occupied, or intended for human residential occupancy, not including a hotel, motel, rooming house or boardinghouse.

Dwelling Unit means a single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation, or as defined by the most recently adopted edition of the international building code. Units otherwise meeting this definition, but occupied by transients on a rental or lease basis for periods of less than one week, shall be construed to be sleeping units.

Dwelling, Attached means a dwelling attached to another dwelling by one or more common walls.

Dwelling, Detached means a building containing only one dwelling unit entirely separated by open space from buildings on adjacent lots or building sites.

Dwelling, Two-Family (or Duplex) means a building containing two independent dwelling units.

Dwelling, Multi-Family means one or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit not owned in fee simple.

Dwelling, Single-Family means a building containing only one dwelling unit. For regulatory purposes, the term is not to be construed to include mobile homes, manufactured homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary or portable housing.

Easement means a right to use another person's real property for certain limited purposes, including but not limited to, utility and/or access.

Eating Establishment means any establishment, however designated, whose primary function is the sale of food for consumption on the premises. Such establishment must be licensed by the SC Department of Health and Environmental Control as a restaurant.

Elderly Housing, Assisted Living means a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. An assisted living facility may have a central or private kitchen, dining, recreational, and other facilities designed to serve the needs of residents along with separate bedrooms or living quarters, where the emphasis of the facility remains residential.

Expansion means an increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements or structures.

Façade means that portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

Façade Step-Back means a proscribed horizontal break in the portion of a structure's face which abuts a public right-of-way.

Family See **Natural family**.

Family Adult Care Home means a state licensed home occupation providing day care for profit or nonprofit by residents of a single-household dwelling involving the care of seven but not more than twelve adult clients are given care and supervision for periods of less than twenty-four (24) hours a day.

Family Child Care Home means a state licensed home occupation for profit or nonprofit conducted in a private home where six (6) or fewer minor children, including children related to an adult member of the family living in the home by blood, marriage, or adoption, are given care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian.

Farm means an establishment for the growing, care, and handling of field crops, truck gardening products, fruit and nut trees, and pastured animals and livestock; but excluding commercial cattle and swine feed lots, commercial poultry operations and dairies.

Fixture means an assembly that holds the lamp (bulb) in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

Flood Hazard Area means any area of the town subject to flooding and so designated by the Federal Emergency Management Agency and delineated on applicable flood insurance rate maps (FIRM). Construction activity in flood hazard areas is subject to [Section 6-4, Flood Hazard Areas](#).

Flood Plain means the low land near a watercourse which has been, or may be, covered by water of a flood of 100-year frequency, as established by engineering practices of the U.S. Army Corps of Engineers.

Floodway means the channel of a watercourse and those portions of the adjoining floodplains which are required to carry and discharge the 100-year flood with no significant increase in the base flood elevation.

Floor Area means the total number of square feet of heated floor space including the exterior walls of a building, not including space in cellars or basements.

Floor shall mean a conditioned space defined by the vertical separation of no less than eight feet between the building slab or the floor of an individual story of the building and the ceiling enclosing the story.

Food Truck means a self-contained DHEC Certified kitchen on wheels from which food is prepared and sold.

Foot-Candle (FC) means a quantitative unit measuring the amount of light (illumination) falling onto a given point.

Frontage, Lot means the distance for which the front property line of the lot and the street line are coincident.

Frontage, Street means all the property on one side of a street between two intersecting streets, crossing or terminating, measured along the line of the street, or if the street is terminated, then all of the property abutting on one side between an intersecting street and the terminus.

Frontage means the lot boundary that coincides with a public thoroughfare or space.

Garage, Private means an accessory building or part of a main building designed and used principally for the storage of motor vehicles as an accessory use.

Garage, Public (Also called **Commercial Garage**) means any garage other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, adjusting, or equipping of automobiles or other motor vehicles, but not used for the storage of dismantled or wrecked motor vehicles or parts.

Garage, Repair means the building and premises designed or used for purposes indicated under “automobile service station” and/or major repair, provided that body work and painting shall be conducted within fully-enclosed buildings, and provided further that self-propelled vehicles not in safe operating condition shall be stored in fully-enclosed areas consistent with applicable provisions of this Ordinance.

Gasoline Station means a facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides, and minor automobile accessories, but does not provide minor vehicle servicing, minor repairs, and maintenance, including engine rebuilding but not reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, or overall painting of automobiles. Retail trade may include sale of convenience goods.

Gazebo means a free standing, roofed, open sided structure providing a shady resting place.

Glare means the effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability to a person of normal sensibilities.

Grade means the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Grade, Existing means the vertical elevation of the ground surface prior to excavating or filling.

Grade, Finished means the final elevation of the land surface of a site after completion of development.

Grade, Normal means the newly established grade after construction, not including any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

Grade, Street means the top of the curb or the top of the edge of the pavement or carpath where no curb exists.

Grading means cutting, filling, excavation, or moving any dirt on a property that requires the use of heavy machinery (backhoe, bulldozer, etc.) to move.

Green Roof means the roof of a building that is partially or completely covered with vegetation and a growing medium planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Container gardens on roofs (where plants are maintained in pots) may be considered as meeting the intent of this definition. Rooftop ponds which are used to treat greywater are another form of green roofs. The term green roof may also be used to indicate roofs that use some form of green technology, such as a cool roof, a roof with solar thermal collectors or photovoltaic panels.

Gross Floor Area means the total horizontal area of all floors of a building, including exterior balconies and mezzanines, measured from the faces of the exterior walls.

Ground Cover means any evergreen or broadleaf evergreen plant that does not attain a mature height of more than one foot. Such plants shall be characterized by a growth habit in which the plant spreads across the ground to connect with other similar plants forming a continuous vegetative cover on the ground. Sod and seed shall also be considered as qualifying groundcover.

Group Adult Care Home means a home occupation conducted for profit or nonprofit in a private home where seven (7) to twelve (12) adult clients are given care and supervision for periods of less than twenty-four (24) hours a day.

Group Child Care Home means a home occupation conducted for profit or nonprofit in a private home where seven (7) to twelve (12) minor children, including children related to an adult member of the family living in the home by blood, marriage, or adoption, are given care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian.

Group Development means a building or group of buildings which consists of more than one business functioning as a unit, and which are interdependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into.

Group Home means an establishment qualified for a license by the State of South Carolina which provides resident services to individuals of whom one or more are unrelated. The individuals are handicapped, aged, or disabled, are undergoing rehabilitation or extended care, and are provided services to meet their needs. This category includes group homes for all ages, halfway houses, and foster homes, but excludes family child care homes or family adult care homes as otherwise defined herein.

Guest Cottage means an accessory dwelling structure which is 1) detached from a principal dwelling; 2) located on the same residential parcel; and 3) serves as an ancillary use providing living quarters for the occupants of the principal dwelling, their temporary guests, renters, or their domestic employees and which may contain kitchen facilities.

HID means high intensity discharge lighting where the filament of the light bulb is replaced by a capsule of gas.

Home Occupation means an occupation, livelihood, or function, operated as either a "for profit" or "not for profit" business and properly licensed by the Town of Campobello, conducted within a residential dwelling and clearly incidental thereto, carried on by a member of the household residing on the premises. A home occupation is clearly secondary and subordinate to the principal residential use of the dwelling.

Homeowners Association means a community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping, or facilities.

Homestay means a legally permitted home occupation and accessory use of a primary dwelling or portion thereof where a) the full dwelling is rented for a fee or other compensation for a period or periods of up to a total of fourteen (14) rental days per calendar year; or b) individual bedrooms of a residential home occupied by the homeowner are rented for a fee or other compensation for a period or periods of up to a total of thirty (30) rental days per calendar year. Homestays do not include hotels, motels, bed and breakfast establishments, or short-term rentals that are subject to and compliant with the Town's business license and other applicable Code requirements. Homestays are not investment or full-time rental properties and are assessed at a four (4) percent rate by the county assessor for property tax purposes.

Honey Bee means all life stages of the Western honey bee, *Apis mellifera*.

Hotel and Motel means any building or portion thereof containing ten or more sleeping units, with or without separate restaurant facilities, primarily for transients, including hostels, tourist cabins, and tourist courts, but not including bed and breakfast inns, homestays or short-term rentals. A condominium hotel shall be considered a hotel provided all units comply with the occupancy limits established by that definition.

Household means a natural family, occupant, or a group of occupants, not exceeding the maximum number set forth in household occupancy regulations, residing within one dwelling unit.

Illumination means the amount of light falling on a surface, measured in lux or foot-candles.

Impervious Surface means those surfaces that do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete and asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the Zoning Administrator to be impervious within the meaning of this definition will also be classed as impervious surfaces.

Impervious Surface Ratio means a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.

Improved Surface means a ground surface covered or paved with concrete, asphalt, brick and mortar, stone and mortar, concrete pavers and mortar and/or such other material as has been approved for parking of vehicles by the community development director in such a manner as is designed to properly support the gross weight of the class of vehicle parked, support all wheels of the vehicle and permanently prohibit both weed growth around and under the vehicle and leakage of oil, fuel and other fluids into the ground.

Itinerant Business means a business with no established and fixed place of business within the Town or which Town real property taxes are paid.

Junk or Salvage Yard means the use of any part of a lot, whether inside or outside of a building, for the storage, keeping, abandonment, sale or resale of junk, salvage, or scrap material; or the dismantling, demolition or abandonment of automobiles and other vehicles or machinery or equipment of parts thereof.

Kenel, Boarding means any property where four or more pets over the age of four months, excluding equines, are kept or maintained for any purpose, except veterinary services and hospitals.

Light Source means the element of a lighting fixture that is the point of origin of the lumens emitted by the fixture.

Light Trespass means light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited.

Living Quarters means general quarters including sleeping units and dwelling units.

Loading Space means a space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks.

Lot Area Coverage, Maximum means the total allowable lot area covered by impervious surfaces, including buildings, swimming pools, paving materials, and other hard surfaces.

Lot Area means the total horizontal area included within the rear and side property lines and front street or proposed street lines.

Lot Depth means the mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

Lot Line, Rear means the lot line that is generally opposite the front lot line; if the lot comes to a point or the rear line is less than ten (10) feet in length, the rear line shall be deemed to be a line parallel to the front line, not less than ten (10) feet long, lying wholly within the lot and farthest from the front lot line.

Lot Line means any line dividing one lot from another.

Lot means a parcel of land shown as a separate parcel on the county records, occupied or intended for occupancy by a use permitted in this chapter, including principal buildings, together with accessory buildings, and open spaces and parking and loading required by this chapter, and having its principal frontage either on a public street or on a private street of record.

Lot of Record means a lot which exists at the time of adoption of this chapter as shown or described on a plat or deed in the records of the Anderson County Register of Deeds.

Lot Width means the mean horizontal distance between the side lot lines of a lot measured at right angles to the depth; or the same distance measured at a point midway between the front lot line and rear lot line; or at the rear line of the required front setback (building line), especially on irregularly shaped lots.

Lot, Corner means a lot at the junction of and abutting two intersecting streets.

Lot, Double Frontage or through means a lot having a frontage on two streets at a point other than at their intersection, as distinguished from a corner lot.

Lot, Flag means a lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street. New flag lots are not permitted in the Town of Campobello.

Lot, Interior means a lot other than a corner lot.

Lot, Through means a lot, other than a corner lot, having frontage on two parallel, or approximately parallel, streets.

Lot, Zoning means a parcel of land occupied or to be occupied by a principal use or uses, yards, and open spaces, which are permitted or required under the provisions of this Ordinance having frontages on an officially accepted street and having not less than the minimum area required by these regulations for a lot in the zoning district within which said parcel of land is located. A lot of record may or may not be a zoning lot.

Maintained Foot-Candles means luminous intensity of lighting fixtures adjusted for a maintenance factor accounting for dirt build-up and lamp output depreciation. The maintenance factor used in the design process to account for this depreciation cannot be lower than 0.72 for high-pressure sodium and 0.64 for metal halide and mercury vapor.

Managed Colony or managed hive means an aggregate of bees managed by a beekeeper consisting principally of workers, but having, when perfect, one queen at a time and at time many drones, including brood, combs, honey and the receptacle inhabited by the bees. Managed colony or hive does not include naturally occurring or feral bee colonies or hives.

Management Office, Onsite means a dedicated space used to oversee the day-to-day operation of a development including collection of rents, unit leasing, and supervision of maintenance of the complex, but shall not include activities related to management of off-site developments.

Maneuvering Space, Off-Street means the unobstructed area needed for a vehicle to turn around on the site, without backing onto a street.

Manufactured Home means a structure manufactured after June 15, 1976, meeting the criteria of compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 and bearing proper certification by HUD pursuant to S.C. Code, § 40-29-20. Transportable in one or more sections, which in the traveling mode is eight feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet. Built on permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in it. This definition does include travel trailers.

Manufactured Home Park means a lot providing rented parking spaces for eight (8) or more manufactured homes used for dwelling units, including service buildings and facilities. Manufactured home sales or storage lots for unoccupied units are not manufactured home parks.

Map Amendment alters, enlarges, or reduces the geographic extent of a zoning district or enacts a new zoning designation for a particular tract of real property.

Mini-Warehouse means a structure comprised of individually exclusive rental units for the purpose of storage, separated by permanent walls with individual exterior doors. Each unit is not to exceed three hundred (300) square feet in floor area.

Mixed-Use means a combination of usually separated land uses within a single development.

Mixed-Use Structure means a building containing residential in addition to non-residential uses permitted in the zone.

Mobile Home means a structure manufactured prior to June 15, 1976 or manufactured after June 15, 1976 without certification of compliance with HUD standards pursuant to S.C. Code, § 40-29-70, which is a movable or portable dwelling unit over 30 feet in length constructed to be towed on its own chassis, without permanent foundation, consisting of a single or two or more connected components. The term does not include a prefabricated travel trailer, camper, or similar recreational unit.

Modular Building means a building of closed construction, other than a mobile home or manufactured home, constructed off-site in accordance with the applicable codes and transported to the point of use for installation or erection, as defined in S.C. Code, § 23-43-20(2), as amended, and which is certified by the South Carolina Building Codes Council in accord with S.C. Code § 23-43-80, as amended, and which bears evidence of such certification by attachment of a label issued by the South Carolina Building Codes Council.

Motel See **Hotel and motel**.

Mural means any mosaic, painting, or graphic art or combination thereof which is professionally applied to a building that does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or any logo, trademark, trade name, or other commercial message.

National Poultry Improvement Plan means poultry that has been tested by a South Carolina NPIP certified tester.

Natural Family means any number of persons related by blood or marriage to the second level of consanguinity.

Nonconforming means lots, structures, uses of land and structures, and characteristics of uses which are prohibited under the terms of this chapter, but were lawful at the date of enactment of this chapter.

Nursing Care Facilities means an establishment engaged in providing inpatient nursing and rehabilitative services. The care is generally provided for an extended period of time to individuals requiring care by skilled nursing professionals.

Nursing Home means a home for the aged, chronically ill or incurable persons in which three (3) or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick, injured, or mentally ill.

Occasional Parking means parking spaces allowed by ordinance on approved pervious surface for overflow parking for uses that occur during events that generate larger than normal traffic.

Occupancy means the maximum number of persons permitted to reside within a single dwelling unit.

Occupancy, Change of means the discontinuance of an existing use and the substitution therefore of a use of a different kind or class, or the expansion of the existing use.

Occupant means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Onsite Resident Manager shall mean an employee of the property owner(s) responsible for repair and maintenance in a residential building or complex. The onsite resident manager shall serve as the first point of contact for residents regarding minor issues and repairs. The onsite resident manager will also serve as the initial point of contact with the Town of Campobello regarding site and related codes issues such as occupancy, trash, yard maintenance, parking, noise or related issues. The onsite manager must reside within the building or complex on a full-time basis.

Open Space means outdoor area on the ground, unoccupied and unobstructed from the ground upward, designed and accessible for outdoor living, recreation or landscaping, but excluding vehicular use, impervious pedestrian access or utility areas.

Open Space Ratio means a measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Open Space, Common means land within or related to a development that is intended for the common use or enjoyment of the residents or occupants of the development. Common open space may contain complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of such residents. Common open space shall not be occupied by vehicular use areas, nor shall it include the setbacks or bufferyards required by the ordinance from which this definition is derived.

Outdoor Advertising means the use of signs directing public attention to any object, product, service, or function that may be offered for sale, lease or hire, or is otherwise offered to provide information, or to solicit support or compliance. Outdoor advertising shall include only those signs which are, in any way, visible to the public from a position outside the premises on which the sign is located.

Outdoor Event Facilities, Large means facility operated to provide assembly space for entertainment, educational, and cultural events generally involving the outdoor assembly of a large number of people. Such facilities may host performance events, including musical and stage productions that require amplified sound equipment, stage facilities, and the site improvements necessary to accommodate the needs of a large crowd, including sanitary facilities and adequate onsite parking.

Outdoor Event Facilities, Small means facility operated to provide assembly space for weddings, family events, social gatherings, and similar small-to-medium size events. Such facilities may include gazebos or other outdoor gathering spaces, areas for temporary installation of tents, parking, and facilities for sanitation, permanent or temporary.

Outdoor Performance Area means an area permanently dedicated to the public presentation of music, dance, theater, media arts, storytelling, oratory, or other performing arts, whether publicly or privately owned, including but not limited to amphitheaters and similar open or semi-enclosed structures.

Outdoor Storage means the storage of any material for a period greater than twenty-four (24) hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

Overlay District means a set of regulations that add an additional layer of design provisions to an underlying zoning district.

Park means a public or private lot or facility for active or passive recreation, exercise, sports or similar activities, enhancement of natural features or beauty, but not including a commercially operated amusement park.

Parking Lot means a surface public or private open lot for parking motor vehicles as a principal use or as an accessory to a commercial or industrial use.

Parking Space means an area on a lot designated for parking a motor vehicle.

Parking Structure means a structure containing parking spaces and adjacent access drives, aisles, and ramps on two or more levels. This term includes standalone commercial parking operations as well as on-site parking provided to meet the needs of a principal use. This term does not include private one-story garages for single- or two-family dwellings.

Patio Home Development means a development comprised of detached single-household dwellings located on a small lot or clustered as part of a horizontal property regime.

Pavement, Permeable means a pavement system which allows rainfall to percolate through it rather than running off. A permeable pavement system may utilize porous asphalt, pervious concrete, plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place or other system approved by the Zoning Administrator.

Pennant means a sign made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Permanent Building means a structure on a separately constructed permanent foundation intended to remain in one location and last indefinitely.

Permitted Use means a use permitted outright by district regulations.

Pervious Surface means an area maintained in its natural condition, or covered by a material that permits infiltration or percolation of water into the ground.

Plat means a map, plan, or layout of a tract of land, or a section of subdivision of land, indicating the location and boundaries of individual properties.

Plaza means an open public area at ground level.

Porch means a projection from the outside wall of a dwelling covered by a roof that can project beyond setback. Roofed open areas may be screened, attached to or part of and with direct access to or from a building.

Porte Cochere means a covered area at a main or secondary entrance to a building through which a vehicle can pass in order for the occupants to alight under cover, protected from the weather. Such structures shall not exceed one story in height and may be open on two or more sides. This term shall not be construed to be a "carport."

Predator Proof means fully enclosed, including the top of a chicken run and coop, with gaged wire no larger than chicken wire, to protect poultry from domestic animals, wild animals, and birds of prey.

Principal Structure or Use means a structure or use which is significant or primary rather than accessory.

Public Facilities, Major includes any public service improvement or structured developed by or for a public agency that is not defined as a minor public facility, including but not limited to electrical substations, sewer and water treatment plants, water reservoirs, trunk lines, regional stormwater detention facilities, new or expanded public buildings designed for human occupancy that increase traffic within a neighborhood, and active park improvements such as ball fields or restroom facilities.

Public Facilities, Minor means minor utility structures (e.g., poles, lines, pipes); minor sewer, water, and storm drainage structures and collection system improvements (e.g., pump stations, lines, manholes, valves, hydrants, drains, on-site public hearing public space, detention facilities); new or extended public streets (including lane additions); minor improvements to existing streets (e.g., overlays, catch basins, signs, control devices, widening, curbs, gutters, sidewalks); minor transit improvements (e.g., bus stops or shelters); passive park improvements (e.g., trails, benches, native plantings, or picnic areas).

Public means common to all or many; general; open to common use.

Public Safety Facilities means a government facility for public safety and emergency services, including a facility that provides police, fire protection, and/or emergency medical services and related administrative and training facilities.

Public Street means any public right of way used for vehicular traffic that is permanently maintained by the Town of Campobello, Anderson County, or State of South Carolina and is open to all traffic.

Public Use means a building or property owned or occupied by a use which is open to all people without or with minimal restrictions or regard as to membership, and which is established of their common or general use and enjoyment. A church is public use.

Recreation Uses, Active means those uses containing facilities designed for active participation, including, but not limited to, basketball and tennis courts, baseball and football fields, swimming pools, neighborhood community center buildings, golf courses, mini golf courses, and related outdoor and indoor recreation uses.

Recreation Uses, Passive means those uses containing facilities such as park benches, play areas/tot lots, picnic areas, landscaped and scenic areas, walkways and bikeways, and open spaces not designed for organized sports.

Recreational Vehicle (RV) means a vehicle built on a single chassis, containing four hundred (400) square feet or less when measured at the largest horizontal projections and designed to be self-propelled or towed by another vehicle. A recreational vehicle is not designed or intended for use as a

permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, motor homes, and campers.

Residence means a structure or part of a structure containing dwelling units or rooming units, including single-family or two-family houses, multiple dwellings, boarding or rooming houses, or apartments. Residences do not include such transient accommodations as hotels, motels, RV or campground sites; dormitories, fraternity or sorority houses; non-habitable accessory uses; or recreational vehicles.

Residential Care Facility means a facility that provides primarily nonmedical resident services to individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a twenty-four (24)-hour-a-day basis.

Retail Store means a business selling or renting goods or merchandise directly to the consumer for direct consumption or use. Any merchandise for rent must be merchandise permitted for sale in any specific district.

Retention means the permanent on-site maintenance of stormwater.

Right-of-way means an area of land that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure (including but not limited to water lines, sewer lines, power lines, and gas lines). In no case shall a right-of-way be construed to mean an easement.

Scale is a relative term primarily determined by massing which addresses size relationships.

Semi-Public Use means a building or property owned or occupied by an organization, institution or group of people which has written and adopted rules for membership, which is used or enjoyed primarily by that group.

Setback means the minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Shared Driveway means an access drive shared by two (2) or more to the adjacent street.

Shopping Center means a group of (two or more commercial) establishments on the same parcel that are planned, constructed, and managed as a total entity (with provisions for the delivery of goods separate from the primary customer access).

Short-Term Rental means a legally permitted home occupation and accessory use of a primary dwelling or portion thereof for a fee or other compensation on a temporary basis between fifteen (15) days and seventy-two (72) days per year. In accordance with state law, short-term rentals are required to obtain a Town of Campobello business license and remit all required taxes, including state accommodations, sales and local accommodations taxes. Short-term rentals are not investment or full-time rental properties and are assessed at a four (4) percent rate by the county assessor for property tax purposes.

Shrub means a woody plant that usually remains low and produces shoots or trunks from the base; it is not usually tree-like or single stemmed.

Sidewalk means an improved pedestrian surface that is typically located adjacent to a roadway.

Sidewalk Sale means a temporary outdoor sale, conducted by the proprietor, of products normally sold inside a retail establishment.

Sign Area means the smallest possible area formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign face. Sign area shall be calculated by a vertical cross-section of the sign using the largest possible area and the appropriate geometrical equation(s).

Sign Assembly means the entire sign structure to include all sign faces, supports, columns, or other architectural amenities, including the base of the sign.

Sign Face means the part of the sign that is or can be used to identify, advertise, communicate information, or for visual representation which attracts the attention of the public for any purpose. The term "sign face" includes any background material, panel, trim color, and direct or self-illumination used that differentiates that sign from the building, structure, backdrop surface, or object upon or against which it is placed.

Sign Face Separation means two adjacent sign faces shall be separated by an angle not less than three hundred and fifteen (315) degrees to preclude more than one sign from being visible in the same direction.

Sign means any structure, part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, emblem, insignia, device, trademark, or other representation used as, or in the nature of, an announcement, advertisement, direction or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry, which is located upon any land, or any building, in or upon a window, or indoors in such a manner as to attract attention from outside the building. The flag, emblem, insignia, poster or other display of a nation, educational institution, or political unit shall not be included in this definition.

Sign, Abandoned means a sign that advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is not operating or being offered or conducted.

Sign, Advertising means any free-standing or partly or wholly attached structure displayed for the purpose of conveying some information, knowledge, or idea to the public.

Sign, Animated means any sign that uses movement or other means to depict action or create a special effect, including video, light effects, or any material that moves by forced air, by mechanics, by electronics, by human motion, or by other such means.

Sign, Area of a means the area of a sign shall be that area which is contained within a single continuous perimeter of four (4) lines or an imaginary rectangle, enclosing the extreme limits of such sign. For freestanding signs, the area of the sign shall also be determined from the height in total (grade to top-most point) multiplied by the total width of the sign. This shall include all base supports, columns, adornments, or other such attachments to the sign.

Sign, Awning or Canopy means any sign that is part of or attached to an awning, canopy, or other structural protective covering above a door, entrance, window, or walkway.

Sign, Backlighting or Backlit means the illumination of a sign in which lights are placed within or behind raised opaque letters, thereby casting light up on the background of the letters rather than through the letters.

Sign, Bench means a Sign painted on or attached to a bench or its backrest.

Sign, Business means a sign directing attention to a business, commodity, service, or other activity conducted on the premises upon which the sign is located.

Sign, Changeable Copy means characters, letters, or illustration that can be changed or rearranged without altering the face or the surface of the sign.

Sign, Combination Wall-Roof Mount means a double faced, projecting wall sign which extends above the roof line of a building and which is wholly or partially supported by the building.

Sign, Directional means a sign designating the location of an institution of public or quasi-public nature, or the location or opening of an event of public interest, not including signs pertaining to real estate.

Sign, Electronic Message Board means a Message Board Sign with changeable copy that uses LED (light emitting diode) or other lighting to display information or advertisements.

Sign, Expressive means a temporary sign that expresses an opinion, feeling, point of view, support, opposition, disapproval, or good will.

Sign, Free-Standing means a sign which is supported by one or more columns, uprights, or braces in the ground. This shall include monument-style signs and pole-supported signs.

Sign, Ground Mounted See **Free-standing Sign**.

Sign, Height of a means the height shall be measured to the topmost point of the sign or sign structure from the average surrounding grade at the base of the supports, or the base of any sign attached to the ground. If placed on a berm or similar structure, then the height shall be established from the height at the nearest property line to the topmost point of the sign.

Sign, Informational means any sign that serves solely to provide direction or information to persons using the property, such as entrance/exit, parking, or telephone, and similar informational purposes, which may include a business name, but shall not include any advertisements.

Sign, Internally Illuminated means a sign where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, signs that consist of or contain tubes that are filled with neon or some other gas that glows when an electric current passes through it and (ii) are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message, shall also be considered internally illuminated signs.

Sign, Marquee means a sign on or attached to a permanent overhanging shelter which projects from the face of a building and is entirely supported by said building.

Sign, Message Board means a sign or portion thereof with changeable copy.

Sign, Monument means a freestanding ground sign supported by an internal structural framework or structurally integrated into landscaping or other solid structural features generally having a low profile with no open space between the ground and the sign. This sign is designed to incorporate design and building materials which complement the architectural theme of the buildings on the premises.

Sign, Off-Premise means a sign advertising a business, service, or product that is available elsewhere than within the building or on the lot where the sign is located.

Sign, On-Premise means a sign that advertises activities, goods, products, etc. that are available within the building or on the lot where the sign is located.

Sign, Outdoor Advertising means a sign, including billboard, which directs attention to a business, commodity, service, entertainment, or other activity, conducted, sold or offered elsewhere than on the premises upon which the sign is located; also a sign or billboard advertising the sale, lease, rental, or designation of real estate located elsewhere than the premises upon which such sign is located.

Sign, Permanent means a sign which is permanently attached to a building, the ground, or other structures and meets the structural and installation standards of the Standard Building Code and electrical standards of the National Electric Code.

Sign, Pole-Supported means a sign supported by one or more poles or columns or other similar supports.

Sign, Political means a temporary sign that announces the candidacy of a person or slate of persons running for elective office, a political party, or an issue.

Sign, Portable means a temporary sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported. Includes, but is not limited to, signs designed to be

transported by means of wheels, runners, castors, trailers, or other mobile devices; signs converted to A-frames or T-frames; sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs greater than 2 square feet in area attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is regularly customarily used in the normal day-to-day operations of the business.

Sign, Projecting Wall means a sign which is end mounted to the wall of a building, which projects out from that building for more than eighteen (18) inches, and is usually perpendicular to a wall.

Sign, Real Estate means a sign advertising exclusively the sale, lease, rental, or development of the premises upon which it stands or directing attention to the opening and location of a new subdivision.

Sign, Roof Mount means a sign which is erected on or above the roof line of a building and which is wholly or partially supported by the building.

Sign, Sponsorship means a sign within a ballpark, field, or diamond that indicates sponsorship of the teams or activities that occur therein.

Sign, Temporary means a sign not permanently attached to a building, the ground or other structures and which may not meet the structural and installation standards of the Standard Building Code or electrical standards of the National Electric Code.

Sign, Vehicle used as a means a sign placed on a stationary vehicle parked on any property for the purpose of advertising. This does not include signs placed on vehicles for sale, rent, or lease, provided that the signage is two (2) square feet or less. This does not include vehicles with company names, logos, slogans, or contact information that are used for primary work functions such as delivery or service calls, and such vehicles shall not be parked on company sites in such a way as to attract attention as a sign.

Sign, Wall means a sign which is in any manner affixed to any exterior wall of a building is parallel to the wall, and which projects not more than eighteen (18) inches. Such sign may be painted, etched, attached, etc. to a wall.

Sign, Window means a sign that is placed near or attached to the interior of a window so as to attract attention from the exterior of a building. Window displays of merchandise are not signs.

Site Plan means a map or graphics prepared to scale depicting the development of a tract of land, including but not limited to the location and relationship of the structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, existing and proposed grading, walkways, and other site development information as related to a proposed development.

Sleeping Unit means a room or space in which people sleep which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Special Exception means a use specifically permitted after review and approval by the board of zoning appeals, subject to ordinance standards and additional conditions set by the board of zoning appeals.

Sports Facility means an area designed for recreation (public or privately owned). These areas include, but are not limited to, baseball/softball diamonds, soccer fields, football fields, golf courses, golf driving ranges, tennis courts, racetracks, firearm shooting ranges, and swimming pools.

Stormwater (See also Detention; Retention) means the flow of water which results from precipitation and which occurs immediately following rainfall or a snowmelt.

Stormwater Management means the collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff, together with applicable managerial (nonstructural) measures.

Stormwater Runoff, 10-year event means the surface runoff resulting from a rainfall of an intensity expected to be equaled or exceeded, on average, once in ten (10) years, and of a duration which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

Story means that portion of a building between the surface of any floor and the ceiling next above. A basement shall be counted as a story if its ceiling is over six feet above the average level of the finished ground surface adjacent to the exterior walls of the front entrance (or street side) of the building.

Story, Half means a story under a gable, hip or gambrel roof, the wall plates of which at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story, except that any partial story used for residence purposes, (other than for a janitor or caretaker or his family, or by a family occupying the floor immediately below it), shall be deemed a full story.

Street Centerline means a line surveyed and monumented by the governing body shall be the centerline of a street; or in the event that no centerline has been so determined, it shall be that line running midway between, and parallel to the general direction of, the outside right-of-way lines of such streets.

Street Line means the dividing line between a lot, tract, or parcel of land and a street right-of-way.

Street, Arterial means a major roadway designed to carry a large volume of through traffic in the area; normally controlled by traffic signs and signals.

Street, Collector means a thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.

Street, Local means a street used primarily for access to abutting properties, providing for minimum speeds and traffic volumes.

Street, Private means a vehicular way held in private or corporate ownership and one which is ineligible for public expenditures and/or maintenance.

Street, Public means a dedicated right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by the town, Anderson County, or the state transportation department. For the purpose of these regulations, the term "public street" shall also mean avenues, boulevards, roads, lanes, and other public ways.

Structural Alteration means any change in the supporting members of a building or structure, such as bearing walls, bearing partitions, columns, beams, or girders, or the enclosure of any previously open space.

Structure Height means the vertical distance from the average finished ground elevation at the front of the building (as determined by the main entrance of the building defined by the architect) or from the finished floor of a plaza spanning sixty-five (65) percent or more of the front of the building to:

Structure means anything constructed or erected, the use of which requires a permanent location on the land or is attached to something having a permanent location on the land.

Text Amendment alters the use requirements or standards within a zoning district.

Townhouse Development means a series or group of three or more attached units with no other dwelling or portion of other dwelling directly above or below, with each dwelling unit having direct ground level access to the outdoors and fire walls separating each dwelling unit, extending from the foundation through the roof. The townhouse dwellings may be on individual fee-simple lots or clustered as part of a horizontal property regime.

Townhouse Dwelling Unit means an attached single-family domicile on its own separate lot containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwelling units by at least one common wall or is individually owned as part of a horizontal property regime.

Trailer means any vehicle or structure capable of moving, or being moved, over streets and highways on its own wheels or on flat beds or other carriers, which is designed or utilized to: (1) provide temporary or permanent quarters for the conduct of business, profession, trade or occupations; (2) serve as a carrier of new or used goods, products or equipment, or (3) be used as a selling, advertising or display device. A trailer is not used as a residence or for permanent sleeping quarters, such as manufactured home.

Travel Trailer means a vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, of a length not exceeding 29 feet.

Tree Caliper means the American Association of Nurserymen standard for trunk measurement of nursery stock, as measured at six (6) inches above the ground for trees up to and including four (4)-inch caliper size, and as measured at twelve (12) inches above the ground for larger sizes.

Tree Drip Line means an imaginary line extending from the external boundary of a tree's canopy to the ground.

Tree Protection Zone means an area surrounding the base of a tree, a minimum of ten (10) feet in all directions, within which neither construction activity nor physical development is permitted.

Tree, Understory means a tree attaining a mature height of less than thirty (30) feet without a large, spreading crown.

Tree, Upperstory means a tree with a normally large, spreading crown with a mature height of at least thirty (30) feet.

Use means any purpose for which a lot, building, or other structure or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

Use, Accessory means a use which is incidental to the main use of the premises, including, but not limited to, the following: greenhouse (noncommercial), customary incidental home occupation, loading space, garage, workshop or storage shed, sign, or signboard, wall, fence, or garden structure, swimming pool or tennis court.

Use, Change of means a change from one category in the use table to another or the addition of a new category of use to an existing use.

Use, Conforming means any use of a structure or land that is a permitted either "by right", "by condition", or "by special exception" in the district in which the structure or land is situated and which conforms to the regulations of that district and all other regulations of this chapter.

Use, Existing means the use of a lot or structure established prior to the adoption of the current Town of Campobello Zoning Ordinance, as and if amended.

Use, Nonconforming means a use that lawfully occupied a building or land on the effective date of this ordinance and that does not conform to the use regulations of the district in which it is located.

Use, Principal means the primary purpose for which the lot and/or building thereon is designed, arranged, or intended and for which it may be used, occupied, or maintained.

Variance means relief granted by the board of zoning appeals from the strict application of zoning regulations in an individual case of unnecessary hardship based on factual findings required by law.

Vehicular Use Area means any area used for movement, circulation, parking and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Driveways and parking spaces serving detached single-household dwellings are exempt from this definition.

Veterinary Services (Also called **Animal Hospital**) means a place where animals or pets commonly kept in a residential dwelling are given medical or surgical treatment with indoor boarding of animals limited as an accessory use.

Wetland means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Yard Exterior means that part of a lot lying between the building and a public street right-of-way.

Yard Setback, Front means a yard extending across the full width of a lot, between the front street line (or proposed front street line), the required depth of which is a prescribed minimum horizontal distance between the front lot line and a line parallel thereto on the lot. A side lot facing a street on a corner lot shall be considered as a front yard setback.

Yard Setback, Rear means a yard extending across the full width of the lot and abutting the rear lot line, the required depth of which setback is a prescribed minimum distance between the rear lot line and a line parallel thereto on the lot.

Yard Setback, Required means the open space between a lot line and the buildable area within which no structure may be located, except as otherwise provided in this chapter. All setbacks referred to in this chapter are minimum required setbacks.

Yard Setback, Side means a yard extending from the front setback or front lot line, where no front setback is required, to the rear setback and abutting a side lot line, the required width of which is a prescribed minimum distance between the side lot line and a line parallel thereto on the lot. A side setback facing a street on a corner lot shall be considered as a front setback.

Zero-Lot-Line Development means a single-family dwelling unit which has zero setback along one side property line, may share a common wall with an adjoining unit, and may have a walled rear yard privacy area.

Zoning District means an area or areas within the limits of the Town for which the regulations and requirements governing use, lot, and bulk of buildings and premises are uniform.

Zoning Official means the person designated by the Town Council to administer and enforce this ordinance.

ARTICLE 3 ZONING DISTRICTS

SECTIONS:

SECTION 3-1	USE OF LAND OR STRUCTURES
SECTION 3-2	REDUCTION OF LOT SIZE
SECTION 3-3	USE OF SUBSTANDARD LOTS OF RECORD
SECTION 3-4	DISTRICT ESTABLISHMENT AND OFFICIAL ZONING MAP
SECTION 3-5	DISTRICT PURPOSES
SECTION 3-6	DISTRICT BOUNDARIES
SECTION 3-7	ANNEXATION AND ZONING
SECTION 3-8	ZONING DISTRICT CHANGE
SECTION 3-9	R-A RESIDENTIAL AGRICULTURAL DISTRICT
SECTION 3-10	R-1 SINGLE FAMILY DISTRICT
SECTION 3-11	R-2 SINGLE FAMILY DISTRICT
SECTION 3-12	R-2A SINGLE FAMILY DUPLEX DISTRICT
SECTION 3-13	R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
SECTION 3-14	R-3A MOBILE HOMES AND MOBILE HOME PARKS
SECTION 3-15	C-1 TRANSITIONAL COMMERCIAL DISTRICT
SECTION 3-16	C-2 PLANNED NEIGHBORHOOD COMMERCIAL
SECTION 3-17	C-3 CENTRAL BUSINESS DISTRICT
SECTION 3-18	C-4 GENERAL COMMERCIAL
SECTION 3-19	I-1 LIGHT INDUSTRIAL DISTRICT
SECTION 3-20	I-2 MEDIUM TO HEAVY INDUSTRIAL DISTRICT
SECTION 3-21	FLOOD HAZARD DISTRICT
SECTION 3-22	PLANNED DEVELOPMENT DISTRICT
SECTION 3-23	FLEXIBLE REVIEW DISTRICT

SECTION 3-1 USE OF LAND OR STRUCTURES

No land or structure shall hereafter be used or occupied, and no structure or parts thereof, be constructed, erected, altered or moved, unless in conformity with all the regulations herein specified for the zoning district in which the structure or land is located.

No structure shall hereafter be erected or altered:

- a) with greater height, size, bulk, or other dimensions;
- b) to accommodate or house a greater number of families;
- c) to occupy a greater percentage of lot area;

- d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces, than is herein allowed; or in any other manner contrary to the provisions of this Ordinance.

No part of a yard, open space, off-street parking or loading space required in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

SECTION 3-2 REDUCTION OF LOT SIZE

No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

SECTION 3-3 USE OF SUBSTANDARD LOTS OF RECORD

Recorded lots which at the time of the adoption of this Ordinance, do not conform to the dimensional requirements of this Ordinance, may nonetheless be utilized as building sites and the Zoning Administrator is authorized to issue a Certificate of Zoning Compliance for the use of the property. The Zoning Administrator shall establish setbacks to conform as closely as possible to the dimensional requirements of the zoning district in which the non-conforming lot is located, but not so as to prohibit a reasonable use of the parcel. If any two (2) or more adjoining lots under the same ownership do not conform to the dimensional requirements of this Ordinance, then the lots must be combined to meet more closely, if not completely, the dimensional requirements of this Ordinance prior to the issuance of a Certificate of Zoning Compliance.

SECTION 3-4 DISTRICT ESTABLISHMENT AND OFFICIAL ZONING MAP

In order to accomplish the purposes set forth in **Article 1, Purpose and Authority**, the municipality is hereby divided into zoning districts described hereafter. The districts and their boundaries shall be as shown upon the map attached hereto and made a part of these regulations, said map being designated “Official Zoning Map”, and said map and all notations, references, and other information shown thereon shall be a part of these regulations the same as if all such matters and information were fully described herein. The original of said map shall bear the date of passing of these regulations; shall be signed by the Mayor and attested by the Town Clerk in the Town Hall; a replica thereof shall be reproduced at such scale as will permit its being attached to these regulations.

For the purpose of these regulations, the Town of Campobello is hereby divided into districts designated as follows:

Table 1. Zoning Districts in the Town of Campobello

District	Title/Name
R-A	Residential Agricultural District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-2A	Single Family Duplex – Residential District
R-3	Multi-Family Residential District
R-3A	Mobile Homes and Mobile Home Park District
C-1	Transitional Commercial District
C-2	Planned Neighborhood Commercial District
C-3	Central Business District
C-4	General Commercial District
I-1	Light Industrial and Wholesale District
I-2	Medium to Heavy Industrial District
FH-1	Flood Hazard District
PD	Planned Development District
FRD	Flexible Review District

SECTION 3-5 DISTRICT PURPOSES

- A. R-A, Residential Agricultural District. Primarily a district to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for the efficient extension of public services.
- B. R-1, Single Family Residential District. Primarily a district for low-density one-family dwellings situated on lots having a minimum area of fifteen thousand (15,000) square feet, and including customary secondary uses.
- C. R-2, Single Family Residential District. Primarily a district for low-density one-family dwellings situated on lots having a minimum area of eight thousand (8,000) square feet, and including customary secondary uses.
- D. R-2A, Single Family Duplex - Residential District. Primarily a district for higher-density one-family and two-family dwellings situated on lots having a minimum area of five thousand (5,000) square feet, and including customary secondary uses.

- E. R-3, Multi-Family Residential District. Primarily a district for two-family and multi-family dwellings situated on lots having a minimum area of five thousand (5,000) square feet, and including customary secondary uses.
- F. R-3A, Mobile Homes and Mobile Home Park District. Primarily a district for median- and high-density residential development, including customary secondary uses.
- G. C-1, Transitional Commercial District. Primarily a district to provide a compatible change from residential to commercial uses. The area shall act as a buffer, containing quiet, low-volume business that may service the daily convenience and personal service needs of the surrounding neighborhood, and are of such a nature as to minimize conflicts with surrounding residential uses and to allow for residential uses.
- H. C-2, Planned Neighborhood Commercial District. Primarily a district to provide convenient shopping facilities located to serve one or more neighborhoods.
- I. C-3, Central Business District. Primarily a district to permit concentrated development and redevelopment of business in the Town center to serve more efficiently the community and immediate region.
- J. C-4, General Commercial District. Primarily a district is to provide high intensity office, commercial, retail, and service activities generally servicing a city-wide area. This district will be primarily located along major thoroughfares.
- K. I-1, Light Industrial District. Primarily a district designed to provide an area for certain enterprises that require a large area with low density of land, light industrial plants and directly related services that are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazards, dangerous radiation or other obnoxious conditions.
- L. I-2, Medium to Heavy Industrial District. Primarily a district designed to provide for the development of medium to heavy industrial uses that are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazards, dangerous radiation or other obnoxious conditions.
- M. FH-1, Flood Hazard Area. Primarily a district to ensure adequate openings will be maintained for the passage of flood waters and to prevent the encroachment of incompatible uses in flood hazard areas.
- N. PD, Planned Development District. Primarily a district to provide developers an opportunity to be flexible and creative while also giving the Town of Campobello adequate control over the development of its limited developable or re-developable land. The PD designation allows a developer and the town the opportunity to execute a well-integrated design that is responsive to the unique location and the physical features of a site while providing opportunities for public input. A PD must be a mixed-use development.

- O. FRD, Flexible Review District. Primarily a district to provide design and use flexibility to allow development and redevelopment of properties that is compatible with the existing character of the area as set forth by the town's comprehensive plan. Specifically, the FRD enables the tools required to encourage exceptional planning and design in order to preserve the character of existing buildings, open spaces, streetscapes, and use clusters of unique areas of the city; and protect critical environmental resources through a greater efficiency in the layout of roads, utilities and other infrastructure. An FRD may be a single or mixed-use development.

SECTION 3-6 DISTRICT BOUNDARIES

The official copy of the Zoning Map, as amended, shall remain on file in the office of the Zoning Administrator. Where uncertainty exists with respect to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

- P. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines shall be construed to be such boundaries.
- Q. Where district boundaries are indicated as approximately following incorporated area lines, such incorporated area lines shall be construed to be said boundaries.
- R. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- S. Where district boundaries are so indicated that they are parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways and alleys, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the said Zoning Map.
- T. Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Town of Campobello unless otherwise indicated.
- U. Where a district boundary line divides a lot in a single or joint ownership of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than thirty (30) feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.
- V. Whereas the overlay zones' boundaries define the areas under the jurisdiction of the Design Review Board, maps accompanying or referenced by the overlay district regulations shall be consulted to determine the exact limit of such jurisdiction. Where uncertainty exists with respect to the boundaries of overlay districts shown on maps accompanying or referenced by the overlay

district regulations, the same rules as provided earlier in this Section for the Zoning Map shall be used for these maps.

SECTION 3-7 ANNEXATION AND ZONING

In the event of annexation of a new area to the Town, such areas added to the Town shall be considered to be in the R1, Single Family Residential District until otherwise rezoned, in accordance with the regulations contained herein governing rezoning actions, or unless otherwise approved by the Town Council by petition of the owner and before a referendum of annexation is held. Changes in zoning districts shall be recorded on the Official Zoning Map.

SECTION 3-8 ZONING DISTRICT CHANGE

Whenever the boundaries of a zoning district are changed to another zoning district, the foregoing provisions shall apply.

SECTION 3-9 R-A RESIDENTIAL AGRICULTURAL

3-9.1 Purpose

The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.

3-9.2 Permitted Uses

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

- Agricultural crops, including pens and structures for the raising of farm animals.
- Barns.
- Community recreational area.
- Dwelling, single-family detached.
- Dwelling, single-family detached—Manufactured single-section home.
- Dwelling, single-family detached—Manufactured multi-section home.
- Home occupation. (Subject to the requirements of Section 4-5.9)
- Nursery/greenhouse.
- Riding academies.
- Riding stables.
- Roadside stand for the sale of crops, produce, fruit, etc., produced on the property.
- Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items located on the same site and which shall be completely removed from the site upon completion of such construction.
- Tree farm.

3-9.3 Conditional Uses

- Bed and Breakfast Inn
 - Review by BZA required to determine compatibility with neighborhood
 - District minimum lot size applies
 - Must meet all requirements of Section 4-5.19
- Cemetery or Memorial Garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Commercial Communication and Cellular Towers
 - Review by BZA required to determine compatibility with neighborhood
 - Must meet the provisions of Section 4-5.17

- Church, Synagogue, Temple or Other Place of Worship
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 2 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Family Child Care Home
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - No sign is allowed
 - Must meet State requirements for a Family Child Care Home; Must be operator's primary residence
- Golf Course (Excluding miniature golf)
 - Review by BZA required to determine compatibility with neighborhood
 - Clubhouse and parking must comply with office requirements set forth in Section 4-3.4
 - No nighttime illumination of fairways or greens
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Park or Playground
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
- Public Utility Substation, Installation, Water Tower
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 65%
 - No sign is allowed
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- School (Elementary, Middle or High)
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 3 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Sports or Community Recreation Facility
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs

- Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-9.4 Prohibited Uses

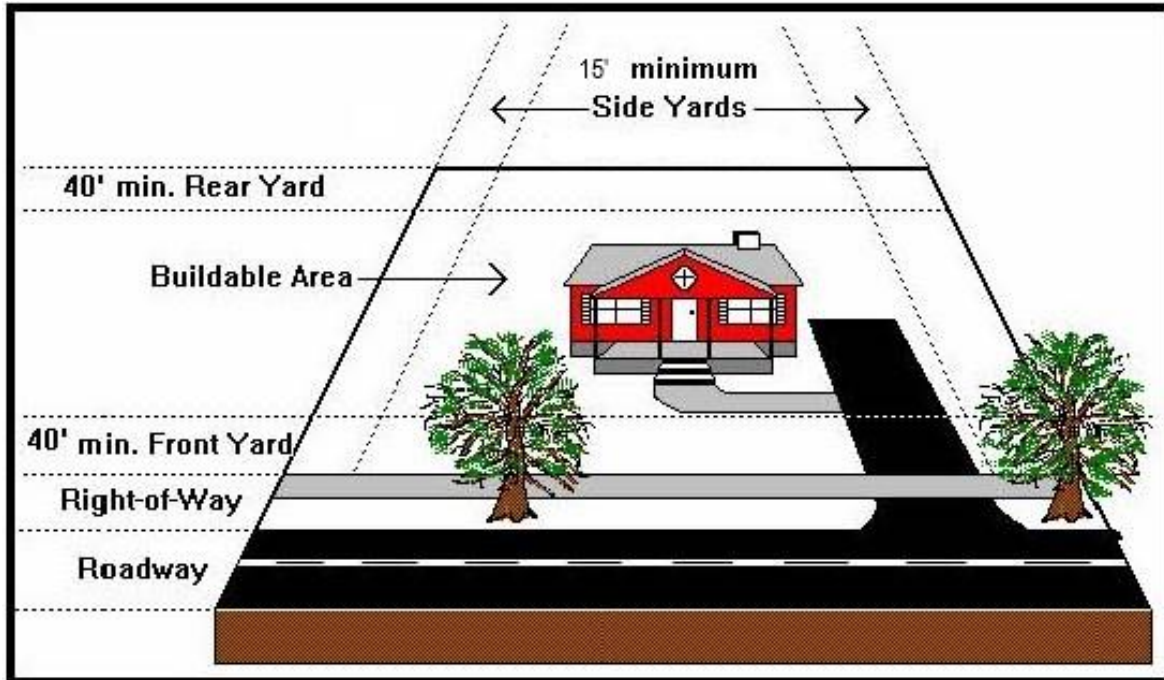
All uses not listed above are prohibited in this district. For additional emphasis, the following uses are expressly prohibited in the R-A Zoning District:

- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled automotive vehicles

3-9.5 Lot Specifications

Uses permitted in any R-A Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 3-3 of this Ordinance.

Requirement	Specification
<ul style="list-style-type: none"> • Minimum Lot Size Lot area per dwelling unit Lot width at building line 	1 acre 100'
<ul style="list-style-type: none"> • Minimum Yard Sizes Front yard Rear yard Side yard 	40' 40' 15' per side
<ul style="list-style-type: none"> • Maximum Building Height Vertical height (highest point) Stories 	45' 3
<ul style="list-style-type: none"> • Maximum Number of Unrelated Residents 	4 persons
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking 	<i>see Section 4-3</i>



SECTION 3-10 R-1 SINGLE-FAMILY RESIDENTIAL

3-10.1 Purpose

It is the intent and purpose of the R-1 District to provide for the harmonious development of low-density single family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single family dwellings situated on lots having an area of at least 15,000 square feet and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.

3-10.2 Permitted Uses

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

- Accessory use for residential dwellings in compliance with the provisions of Section 4-5.10
- Customary home occupation established under the provisions of Section 4-5.9
- Garden or other non-commercial horticultural or agricultural activity (not including the keeping of poultry, livestock or kennels)
- Publicly owned building, facility or land
- Single family dwelling

3-10.3 Conditional Uses

- Bed and Breakfast Inn
 - Review by BZA required to determine compatibility with neighborhood
 - District minimum lot size applies
 - Must meet all requirements of Section 4-5.19
- Cemetery or Memorial Garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Church, Synagogue, Temple or Other Place of Worship
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 2 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Family Child Care Home
 - Exterior lights may not reflect onto neighboring residentially zoned property

- Maximum impervious surface area of 60%
- No sign is allowed
- Must meet State requirements for a Family Child Care Home; Must be operator's primary residence
- Golf Course (Excluding miniature golf)
 - Review by BZA required to determine compatibility with neighborhood
 - Clubhouse and parking must comply with office requirements set forth in Section 4-3.4
 - No nighttime illumination of fairways or greens
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Park or Playground
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
- Public Utility Substation, Installation, Water Tower
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 65%
 - No sign is allowed
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- School (Elementary, Middle or High)
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 3 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Sports or Community Recreation Facility
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-10.4 Prohibited Uses

All uses not listed above are prohibited in this district. For additional emphasis, the following uses are expressly prohibited in the R-1 Zoning District:

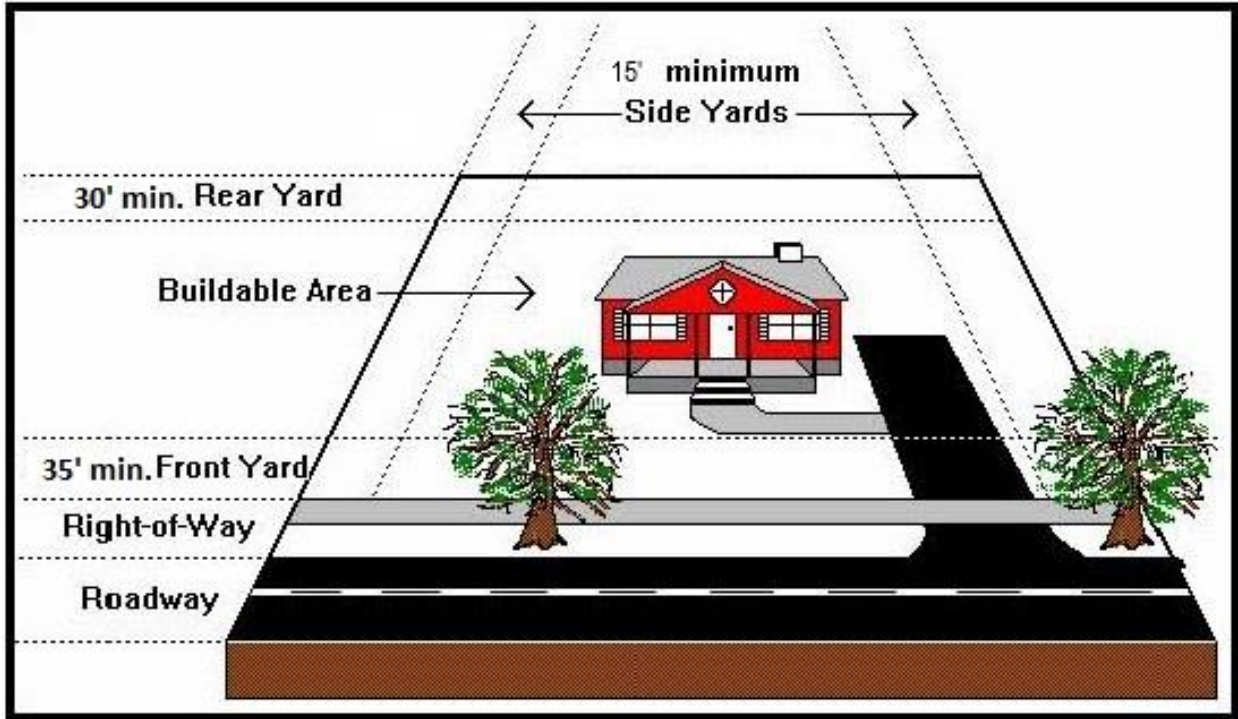
- Commercial communication and cellular towers
- Manufactured housing

- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled automotive vehicles
- Retail, office, service, business activities except permitted customary home occupations

3-10.5 Lot Specifications

Uses permitted in any R-1 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 3-3 of this Ordinance.

Requirement	Specification
<ul style="list-style-type: none"> • Minimum Lot Size Lot area per dwelling unit Lot width at building line 	15,000 square feet 80'
<ul style="list-style-type: none"> • Minimum Yard Sizes Front yard Rear yard Side yard 	35' 30' 15' per side
<ul style="list-style-type: none"> • Maximum Building Height Vertical height (highest point) Stories 	35' 2 ½ stories
<ul style="list-style-type: none"> • Maximum Number of Unrelated Residents 	4 persons
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking 	<i>see Section 4-3</i>



SECTION 3-11 R-2 SINGLE-FAMILY RESIDENTIAL

3-11.1 Purpose

It is the intent and purpose of the R-2 District to provide for the harmonious development of low-density single family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single family dwellings situated on lots having an area of at least 8,000 square feet and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.

3-11.2 Permitted Uses

The following uses shall be permitted in any R-8 Zoning District:

- Accessory use for residential dwellings in compliance with the provisions of Section 4-5.10
- Customary home occupation established under the provisions of Section 4-5.9
- Garden or other non-commercial horticultural or agricultural activity (not including the keeping of poultry, livestock or kennels)
- Publicly owned building, facility or land
- Single family dwelling

3-11.3 Conditional Uses

- Bed and Breakfast Inn
 - Review by BZA required to determine compatibility with neighborhood
 - District minimum lot size applies
 - Must meet all requirements of Section 4-5.19
- Cemetery or Memorial Garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Church, Synagogue, Temple or Other Place of Worship
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 2 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Family Child Care Home
 - Exterior lights may not reflect onto neighboring residentially zoned property

- Maximum impervious surface area of 60%
- No sign is allowed
- Must meet State requirements for a Family Child Care Home; Must be operator's primary residence
- Golf Course (Excluding miniature golf)
 - Review by BZA required to determine compatibility with neighborhood
 - Clubhouse and parking must comply with office requirements set forth in Section 4-3.4
 - No nighttime illumination of fairways or greens
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Park or Playground
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
- Public Utility Substation, Installation, Water Tower
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 65%
 - No sign is allowed
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- School (Elementary, Middle or High)
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 3 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Sports or Community Recreation Facility
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-11.4 Prohibited Uses

All uses not listed above are prohibited in this district. For additional emphasis, the following uses are expressly prohibited in the R-2 Zoning District:

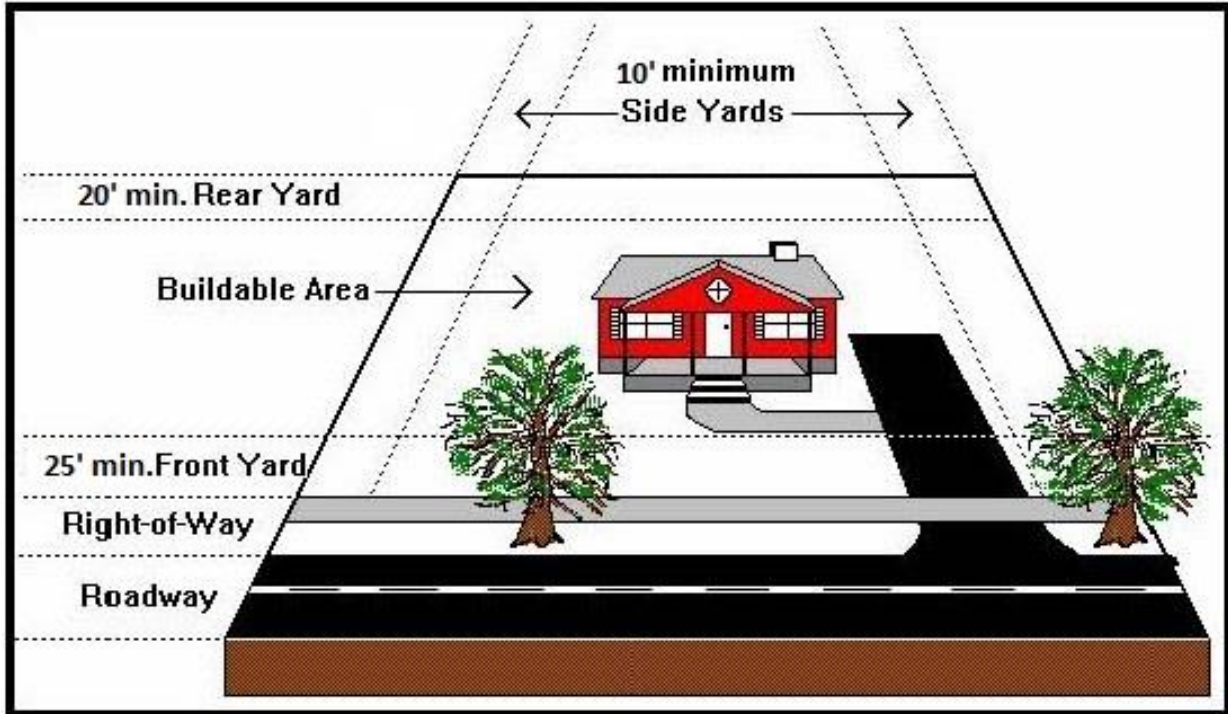
- Commercial communication and cellular towers
- Manufactured housing

- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled automotive vehicles
- Retail, office, service, business activities except permitted customary home occupations

3-11.5 Lot Specifications

Uses permitted in any R-2 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 3-3 of this Ordinance.

Requirement	Specification
<ul style="list-style-type: none"> • Minimum Lot Size Lot area per dwelling unit Lot width at building line 	8,000 square feet 65'
<ul style="list-style-type: none"> • Minimum Yard Sizes Front yard Rear yard Side yard 	25' 20' 10' per side
<ul style="list-style-type: none"> • Maximum Building Height Vertical height (highest point) Stories 	35' 2 ½ stories
<ul style="list-style-type: none"> • Maximum Number of Unrelated Residents 	4 persons
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking 	<i>see Section 4-3</i>



SECTION 3-12 R-2A SINGLE-FAMILY/DUPLEX RESIDENTIAL

3-12.1 Purpose

It is the intent and purpose of the R-2A District to provide for the harmonious development of medium-density single family and duplex residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single family and duplex dwellings situated on lots having an area of at least 5,000 square feet and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.

3-12.2 Permitted Uses

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

- Accessory use for residential dwellings in compliance with the provisions of Section 4-5.10
- Customary home occupation established under the provisions of Section 4-5.9
- Duplex Dwelling
- Garden or other non-commercial horticultural or agricultural activity (not including the keeping of poultry, livestock or kennels)
- Publicly owned building, facility or land
- Single family dwelling

3-12.3 Conditional Uses

- Bed and Breakfast Inn
 - Review by BZA required to determine compatibility with neighborhood
 - District minimum lot size applies
 - Must meet all requirements of Section 4-5.19
- Cemetery or Memorial Garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Church, Synagogue, Temple or Other Place of Worship
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 2 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community

- Family Child Care Home
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - No sign is allowed
 - Must meet State requirements for a Family Child Care Home; Must be operator's primary residence
- Golf Course (Excluding miniature golf)
 - Review by BZA required to determine compatibility with neighborhood
 - Clubhouse and parking must comply with office requirements set forth in Section 4-3.4
 - No nighttime illumination of fairways or greens
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Park or Playground
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
- Public Utility Substation, Installation, Water Tower
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 65%
 - No sign is allowed
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- School (Elementary, Middle or High)
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 3 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Sports or Community Recreation Facility
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-12.4 Prohibited Uses

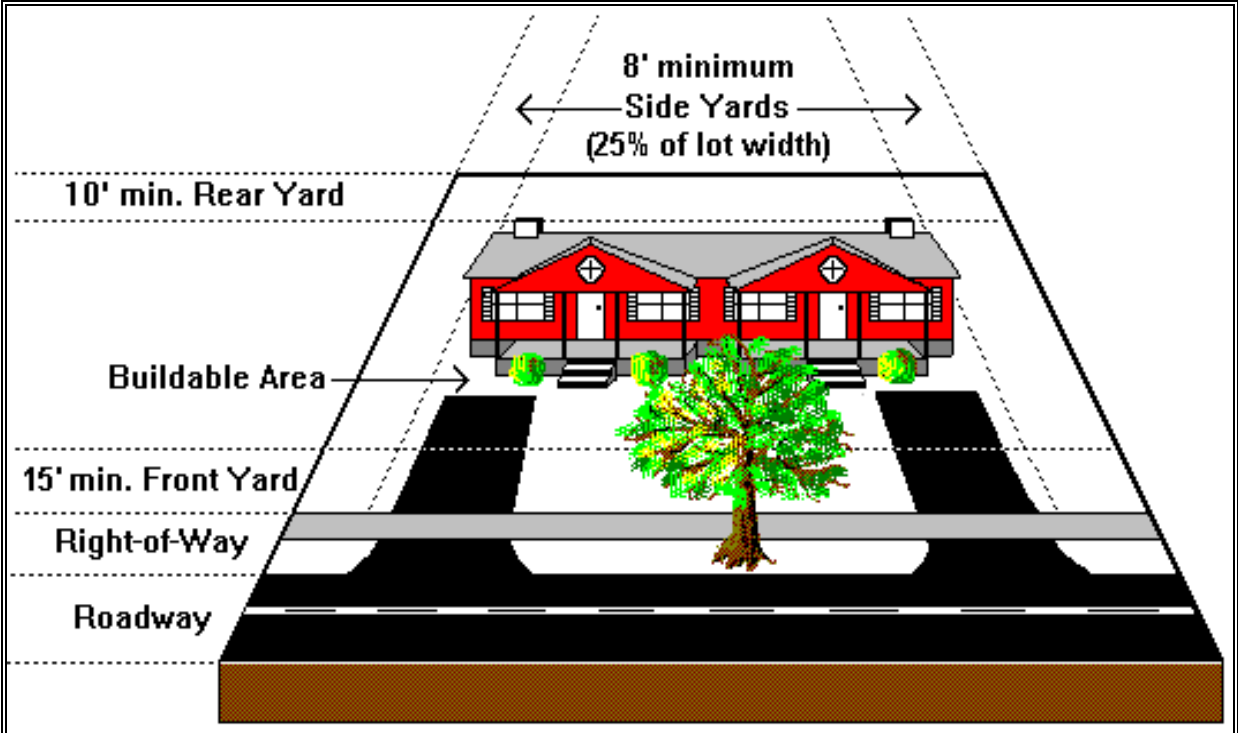
All uses not listed above are prohibited in this district. For additional emphasis, the following uses are expressly prohibited in the R-2A Zoning District:

- Commercial communication and cellular towers
- Manufactured housing
- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled automotive vehicles
- Retail, office, service, business activities except permitted customary home occupations

3-12.5 Lot Specifications

Uses permitted in any R-2A Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 3-3 of this Ordinance.

Requirement	Specification
<ul style="list-style-type: none"> • Minimum Lot Size Lot area per dwelling unit Lot width at building line 	5,000 square feet per unit 50'
<ul style="list-style-type: none"> • Minimum Yard Sizes Front yard Rear yard Side yard 	15' 10' 8' per side
<ul style="list-style-type: none"> • Maximum Building Height Vertical height (highest point) Stories 	35' 2 ½ stories
<ul style="list-style-type: none"> • Maximum Number of Unrelated Residents 	4 persons
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking 	<i>see Section 4-3</i>



SECTION 3-13 R-3 MULTI-FAMILY RESIDENTIAL

3-13.1 Purpose

It is the intent and purpose of the R-MF District to provide for the harmonious development of high density residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single family and duplex dwellings situated on lots having an area of at least 5,000 square feet and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.

3-13.2 Permitted Uses

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

- Accessory use for residential dwellings in compliance with the provisions of Section 4-5.10
- Customary home occupation established under the provisions of Section 4-5.9
- Duplex Dwelling
- Garden or other non-commercial horticultural or agricultural activity (not including the keeping of poultry, livestock or kennels)
- Multi-Family Dwelling (Attached)
- Publicly owned building, facility or land
- Single family dwelling
- Townhouse Dwelling (Attached)

3-13.3 Conditional Uses

- Bed and Breakfast Inn
 - Review by BZA required to determine compatibility with neighborhood
 - District minimum lot size applies
 - Must meet all requirements of Section 4-5.19
- Boarding, Lodging or Rooming House
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 20,000 square feet
 - Maximum impervious surface area of 65%
- Cemetery or Memorial Garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Church, Synagogue, Temple or Other Place of Worship
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 2 acres

- Exterior lights may not reflect onto neighboring residentially zoned property
- Maximum impervious surface area of 60%
- Ground illumination only for signs
- Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Family Child Care Home
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - No sign is allowed
 - Must meet State requirements for a Family Child Care Home; Must be operator's primary residence
- Golf Course (Excluding miniature golf)
 - Review by BZA required to determine compatibility with neighborhood
 - Clubhouse and parking must comply with office requirements set forth in Section 4-3.4
 - No nighttime illumination of fairways or greens
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Nursing Home or Assisted Living Facility
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 40,000 square feet
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 65%
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Park or Playground
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
- Public Utility Substation, Installation, Water Tower
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 65%
 - No sign is allowed
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- School (Elementary, Middle or High)
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 3 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Sports or Community Recreation Facility

- Review by BZA required to determine compatibility with neighborhood
- Exterior lights may not reflect onto neighboring residentially zoned property
- Maximum impervious surface area of 60%
- Ground illumination only for signs
- Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-13.4 Prohibited Uses

All uses not listed above are prohibited in this district. For additional emphasis, the following uses are expressly prohibited in the R-3 Zoning District:

- Commercial communication and cellular towers
- Manufactured housing
- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled automotive vehicles
- Retail, office, service, business activities except permitted customary home occupations

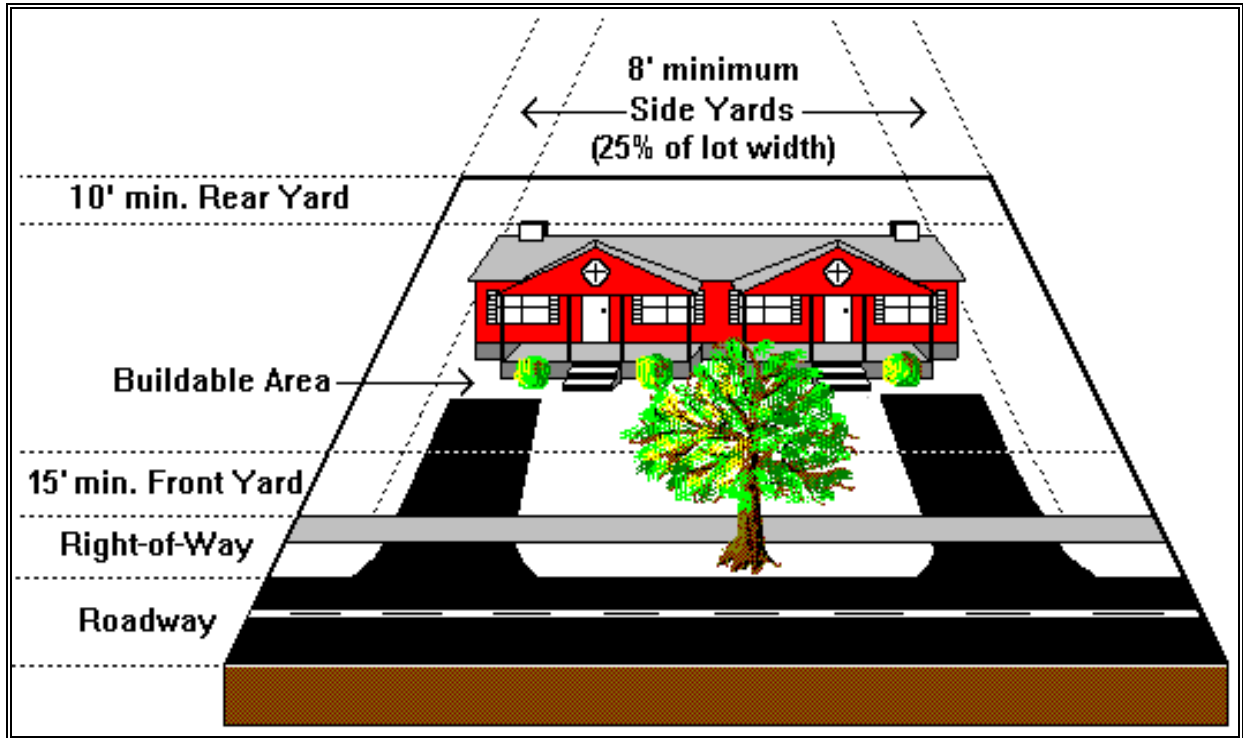
3-13.5 Lot Specifications

Uses permitted in any R-3 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 3-3 of this Ordinance.

Requirement	Multi Family	Town House	Duplex	Single Family
Maximum Density	10 units/acre	8 units/acre	8 units/acre (4 struct./acre)	8 units/acre
Min. Lot Requirements				
Minimum Lot Area	21,780 s.f.	21,780 s.f.	10,000 s.f.	5,000 s.f.
Minimum Lot Width (at building line)	N/A	N/A*	65'	50'
Min. Heated Floor Area Per Unit				
One (1) Bedroom	550 s.f.	550 s.f.	550 s.f.	550 s.f.
Two (2) Bedroom	700 s.f.	700 s.f.	700 s.f.	700 s.f.
Three (3) Bedroom	900 s.f.	900 s.f.	900 s.f.	900 s.f.
Min. Yard Requirements				
Front Yard	25 ft.	25'	15'	15'
Side Yard	15'	15'***	8'	8'
Rear Yard	20'	20'	10'	10'
Maximum Building Height				
Vertical Height	35'	35'	35'	35'
Stories	2 ½ Stories	2 ½ Stories	2 ½ Stories	2 ½ Stories
Maximum Impervious Surface Area	65% of total lot area	65% of total lot area	65% of total lot area	65% of total lot area

Landscaping and Screening	<i>see Section 4-1</i>
Signage	<i>See Section 4-2</i>
Off Street Parking/Loading	<i>see Section 4-3</i>

*The minimum lot width for townhouse lots shall be 20' for interior lots and 35' for corner lots.
 ** The distance between buildings shall be a minimum of 15'. No side yard setbacks shall exist for units within a building that share a wall as a common property line.



SECTION 3-14 R-3A MANUFACTURED HOUSING

3-14.1 Purpose

It is the intent and purpose of the R-3A District to incorporate manufactured housing into the fabric of the community and establish minimum standards by which manufactured housing (mobile homes) must comply, in order to be located on individual parcels of land or within a defined manufactured housing park. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for manufactured housing units situated on lots having an area of at least 5,000 square feet for an individual unit or 5 acres for a Manufactured Housing Park and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.

3-14.2 Permitted Uses

The following uses shall be permitted in any R-3A Zoning District:

- Accessory use for residential dwellings in compliance with the provisions of Section 4-5.10
- Customary home occupation established under the provisions of Section 4-5.9
- Garden or other non-commercial horticultural or agricultural activity (not including the keeping of poultry, livestock or kennels)
- Manufactured Housing Park or Unit subject to the requirements of Section 4-5.15
- Publicly owned building, facility or land
- Single family dwelling

3-14.3 Conditional Uses

- Bed and Breakfast Inn
 - Review by BZA required to determine compatibility with neighborhood
 - District minimum lot size applies
 - Must meet all requirements of Section 4-5.19
- Cemetery or Memorial Garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Church, Synagogue, Temple or Other Place of Worship
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 2 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs

- Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Family Child Care Home
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - No sign is allowed
 - Must meet State requirements for a Family Child Care Home; Must be operator's primary residence
- Golf Course (Excluding miniature golf)
 - Review by BZA required to determine compatibility with neighborhood
 - Clubhouse and parking must comply with office requirements set forth in Section 4-3.4
 - No nighttime illumination of fairways or greens
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Park or Playground
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
- Public Utility Substation, Installation, Water Tower
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 65%
 - No sign is allowed
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- School (Elementary, Middle or High)
 - Review by BZA required to determine compatibility with neighborhood
 - Minimum lot size of 3 acres
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community
- Sports or Community Recreation Facility
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights may not reflect onto neighboring residentially zoned property
 - Maximum impervious surface area of 60%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-14.4 Prohibited Uses

All uses not listed above are prohibited in this district. For additional emphasis, the following uses are expressly prohibited in the R-3A Zoning District:

- Commercial communication and cellular towers
- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled or partially dismantled automotive vehicles
- Retail, office, service, business activities except permitted customary home occupations

3-14.5 Lot Specifications

Uses permitted in any R-3A Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 3-3 of this Ordinance.

Requirement	Specification
<ul style="list-style-type: none"> • Minimum Lot Size Lot area per dwelling unit Lot width at building line 	5 acres for a MHP 5,000 square feet per unit 50'
<ul style="list-style-type: none"> • Minimum Yard Sizes Front yard Rear yard Side yard 	15' 10' 8' per side
<ul style="list-style-type: none"> • Maximum Building Height Vertical height (highest point) Stories 	35' 2 ½ stories
<ul style="list-style-type: none"> • Maximum Number of Unrelated Residents 	4 persons
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking 	<i>see Section 4-3</i>

SECTION 3-15 C-1 TRANSITIONAL COMMERCIAL DISTRICT

3-15.1 Purpose

The purpose of this district is to encourage office and related uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses.

3-15.2 Permitted Uses

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

- Accessory use in compliance with the provisions of section 4-5.10
- Day care center, kindergarten, or pre-school nursery
- Financial or insurance institutions
- Funeral home, mortuary
- Government office or facility
- Golf course
- Residential uses in accordance with the R-3 District guidelines
- Medical and health services
- Nursing home or congregate care facility
- Park or playground
- Personal services including – but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- Pharmacy, drug store, or medical supply store
- Publicly owned building, facility or land
- Professional or business office
- Restaurant

3-15.3 Conditional Uses

The following uses shall be permitted in any C-1 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

- Cemetery or memorial garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Church, synagogue, temple or other place of worship
 - 2 acre minimum lot size
 - Exterior lights must not reflect onto adjoining residentially zoned property

- Maximum impervious surface area of 70%
- Ground illumination only for signs
- Public utility substation
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 70%
 - No sign is allowed
- School – elementary, middle or high
 - Minimum lot size of 3 acres
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 70%
 - Must not adversely affect the character, traffic patterns & peaceful nature of the community.
- Sports or community recreation facility
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 70%
 - Ground illumination only for signs
 - Must not adversely affect the character, traffic patterns and peaceful nature of the community

3-15.4 Prohibited Uses

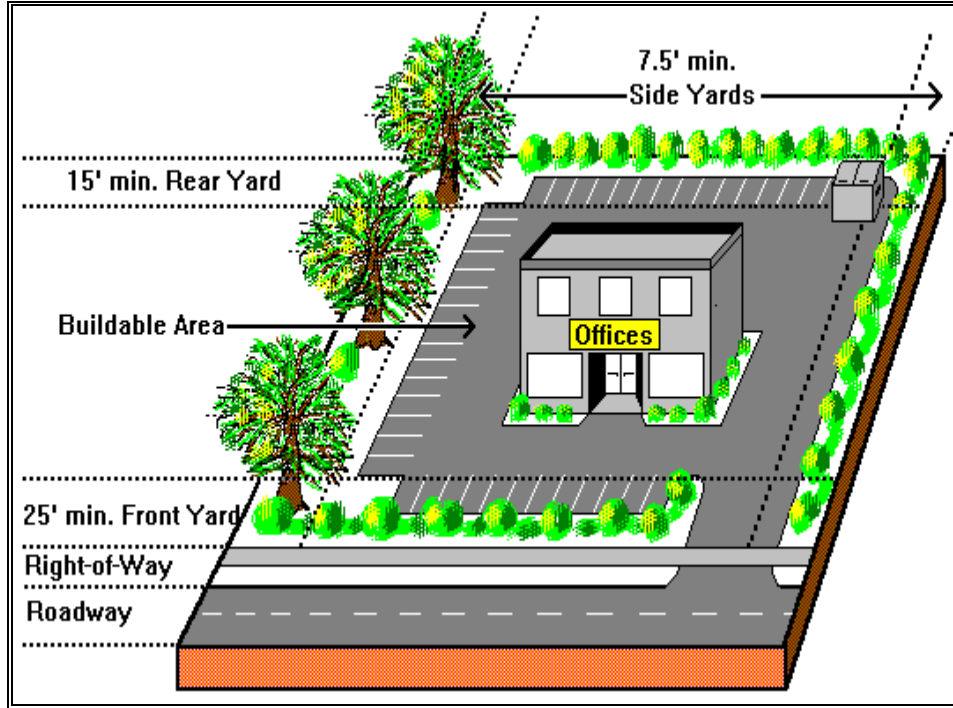
The following uses are expressly prohibited within any C-1 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- Adult entertainment
- Automobile service station
- Commercial communication or cellular towers
- Manufactured housing
- Parking lots or decks not required by a permitted or conditional use
- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- Retail sales, except those specifically permitted in Section 3-15.2
- Storage facility or warehouse

3-15.5 Lot Specifications

Uses permitted in any C-1 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 3-3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot width (at building line)</i> 	65 feet
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	25 feet 15 feet 7.5 feet <i>(except where the lot abuts a residential district or a lot occupied by a residential dwelling, where the yards shall at least be equal to that of the district)</i>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	35 feet 2 1/2 stories
<ul style="list-style-type: none"> • Maximum Impervious Surface Area 	65 % of total lot area
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<i>see Section 4-3</i>



SECTION 3-16 C-2 NEIGHBORHOOD COMMERCIAL DISTRICT

3-16.1 Purpose

The purpose of this district is to encourage office and low intensity retail uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses, and will service local neighborhoods.

3-16.2 Permitted Uses

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

- Accessory use in compliance with the provisions of section 4-5.10
- Catering or food preparation business
- Church, temple, synagogue or other place of worship
- Cultural or community centers including, but not limited to libraries, theaters, museums
- Day care center, kindergarten, or pre-school nursery
- Financial or insurance institutions
- Funeral home, mortuary
- Government office or facility
- Golf course
- Residential uses in accordance with the R-3 District guidelines
- Nursing home or congregate care facility
- Park, playground, community recreation or sports facility
- Personal services including – but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- Pharmacy, drug store, or medical supply store
- Publicly owned building, facility or land
- Professional or business office
- Restaurant
- Veterinary hospital

3-16.3 Conditional Uses

The following uses shall be permitted in any C-2 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix located below:

- Automobile service station
 - Maximum impervious surface area of 65%
 - No operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles
 - No sale or rental of new or used automotive vehicles or boats
 - Fuel pumps must be set back a minimum of 25 feet from all property lines
 - Canopies must be set back a minimum of 15 feet from all property lines
- Cemetery or memorial garden
 - Minimum lot size of 5 acres
 - No illumination at night
 - Ground illumination only for signs
 - No on-site crematorium
- Grocery store, retail food store, produce stand or meat market
 - Maximum impervious surface area of 70%
 - Must not exceed 50,000 square feet of gross floor area
- Neighborhood shopping center
 - Maximum impervious surface area of 70%
 - Total gross floor area of center, including outparcels, shall not exceed 75,000 sf
- Public utility substation
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 70%
 - No sign is allowed
- Retail Goods Store (other than grocery store or store in a neighborhood shopping center)
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 70%
 - Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within a minimum six foot high completely sight obscuring fence or wall
 - Maximum gross floor area of 20,000 sf
- School – elementary, middle or high
 - Minimum lot size of 3 acres
 - Review by BZA required to determine compatibility with neighborhood
 - Exterior lights must not reflect onto adjoining residential property
 - Maximum impervious surface area of 70%
 - Must not adversely affect the character, traffic patterns & peaceful nature of the community.
- Service or repair business (excluding automotive)
 - Maximum impervious surface area of 70%
 - All services must take place within a fully enclosed building

- Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within a minimum six foot high completely sight obscuring fence or wall
- Maximum gross floor area of 15,000 square feet

3-16.4 Prohibited Uses

The following uses are expressly prohibited within any C-2 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

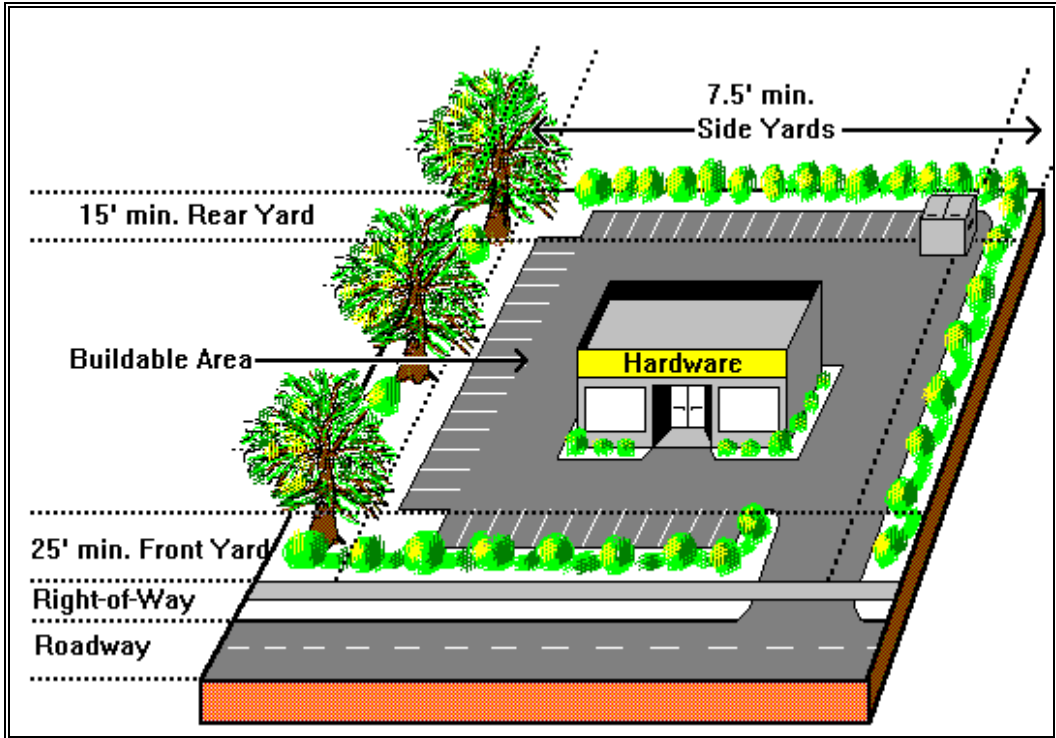
- Adult entertainment
- Commercial communication or cellular towers
- Manufactured housing
- Parking lots or decks not required by a permitted or conditional use
- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- Storage facility or warehouse

3-16.5 Lot Specifications

Uses permitted in any C-2 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 3-3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> ● Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p>N/A N/A</p>
<ul style="list-style-type: none"> ● Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i> 	<p>25 feet 15 feet 7.5 feet <i>[except where the lot abuts a residential district, where the yards shall at least be equal to that of the residential district]</i></p>
<ul style="list-style-type: none"> ● Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p>35 feet 2 1/2 stories</p>

<ul style="list-style-type: none"> • Maximum Impervious Surface Area 	<i>70 % of total lot area</i>
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>see Section 4-1</i>
<ul style="list-style-type: none"> • Signage 	<i>See Section 4-2</i>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<i>see Section 4-3</i>



SECTION 3-17 C-3 CENTRAL BUSINESS DISTRICT

3-17.1 Purpose

This district is intended to accommodate those uses which, taken together, form the central business district, characterized by retail core uses, intensive office employment, and complimentary uses intended to serve persons who shop or work in the central business district. Certain related structures and uses required to serve the needs of the area are permitted outright or are permissible upon review, subject to restrictions and requirements intended to best fulfill the intent of the central business district, while prohibiting some uses which detract from the historic and aesthetic identity of the Town.

3-17.2 Permitted Uses

The following uses shall be permitted in the C-3 Zoning District:

- Accessory use in compliance with the provisions of section 4-5.10
- Automobile parking lot or parking garage
- Catering or food preparation business
- Church, temple, synagogue or other place of worship
- College or university
- Cultural or community centers including, but not limited to libraries, theaters, museums
- Day care center, kindergarten, or pre-school nursery
- Financial or insurance institutions
- Funeral home, mortuary
- Government office or facility
- Hospital or health clinic
- Hotels and motels
- Nursing home or congregate care facility
- Park or courtyard
- Personal services including – but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- Pharmacy, drug store, or medical supply store
- Publicly owned building, facility or land
- Professional or business office
- Restaurant, including sidewalk café
- Retail goods store

3-17.3 Conditional Uses

The following uses shall be permitted in any C3 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix located below:

- Automobile service station
 - No operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles
 - No sale or rental of new or used automotive vehicles or boats
 - Fuel pumps must be set back a minimum of 25 feet from all property lines
 - Canopies must be set back a minimum of 15 feet from all property lines
- Civic clubs, lodges or fraternal organizations
 - Limited to the upper floors of buildings
- Grocery store, retail food store, produce stand or meat market
 - Must not exceed 15,000 square feet of gross floor area
- Public utility substation
 - Review by BZA required to determine compatibility with neighborhood
 - Must not adversely affect the retail and cultural character, traffic patterns, and nature of the district
- Residential dwelling
 - Single family uses are allowed on the ground floor in the rear 50% of the building with access allowed to a front door
 - Single story buildings may be used as residential with BZA approval
 - Must not adversely affect the retail and cultural character of the downtown area
 - Residential units must meet the minimum heated square footage requirements listed in the Building Code
- Service or repair business (excluding automotive)
 - All services, as well as any storage of inventory, parts, materials, machinery, or equipment must be within a fully enclosed building
 - Maximum gross floor area of 15,000 square feet
- Wholesaling and distribution
 - Storage of inventory, parts, materials, machinery, or equipment must be within a fully enclosed building or if outdoors, within a minimum six foot high completely sight obscuring fence or wall

3-17.5 Prohibited Uses

The following uses are expressly prohibited within any C-3 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- Adult entertainment
- Commercial communication or cellular towers
- Manufactured housing

- Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- Storage facility or warehouse

3-17.5 Lot Specifications

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

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i> 	<p><i>N/A</i> <i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> • Maximum Impervious Surface Area 	<p><i>N/A</i></p>
<ul style="list-style-type: none"> • Landscaping and Screening 	<p><i>see Section 4-1</i></p>
<ul style="list-style-type: none"> • Signage 	<p><i>See Section 4-2</i></p>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<p><i>see Section 4-3</i></p>

SECTION 3-18 C-4 GENERAL COMMERCIAL DISTRICT

3-18.1 Purpose

The purpose of the C-4 General Commercial District is to encourage high intensity office, commercial, retail, and service activities generally servicing a city-wide area. This district will be primarily located along major thoroughfares.

3-18.2 Permitted Uses

The following uses shall be permitted in any C-4 Zoning District:

- Accessory use in compliance with the provisions of section 4-5.10
- Automobile, boat or recreational vehicle dealership
- Automobile, truck or trailer rental
- Boarding, lodging or rooming house
- Car wash (full-service or self-service)
- Catering or food preparation business
- Cemetery or memorial garden
- Church, synagogue, temple or other place of worship
- Cultural or community centers including – but not limited to libraries, theaters, museums
- Day care center, kindergarten, or pre-school nursery
- Financial or insurance institutions
- Funeral home, mortuary
- Garden shop, plant nursery, or greenhouse facility
- Golf course
- Government office or facility
- Grocery store, retail food store, produce stand or meat market
- Hospital or health clinic
- Hotel or motel
- Residential uses subject to the R-3 guidelines
- Nursing home or congregate care facility
- Park, playground, community recreation or sports facility
- Parking lots and decks
- Personal services including - but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- Pharmacy, drug store or medical supply store
- Publicly owned building, facility, or land
- Professional or business office
- Restaurant

- Retail goods store
- Service or repair business (including but not limited to a plumber, electrician, heating/air conditioning, etc.)
- Theaters, amusement places, private clubs
- Veterinary hospital

3-18.3 Conditional Uses

The following uses shall be permitted in any C-4 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

- Automobile service station
 - Maximum impervious surface area of 75%
 - Operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles must be conducted within a fully enclosed building
 - Storage of vehicles/boats for reasons other than sale, must be within a fully enclosed building or a minimum six foot high completely sight impervious fence or wall
 - Fuel pumps must be set back a minimum of 25 feet from all property lines
 - Canopy must be set back a minimum of 15 feet from all property lines
- Commercial communication and cellular towers
 - Must adhere to the restrictions in section 4-5.17
- Kennel
 - Maximum impervious surface area of 75%
 - Treatment rooms, cages, kennels, etc. must be maintained within a completely enclosed soundproof building
 - No objectionable noise or odors outside its walls
- Public utility substation, installation, water tower
 - No sign is allowed

3-18.4 Prohibited Uses

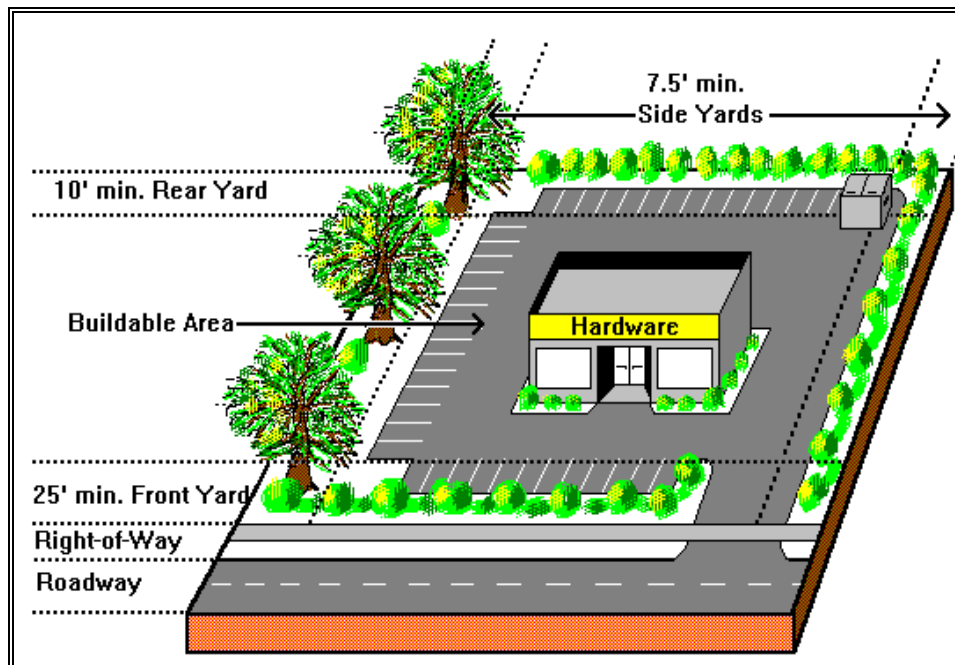
The following uses are expressly prohibited within any C-4 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- Adult entertainment establishment
- Manufactured housing
- Outdoor storage of junk, scrap, unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- Storage facility or warehouse

3-18.5 Lot Specifications

Uses permitted in any C-4 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 3-3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	N/A N/A
<ul style="list-style-type: none"> Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i> 	25 feet 10 feet 7.5 feet <i>[except where the lot abuts a residential district, where the yards shall at least be equal to that of the district]</i>
<ul style="list-style-type: none"> Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	35 feet 2 1/2 stories
<ul style="list-style-type: none"> Maximum Impervious Surface Area 	75 % of total lot area
<ul style="list-style-type: none"> Landscaping and Screening 	see Section 4-1
<ul style="list-style-type: none"> Signage 	See Section 4-2
<ul style="list-style-type: none"> Off-Street Parking/Loading 	see Section 4-3



SECTION 3-19 I-1 LIGHT INDUSTRIAL

3-19.1 Purpose

It is the intent and purpose of the I-1 Zoning District to provide for low intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature; to protect and reserve suitable undeveloped areas in the Town of Campobello; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

3-19.2 Permitted Uses

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

- Accessory use in compliance with the provisions of Section 4-5.10
- Agricultural farm
- Automotive service station or repair facility
- Crematorium
- Bulk products facility (storage, sorting, breaking)
- Day Care Center
- Fairgrounds and associated facilities
- Kennel or animal hospital
- Light manufacturing or production facility
- Park, playground, community recreation or sports facility
- Parking lot, deck, garage or motor pool
- Professional or business office
- Public utility substation, installation, water tower, or telecommunications tower
- Publicly owned building, facility or land
- Restaurant
- Retail
- Storage facility
- Warehouse
- Wholesale facility

3-19.3 Conditional Uses

The following uses shall be permitted in any I-1 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

- Single Family Residential
 - For use incidental to a permitted use, such as for a caretaker, watchman, or security officer
- Tattoo Parlor
 - Review by BZA required to determine compatibility with neighborhood
 - Must not be placed closer than 1,000 feet to any school, place of worship, institution, park or recreation facility
 - Must not adversely affect the character, traffic patterns or nature of the district

3-19.4 Prohibited Uses

The following uses are expressly prohibited within any I-1 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- Adult Entertainment Establishment
- Auto salvage, wrecking, or junk yards
- Offensive or obnoxious operation which though properly and safely operated with ordinary care according to industry standards causes noxious or offensive dust, fumes, gas, noise, odor, smoke, or vibration which substantially interferes with other lawful uses
- Manufacture of: acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, fireworks, explosives, fish meal, nitrogenous tankage, paints, varnish, shellac, phosphates, turpentine, or vinegar
- Oil refinery or petroleum distillation facility (excluding oil recycling facility)
- Open landfill or dump
- Slaughter house or tanyard

3-19.5 Lot Specifications

Uses permitted in any I-1 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 3-3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p>N/A N/A</p>
<ul style="list-style-type: none"> Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	<p>20 feet 20 feet 15 feet per side, except where the lot abuts a residential district, where the yards shall at least be equal to that of the residential district.</p>
<ul style="list-style-type: none"> Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p>40 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> Landscaping and Screening 	<p>see Section 4-1</p>
<ul style="list-style-type: none"> Signage 	<p>See Section 4-2</p>
<ul style="list-style-type: none"> Off-Street Parking/Loading 	<p>see Section 4-3</p>

SECTION 3-20 I-2 HEAVY INDUSTRIAL

3-20.1 Purpose

It is the intent and purpose of the I-2 Zoning District to provide for medium to high intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be heavy industrial in nature; to protect and reserve suitable undeveloped areas in the Town of Campobello; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

3-20.2 Permitted Uses

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

- Accessory use in compliance with the provisions of Section 4-5.10
- Agricultural farm
- Automotive service station or repair facility
- Crematorium
- Bulk products facility (storage, sorting, breaking)
- Day Care Center
- Fairgrounds and associated facilities
- Kennel or animal hospital
- Manufacturing or production facility
- Park, playground, community recreation or sports facility
- Parking lot, deck, garage or motor pool
- Professional or business office
- Public utility substation, installation, water tower, or telecommunications tower
- Publicly owned building, facility or land
- Restaurant
- Retail
- Storage facility
- Warehouse
- Wholesale facility

3-20.3 Conditional Uses

The following uses shall be permitted in any I-2 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

- Auto salvage, wrecking or junk yard
 - Review by BZA required to determine compatibility with neighborhood
 - Use must be screened completely from public right-of-way

- Freight Terminal (trucks/rail)
 - Provided that a paved acceleration and deceleration lanes of at least 10 feet in width and 100 feet in length, respectively, are constructed and maintained at every point where trucks enter or leave terminal site
- Single Family Residential
 - For use incidental to a permitted use, such as for a caretaker, watchman, or security officer
- Tattoo Parlor
 - Review by BZA required to determine compatibility with neighborhood
 - Must not be placed closer than 1,000 feet to any school, place of worship, institution, park or recreation facility
 - Must not adversely affect the character, traffic patterns or nature of the district

3-20.4 Prohibited Uses

The following uses are expressly prohibited within any I-2 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- Adult Entertainment Establishment
- Offensive or obnoxious operation which though properly and safely operated with ordinary care according to industry standards causes noxious or offensive dust, fumes, gas, noise, odor, smoke, or vibration which substantially interferes with other lawful uses
- Manufacture of: acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, fireworks, explosives, fish meal, nitrogenous tankage, paints, varnish, shellac, phosphates, turpentine, or vinegar
- Oil refinery or petroleum distillation facility (excluding oil recycling facility)
- Open landfill or dump
- Slaughter house or tanyard

3-20.5 Lot Specifications

Uses permitted in any I-2 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 3-3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p>N/A N/A</p>
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	<p>20 feet 20 feet 15 feet per side, except where the lot abuts a residential district, where the yards shall at least be equal to that of the residential district.</p>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p>40 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> • Landscaping and Screening 	<p>see Section 4-1</p>
<ul style="list-style-type: none"> • Signage 	<p>See Section 4-2</p>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<p>see Section 4-3</p>

SECTION 3-21 FH-1 FLOOD HAZARD ZONE

The purpose is to ensure that adequate openings will be maintained for the passage of floodwaters; to prevent, in areas subject to flood, encroachments that will restrict flood channels and increase flood heights, and to reduce risk of loss of life and excessive damage to property as a result of flood waters. The boundary of the flood hazard zone is the boundary defined by the Federal Insurance Administration of the US Department of Housing and Urban Development for issuance of flood insurance and coincides with the one hundred (100) year flood plain area.

3-21.1 PERMITTED USES

1. Recreation Uses
2. Open Space
3. Waste Treatment Facilities

However, the permitted uses as listed must adhere to the following criteria:

1. Structures must be anchored to prevent flotation and lateral movement
2. Flood resistant construction material and utility equipment must be used
3. Construction methods which minimize flood damage must be used
4. New and replacement sanitary sewer systems must be designed to minimize infiltration of floodwaters into the system and discharges from the system into flood waters.

SECTION 3-22 PLANNED DEVELOPMENT DISTRICT

3-22.1 Purpose

The purpose of this district is to permit areas which encourage mixing of land uses such as retail/commercial, office, parks, multi-family, and attached single-family. These uses are developed together in a manner that allows interaction between the uses and that allows each use to support the other uses. The success of these mixed-use areas is directly related to the sensitive master planning of the site layout.

3-22.2 General Requirements

- A. Minimum Site Size. The minimum site size for any Planned Development (PD) is five (5) acres.
- B. General Requirements. The provisions of the zoning ordinance regulating uses, dimensional standards, and development and design standards shall serve as a general guide. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this Ordinance.
- C. Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures:
 - 1. No structure shall be erected within twenty-five (25) feet from any external lot line of any PD, however, where land uses within a PD are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted.
 - 2. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the PD district. The Planning Commission and Town Council ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this Ordinance.
- D. PD Application Process and Preliminary Development Plans:
 - 1. Prior to submitting a PD district application, the applicant is required to meet with the Zoning Administrator for a pre-application conference to avoid undue delay in the review process after the application is submitted.
 - 2. Applications for the PD district shall include the following:
 - a. Preliminary Development Plan. The applicant shall submit one (1) printed site plan and one (1) electronic site plan, which shall include the following:
 - (1) A boundary survey with vicinity map, title block, scale, and north arrow.

- (2) Total number of acres of overall site.
 - (3) Location and orientation of existing and proposed buildings, including square footage.
 - (4) Primary traffic circulation pattern, including external and internal points of ingress and egress.
 - (5) Location of parking areas and approximate number of parking spaces per use.
 - (6) Any such information or descriptions as may be deemed reasonably appropriate for review.
- b. Natural Resources Inventory. The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:
- (1) Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
 - (2) Topographic contour lines at four (4)-foot intervals.
 - (3) Stream and Floodplain information.
3. Statement of Intent. The applicant shall submit one paper copy and one electronic copy of a report setting forth the characteristics of the proposed PD district including the following:
- (1) A description of the procedures of any proposed homeowners association or other group maintenance agreement.
 - (2) A statement setting forth the proposed development schedule.
 - (3) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
 - (4) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
 - (5) A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
 - (6) A statement describing the landscaping and screening of proposed project.
 - (7) A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
 - (8) A statement describing pedestrian access and circulation throughout the project.
 - (9) Any such information or descriptions as may be deemed reasonably appropriate for review.
- E. Final Development Plan. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Site Development Plans in the PD district shall adhere to the guidelines and standards approved by Town Council in the submitted PDD document for the development.

- F. Subdivision Plats. Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Town of Campobello Land Development Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.
- G. Changes to PD Districts. Changes to an approved PD district may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator's determination shall be a part of the PD records.
1. Major Changes. Changes to an approved PD district that would significantly alter the basic concept and general characteristics of the district shall be approved by Town Council.

After approval of a major change by Town Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review. Examples of major changes may include, but are not limited to the following:

- (1) Boundary changes.
 - (2) Decrease in open space.
 - (3) Increase or decrease in number of ingress and egress points.
 - (4) Changes to less restrictive land uses, e.g. residential to commercial.
 - (5) Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the PD district.
2. Minor Changes. Changes to an approved PD district that do not significantly alter the basic concept and general characteristics of the district may be approved by the Zoning Administrator provided that no minor change may be approved by the Zoning Administrator which is in conflict with specific conceptual considerations previously approved by Town Council. Examples of may include, but are not limited to the following:
 - (1) Reductions in density, signage, or square footage.
 - (2) Increases in landscaping, open space, or setbacks.
 - (3) Minor changes to landscaping, lighting, parking, or signage.
 - (4) Minor changes may allow reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or shifts in approved density from one area of PD to another.

SECTION 3-23 FLEXIBLE REVIEW DISTRICT

3-23.1 Purpose

The intent of the Flexible Review District is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

3-23.2 General Requirements

- A. Minimum Site Size. There is no minimum site size for the FRD district.
- B. General Requirements. The provisions of the zoning ordinance regulating uses, dimensional standards, and development and design standards shall serve as a general guide. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this Ordinance.
- C. Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures:
 - 1. No structure shall be erected within twenty-five (25) feet from any external lot line of any FRD district with the following exceptions:
 - a. Where the property to be rezoned FRD is between two (2) and five (5) acres, no structure shall be erected within twelve-and-a-half (12 ½) feet from any external lot line.
 - b. Where the property is less than two (2) acres, no structure shall be erected within five (5) feet from any external lot line.
 - c. Where land uses within the FRD district are the same as uses permitted in the adjoining properties outside the FRD district, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be permitted.
 - 2. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the FRD district. The Planning Commission and Town Council ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this Ordinance.
- D. FRD Application Process and Preliminary Development Plans:

1. Prior to submitting a FRD district application, the applicant is required to meet with the Zoning Administrator for a pre-application conference to avoid undue delay in the review process after the application is submitted.
2. Applications for the FRD district shall include the following:
 - a. Preliminary Development Plan. The applicant shall submit one (1) printed site plan and one (1) electronic site plan, which shall include the following:
 - (1) A boundary survey with vicinity map, title block, scale, and north arrow.
 - (2) Total number of acres of overall site.
 - (3) Location and orientation of existing and proposed buildings, including square footage.
 - (4) Primary traffic circulation pattern, including external and internal points of ingress and egress.
 - (5) Location of parking areas and approximate number of parking spaces per use.
 - (6) Any such information or descriptions as may be deemed reasonably appropriate for review.
 - b. Natural Resources Inventory. The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:
 - (1) Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
 - (2) Topographic contour lines at four (4)-foot intervals.
 - (3) Stream and Floodplain information.
3. Statement of Intent. The applicant shall submit one (1) paper copy and one (1) electronic copy of a report setting forth the characteristics of the proposed FRD district including the following:
 - (1) A description of the procedures of any proposed homeowners association or other group maintenance agreement.
 - (2) A statement setting forth the proposed development schedule.
 - (3) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
 - (4) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
 - (5) A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.

- (6) A statement describing the landscaping and screening of proposed project.
- (7) A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
- (8) A statement describing pedestrian access and circulation throughout the project.
- (9) Any such information or descriptions as may be deemed reasonably appropriate for review.

E. Final Development Plan. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Site Development Plans in the FRD district shall adhere to the guidelines and standards approved by Town Council in the submitted FRD document for the development.

F. Subdivision Plats. Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Town of Campobello Land Development Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.

G. Changes to FRD Districts. Changes to an approved FRD district may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator’s determination shall be a part of the FRD records.

- 1. Major Changes. Changes to an approved FRD district that would significantly alter the basic concept and general characteristics of the district shall be approved by Town Council.

After approval of a major change by Town Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review. Examples of major changes may include, but are not limited to the following:

- (1) Boundary changes.
- (2) Decrease in open space.
- (3) Increase or decrease in number of ingress and egress points.
- (4) Changes to less restrictive land uses, e.g. residential to commercial.
- (5) Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the FRD district.

- 2. Minor Changes. Changes to an approved FRD district that do not significantly alter the basic concept and general characteristics of the district may be approved by the Zoning Administrator provided that no minor change may be approved by the Zoning Administrator which is in conflict with specific conceptual considerations previously approved by Town Council. Examples of may include, but are not limited to the following:

- (1) Reductions in density, signage, or square footage.
- (2) Increases in landscaping, open space, or setbacks.
- (3) Minor changes to landscaping, lighting, parking, or signage.

- (4) Minor changes may allow reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or shifts in approved density from one area of FRD to another.

ARTICLE 4 USE REGULATIONS

SECTIONS:

SECTION 4-1	LANDSCAPING AND SCREENING REGULATIONS
SECTION 4-2	SIGN REGULATIONS
SECTION 4-3	PARKING REGULATIONS
SECTION 4-4	LOADING REGULATIONS
SECTION 4-5	GENERAL PROVISIONS

SECTION 4-1 LANDSCAPING AND SCREENING

4-1.1 Purpose

The Town of Campobello recognizes the aesthetic and economic value of landscaping and screening, and therefore requires its uses to:

- *Promote the re-establishment of vegetation in urban areas for aesthetic, health, and urban wildlife reasons;*
- *Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;*
- *Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses;*
- *Unify development, and enhance and define public and private spaces;*
- *Promote the retention and use of existing vegetation; and*
- *Aid in energy conservation by providing shade from the sun and shelter from the wind.*

4-1.2 Landscaping and/or Screening Required Before Occupancy or Use

No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient landscaping and/or screening has been identified, set apart, and provided on each lot or tract of land in an amount equal to at least the minimum requirements set forth in Section XX.9 with the following exception:

The installation of any required landscaping may be deferred during periods of extreme weather in the summer and winter months, to the next planting season, but in no case, for more than 6 months. In the instance that landscaping is deferred, a temporary certificate of occupancy may be issued prior to the installation of all required landscaping. In all instances, all required landscaping must be installed prior to the issuance of a final certificate of occupancy.

4-1.3 Design Standards

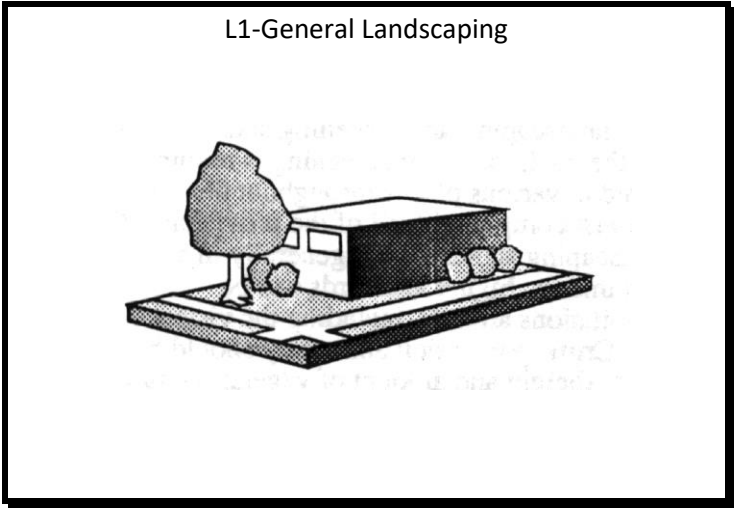
The following subsections (A through G), describe the different levels of landscaping and screening design standards to be applied as appropriate throughout the town.

(A) L1 - General Landscaping

- (1) Intent: The L1 requirements are designed as a minimal landscape treatment to be used along public right-of-ways and to soften the urban image. It is intended to be applied in situations where distance is used as the principal means of separating uses or development. This type of landscaping will enhance the area in-between. While primarily consisting of ground cover plants, it also includes a mixture of trees, and low shrubs.

- (2) Required Materials:

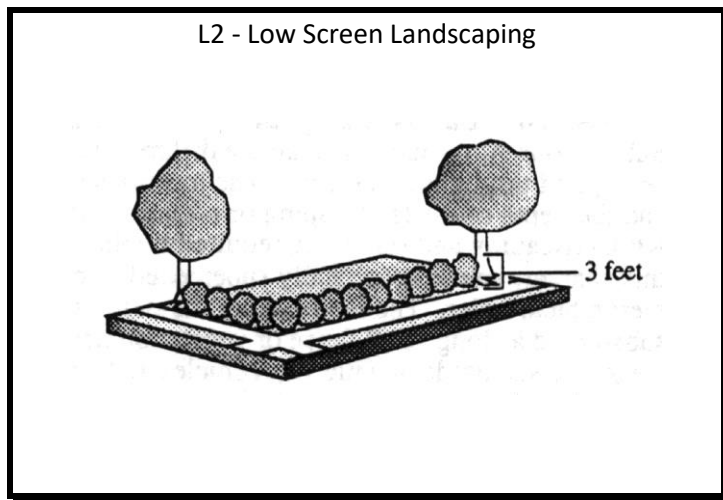
Requirement
<ul style="list-style-type: none">◆ 1 low shrub per 12 linear feet of landscaped area.◆ 1 tree per 30 linear feet of landscaped area.◆ Enough ground cover plants to fully cover the remainder of the landscaped area.



(B) L2 - Low Screen

- (1) Intent: The L2 requirements are designed to separate uses or development by using a landscaping treatment which uses a combination of distance and low level screening. The standard is applied where a low level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen. It is usually applied along street-side property lines.
- (2) Required Materials:

Requirement
<ul style="list-style-type: none">◆ 1 low shrub per 5 linear feet of landscaped area to form a semi-continuous screen 3 feet high and 95% opaque year round.◆ 1 tree per 30 linear feet of landscaped area.◆ Enough ground cover plants to fully cover the remainder of the landscaped area.◆ A 3 foot high masonry wall or berm may be substituted for the shrubs, but the trees and ground cover plants are still required.◆ When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

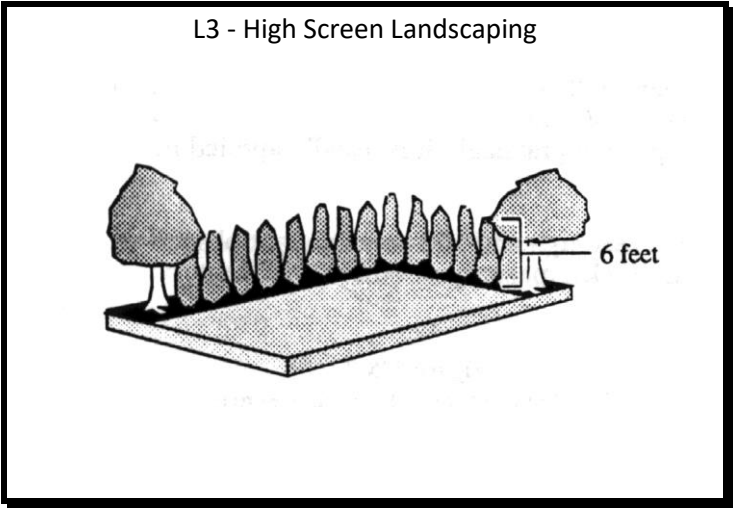


(C) L3 - High Screen

- (1) Intent: The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required.

- (2) Required Materials:

Requirement
<ul style="list-style-type: none">◆ Enough high shrubs to form a screen 6 feet high and 95 percent opaque year round.◆ 1 tree per 30 linear feet of landscaped area◆ Enough ground cover plants to fully cover the remainder of the landscaped area.◆ A 6 foot high masonry wall, or F2 Fence may be substituted for the shrubs, but the trees and ground cover plants are still required◆ When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area

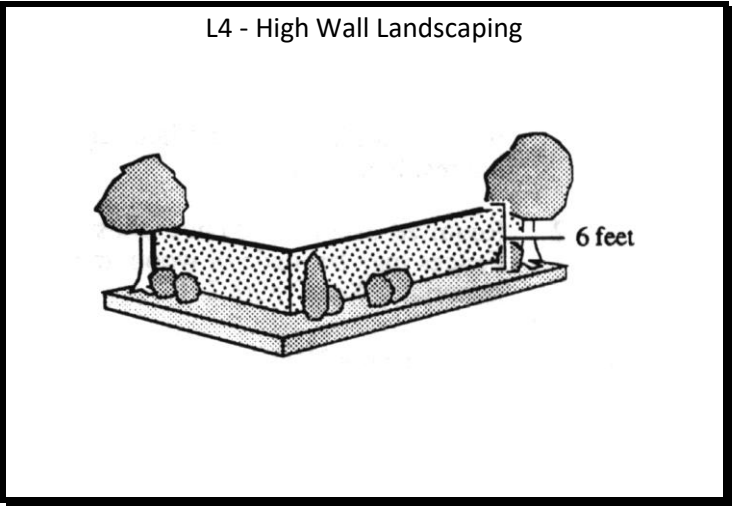


(D) L4 - High Wall

- (1) Intent: The L4 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive areas and where there is little space for separation.

- (2) Required Materials:

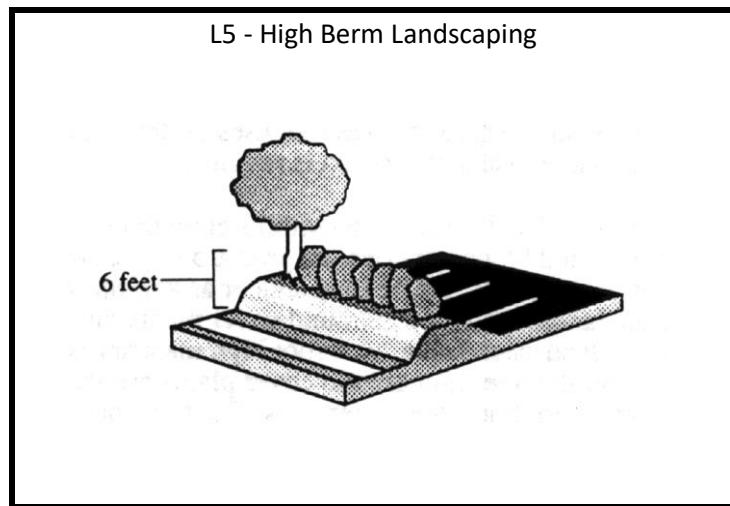
Requirement
<ul style="list-style-type: none">◆ 6 foot high masonry wall along the interior side of the landscaped area◆ 1 tree per 30 linear feet of wall◆ 4 high shrubs per 30 linear feet of wall◆ Enough ground cover plants to fully cover the remainder of the landscaped area



(E) L5 - High Berm

- (1) Intent: The L5 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses, and where it is desirable and practical to separate a use by distance as well as sight-obscuring materials
- (2) Required Materials:

Requirement
<ul style="list-style-type: none">◆ 4 to 6 foot high earthen berm◆ If berm is less than 6 feet high, low shrubs that are 95 percent opaque year round, and bring the overall height of the screen to at least 6 feet◆ 1 tree per 30 linear feet of berm◆ Enough ground cover plants to fully cover the remainder of the landscaped area.

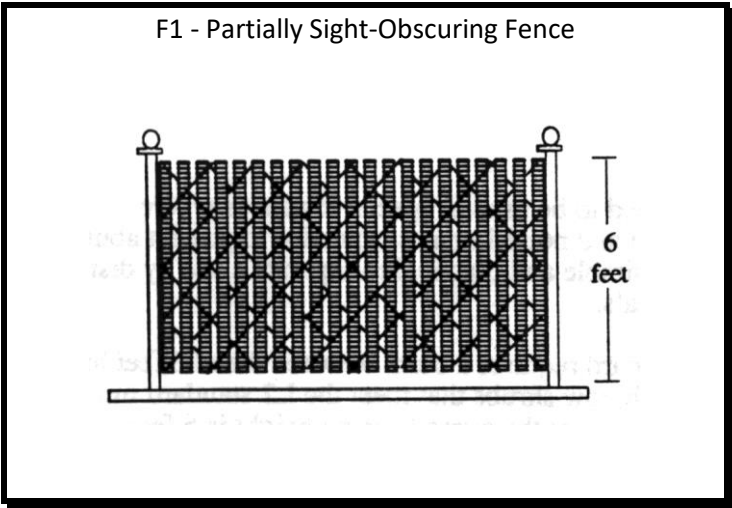


(F) F1 - Partially Sight Obscuring Fence

- (1) Intent: The F1 fence standard provides a tall, but not totally blocked visual separation. The standard is applied where a low level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen. It is applied in instances where landscaping is not necessary and where nonresidential uses are involved.

- (2) Required Materials:

Requirement
<ul style="list-style-type: none">◆ 6 foot high fence that is at least 50 percent sight-obscuring◆ Fences may be made of wood, metal, bricks, masonry or other permanent materials

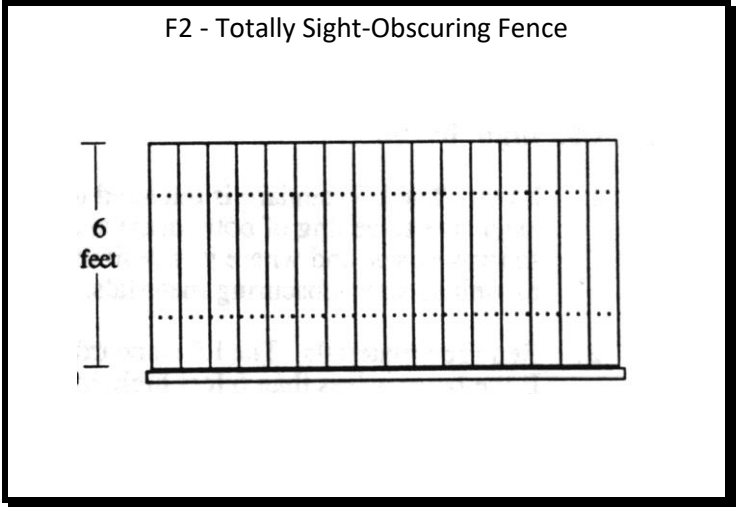


(G) F2 - Fully Sight Obscuring Fence

- (1) Intent: The F2 fence standard provides a tall and complete visual separation, and is intended to be used in special instances where complete screening is needed to protect abutting uses, and landscaping is not practical and where non-residential uses are involved.

- (2) Required Materials:

Requirement
<ul style="list-style-type: none">◆ 6 foot high fence which is 100 percent sight-obscuring ◆ Fences may be made of wood, metal, bricks, masonry or other permanent materials



4-1.4 Plant Materials

A. Shrubs and Ground Cover

All required ground cover plants and shrubs must be of sufficient size and number to meet the required standards within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for ground cover plants. Grass may be used to fulfill ground cover requirements. All shrubs which are used as a screening, shall be of a variety which retains foliage year round.

B. Trees

Required trees may be deciduous or evergreen. Each deciduous tree shall be planted in at least twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet. Trees at planting shall be a minimum of ten (10) feet in height with a trunk diameter of at least two (2) inches measured at a height of two (2) feet above ground. Evergreen trees at the time of planting must be fully branched, and have a minimum height of 6 feet.

C. Plant Material Choices

1. Existing Vegetation. Existing landscaping or natural vegetation may be used to meet the standards, if protected and maintained during the construction phase of development.
2. Selection of Materials. Landscape materials should be selected and sited to produce a hardy and drought resistant landscape area. Selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

D. Exceeding Standards

These requirements are minimum requirements, and landscaping may be designed to exceed the required standards as long as all fence, wall, berm, and/or vegetation height and visual obscurity requirements are met.

E. Compliance

It is the applicant's responsibility to show that the landscaping materials proposed will comply with the minimum requirements set forth in this Article.

4-1.5 Installation and Maintenance

A. Installation

Plant materials must be installed to meet current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wire or stakes must not interfere with vehicular or pedestrian movement.

B. Maintenance

Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants which die must be replaced in kind. A fine may be levied if the landscaping is not maintained to meet the minimum requirements in accordance with this Article.

4-1.6 Landscaping on Corner Lots

All landscaped areas on corner lots must meet the vision clearance set forth by the South Carolina Department of Transportation. If this Article requires high shrubs or other sight-obscuring screening, low screening must be substituted within vision clearance areas.

4-1.7 Landscape Plans

Landscape plans must be submitted showing all landscaped areas. Plans must be drawn to scale and show type, size, number, and placement of all landscaping and/or screening materials. Plant materials must be identified with both their scientific and common names.

4-1.8 Street Trees

Street trees are not subject to the regulations set forth in this Article and are not counted toward any landscaping required by this chapter.

4-1.9 Landscaping Requirements

All uses permitted in this Ordinance (except single-family residential) are required to provide on-site landscaped areas which shall occupy not less than one-half (1/2) of the required yards in conformance with the following standards:

PROPOSED LAND USE	EXISTING LAND USE						
	<i>Single-Family Residential</i>	<i>Multi-Family Residential</i>	<i>Office</i>	<i>Commercial</i>	<i>Institutional</i>	<i>Industrial</i>	<i>Public Right-of-Way</i>
Single-Family Residential	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Multi-Family Residential	L3	L1	L2	L3	L1	L3	L1
Office < 7,500 s.f.	L3	L2	L1	L1	L1	L1	L1
Office > 7,500 s.f.	L3	L3	L1	L1	L2	L1	L2
Commercial < 7,500 s.f.	L3	L3	L2	L1	L2	L1	L1
Commercial > 7,500 s.f.	L4 L5*	L4 L5*	L2	L1	L3	L1	L2
Institutional	L3	L3	L2	L2	L1	L3	L1
Light Industrial	L4 L5*	L4 L5*	L4 L5*	L3	L3	L1	L2
Heavy Industrial	L4 L5*	L4 L5*	L4 L5*	L4 L5*	L4 L5*	L1	L2
Public Utility Substation	L4	L4	L4	L4	L4	L1	L4

- 1.* More than one landscaping specification indicates that the property owner or developer may choose between the two options. (example: L4 or L5)
- 2.** If a proposed use is to be located next to residentially zoned property which is vacant, the landscaping requirements shall be the same as if it were developed. (see matrix above)
3. If a proposed commercial, office, institutional or multi-family use is to be located next to non-residentially zoned property which is vacant, L1 landscaping is required, unless otherwise noted.
4. If the proposed use is to be located next to a non-conforming existing use, L1 landscaping is required, unless otherwise noted.

SECTION 4-2 SIGNAGE REGULATIONS

4-2.1 Purpose

This chapter regulates signs which are visible from the public right-of-way (primarily roadways), or which are visible from one site to another. It is the intent and purpose of these signage regulations to assure the efficient transfer of information, enhance the visual environment of the Town of Campobello, and to eliminate confusing, distracting, and unsafe signs. These regulations for signs have the following specific objectives:

- *to ensure that signs are designed, constructed, installed, and maintained so that the public safety and traffic safety are not compromised;*
- *to protect property values within the Town of Campobello;*
- *to protect the general public from damage or injury caused by, or partially attributable to the distractions and obstructions which result from improperly designed or situated signs;*
- *to allow and promote positive conditions for legible and effective sign communication, while avoiding nuisances to neighboring roadways and properties;*
- *to encourage and allow signs which are appropriate to the planned character of each zoning district; and*
- *to provide a pleasing overall environmental setting and community appearance which is vital to the continued economic attractiveness of the Town.*

4-2.2 Scope Of The Regulations

No sign of any type, size, design, purpose or intent for view off site may be erected in the Town of Campobello except in accordance with the provisions of this Ordinance.

4-2.3 Exempt Signs

The following signs are exempt from the regulations of this chapter, but may be subject to other portions of the Zoning Ordinance.

- **Building/house numbers** with a maximum area of 4 sf
- **Directional signs** not including pavement markings, limited in size to 3 sf (sign permits are required)
- **Family name plates**, coat-of-arms, with a maximum area of 4 sf
- **Flags**; national, state, civic, charitable, fraternal, and welfare organizations
- **Ghost signs** may be rehabilitated or preserved to maintain its character.
- **Historic markers** and plaques
- **Signs carved or built into a structure**, with materials which are an integral part of the building as approved by the Building Official
- **Signs inside a building**, with the exception of lighted signs, neon signs, or strobe lights visible from beyond the property lines
- **Traffic signs** legally erected in the right-of-way

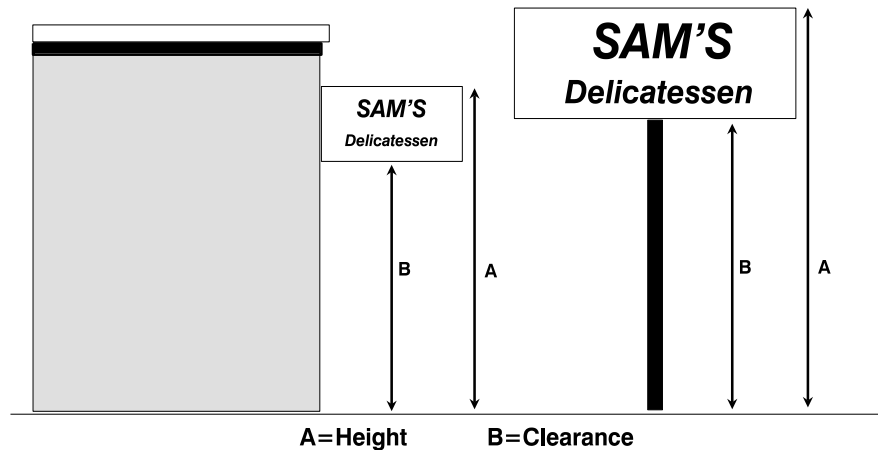
4-2.4 Prohibited Signs

The following signs are prohibited:

- **Animated** or moving signs having off premise advertising
- **Animated** or moving signs in single family zoned areas, including RA
- **Flashing** lights or strobe lights
- **Off premise signs**, except billboards section XX.10 and bench signs section XX.11
- **Portable signs** (electric & non-electric), except as a temporary sign provided for in section XX.9
- **Permanent signs located on undeveloped sites**, except for subdivision signs
- **Permanent balloon signs**
- **Roof signs** or signs that project above the top of an awning or canopy on which it is erected
- **Misleading signs** using the words "stop," "danger," or any other word, phrase, symbol or character in a manner that might mislead, confuse or distract a vehicle driver
- **Signs** located in the public right-of-way
- **Signs painted on or attached to** trees, rocks or other natural features, telephone or utility poles
- **Signs placed or painted on** a motor vehicle or trailer and parked or mounted for the primary purpose of providing signs not otherwise allowed by this code

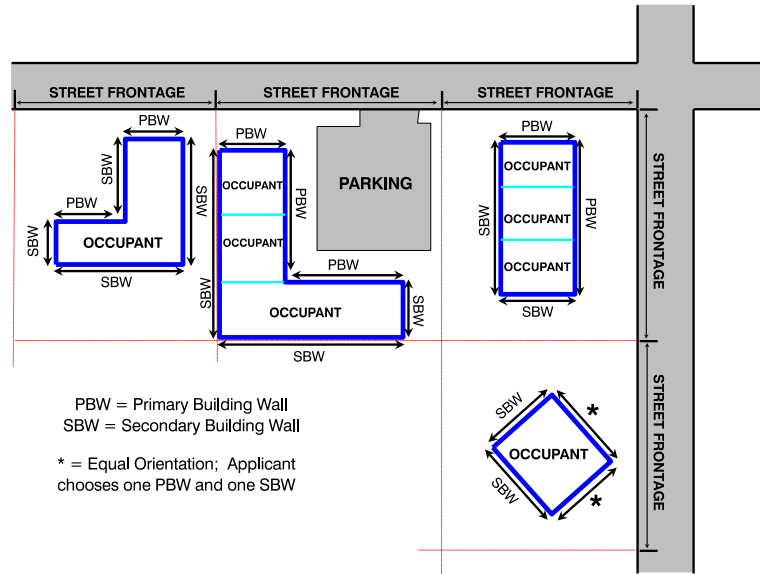
4-2.5 Sign Measurements

- (A) **Sign Height:** Shall be measured from the natural grade to the highest point of the sign face or structure, whichever is higher. The height shall not be measured from the top of an earth berm, support foundation, or planting box.
- (B) **Sign Clearances:** Shall be measured from the ground directly below the sign to the lowest point of the sign face or structure enclosing the face, whichever is lower.



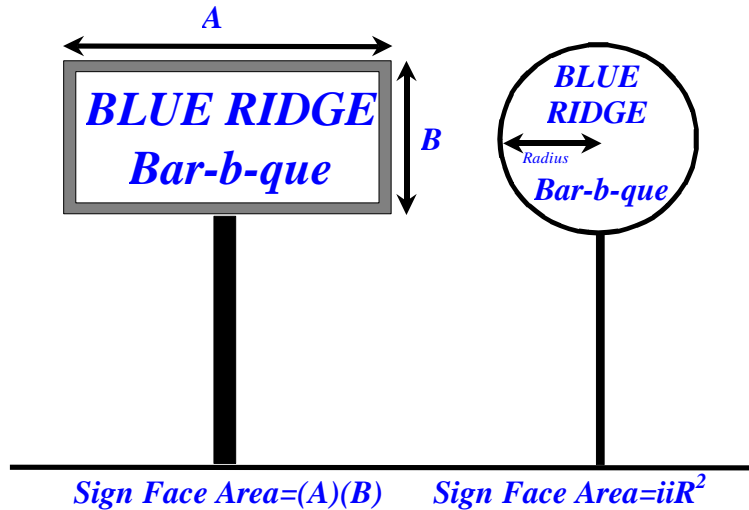
- (C) **Primary Building Walls (PBW):** The PBW's are those exterior walls of a structure which are oriented with most street frontage (visibility from the public right-of-way). PBW's may also include the exterior wall of a structure which does not necessarily have street frontage, but which contains a public entrance and faces a parking area on the site. Structures located on corner lots may have PBW's designated for each street frontage. Structures with equal wall orientation toward one street frontage, shall choose one PBW and one SBW.

(D) **Street Frontage:** That portion of a lot which adjoins a public street right-of-way shall be measured in linear feet.



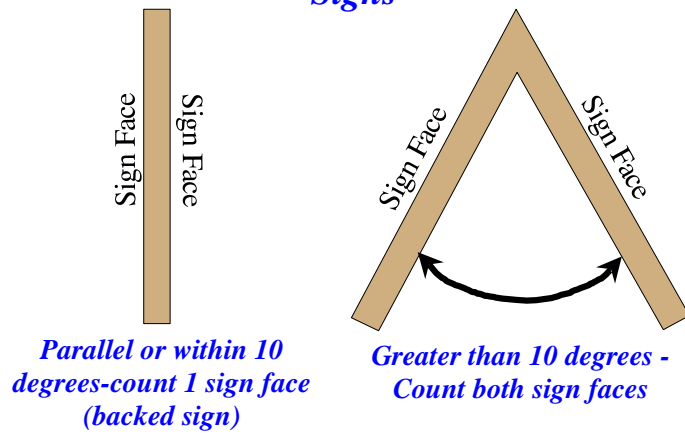
(E) **Sign Face Area:** Shall be measured as described for each sign type below:

1. **Sign cabinets:** The area of sign faces enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet surrounding the sign face.

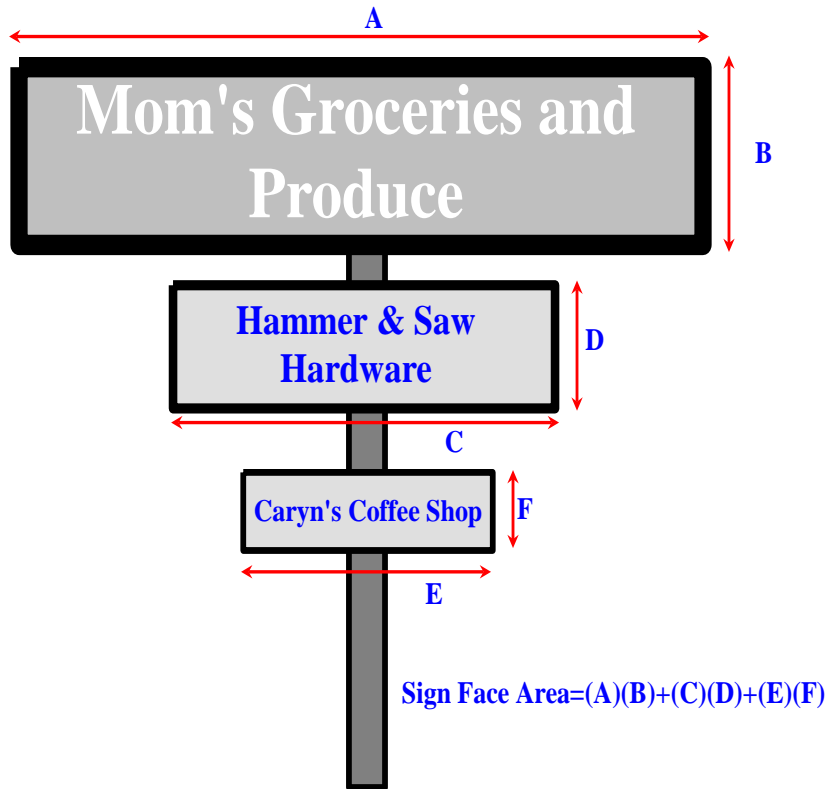


2. **Backed (two-sided) signs:** When the faces of a backed (two-sided) sign are parallel, or within 10 degrees of parallel, only one side of the sign is counted. If the sign faces are not parallel or within ten (10) degrees of parallel, each is considered to be a separate sign face, and both faces are counted.

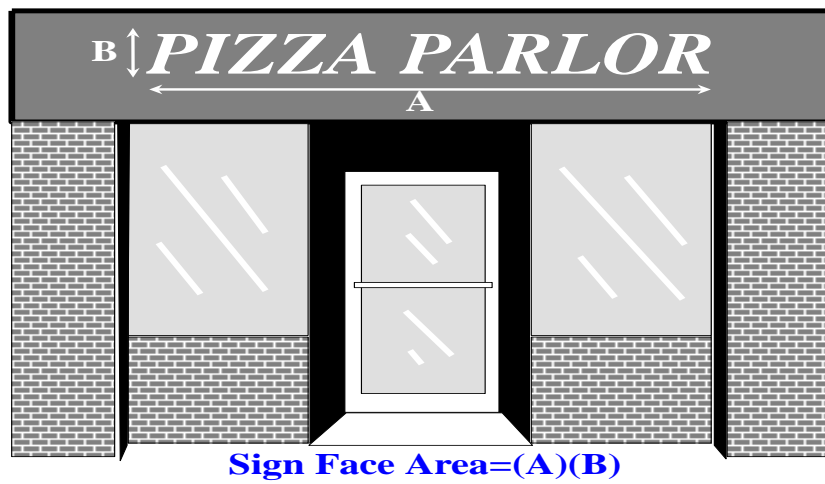
Top Views of Signs



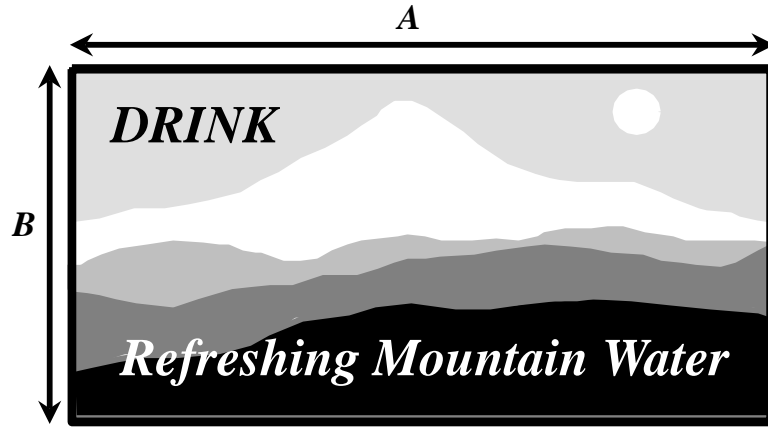
3. **Multiple cabinets:** For freestanding and projecting signs that contain multiple cabinets on one structure, and are oriented in the same viewing direction, the modules together are counted as one sign face.



4. **Round signs:** *The maximum surface area visible at one time of a round, three dimensional, or three or more sided sign is counted to determine sign area.*
5. **Signs on a base material:** *When a sign is on a base material and attached without a frame, such as a wood board or Plexiglas panel, the dimensions of the base material are to be used.*
6. **Individual element signs:** *When signs are constructed of individual elements attached to a building wall, the sign area is determined by calculating the area of an imaginary rectangle drawn around the sign elements. Sign elements will be measured as one unit when the distance between the elements is less than two times the dimension of each element.*



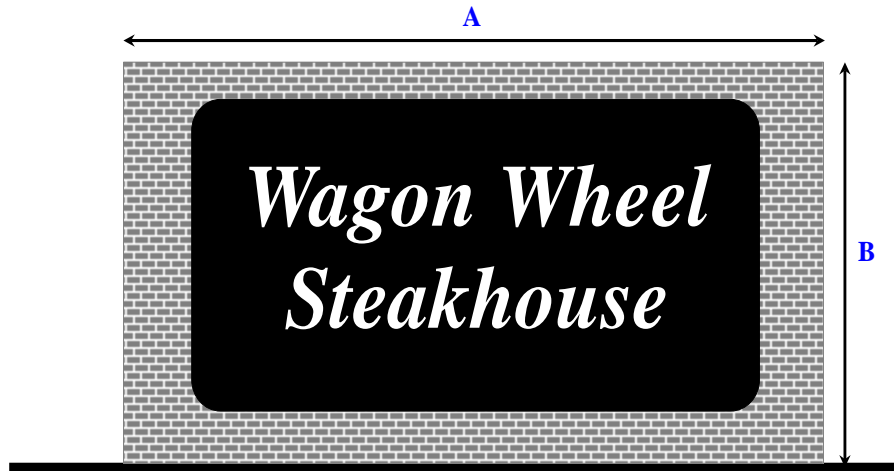
7. **Painted wall signs:** *Painted wall signs are measured by drawing an imaginary rectangle around the edge of each of the sign elements. Sign elements will be measured as one unit when the distance between the elements is less than two times the length of each element. If a painted wall sign is located closer than two times the length of the painted wall sign and any other painted wall decoration, then the area of both is included in the sign area. Visible wall area includes windows and doors.*



Sign Face Area = (A)(B)

8. **Awnings and marquees:** When signs are incorporated into awnings, the sign area is determined by computing the area of an imaginary rectangle drawn around the sign face. When the ends of awnings or marquees are parallel and contain sign faces, only one side is counted in addition to the sign face area on the front.

9. **Monument Signs:** The sign face area of monument signs shall be determined by the outer measurements of the sign beginning at grade level.



Sign Face Area = (A)(B)

4-2.6 Sign Standards

The area, type, and quantity of all signs within the Town of Campobello shall conform to the following specifications set forth below:

RESIDENTIAL SIGN STANDARDS				
(RA, R1, R2, R2A, R3, RMH)				
Use Category/ Structure Type	Types of Signs Allowed	Maximum # of Signs	Maximum Area per Sign	Maximum Sign Height
Residential (houses, duplexes)	no permanent signs (with the exception of exempt, & temporary signs)	0	0	0
Multi-Family Residential (apartments, town houses, condominiums, group homes)	Fascia, awning, painted wall, wall mounted, freestanding monument	2 per entrance	36 sf	top of wall 8 ft
Developments Subdivisions, PUD's, Mobile Home Parks	Freestanding monument	2 per entrance	36 sf	8 ft
Non-Residential Uses Permitted or Conditional	Sign standards for the C-1 zoning district apply			

(4-2.6 Sign Standards Continued)

ATTACHED SIGN STANDARDS NON-RESIDENTIAL USES					
	C-1	C-2	C-3	C-4	I-1 / I-2
Size Allocation	10% of PBW	15% of PBW	15% of PBW	15% of PBW	15% of PBW
Maximum Total Sign Area	50 sf	100 sf	100 sf	300 sf	300 sf
Types Allowed: <ul style="list-style-type: none"> • <i>Wall Mount</i> • <i>Fascia</i> • <i>Awning</i> • <i>Marquee</i> • <i>Painted Wall</i> • <i>Projecting</i> 	Yes Yes Yes No No No	Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes Yes Yes

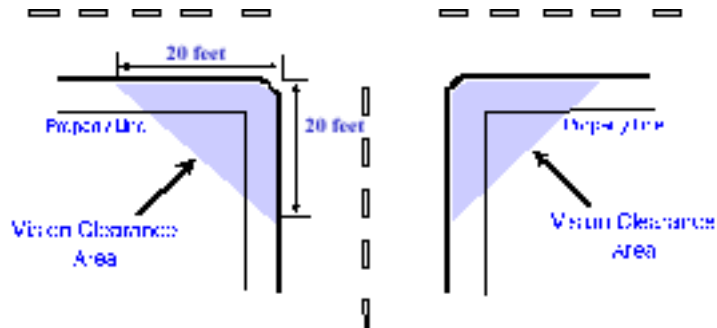
(4-2.6 Sign Standards Continued)

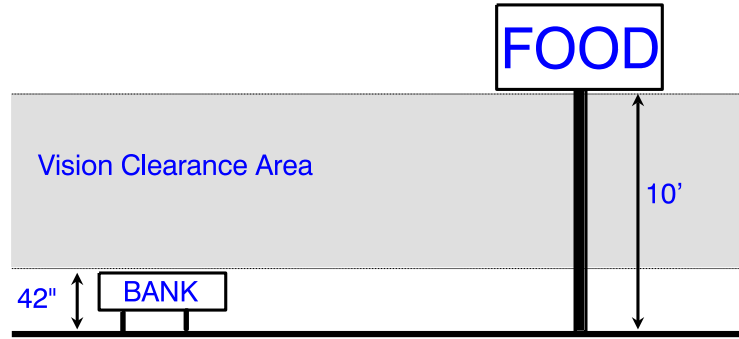
FREESTANDING SIGN STANDARDS					
NON-RESIDENTIAL USES					
Standards	C-1	C-2	C-3	C-4	LI-1/ I-2
Maximum Number of Signs Per Site	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]	1	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]	1 for the first 300 linear ft. of street frontage or portion thereof, and 1 for each additional 300 linear ft.[1]
Maximum Area per sign	60 sf for pole mounted signs, or 40 sf for monument signs	100 sf for pole mounted signs, or 65 sf for monument signs 150 sf for shopping center [1]	100 sf for pole mounted signs, or 100 for monument signs.	150 sf for pole mounted signs, or 150 sf for monument signs 300 sf for shopping center [1]	150 sf for pole mounted signs, or 150 sf for monument signs
Maximum Sign Height	20 ft for pole mounted signs, or 10 ft for monument signs	25 ft for pole mounted signs, or 10 ft for monument signs – 35 feet for neighborhood shopping centers	25 ft for pole mounted signs, or 15 ft for monument signs	25 ft for pole mounted signs, or 15 ft for monument signs - 35 feet for shopping centers	25 ft for pole mounted signs, or 15 ft for monument signs

[1] For parcels which do not have street frontage, one (1) freestanding sign not to exceed 100 sf of sign area and 20 feet of height for pole mounted signs, or 10 feet in height for monument signs is permitted. Outparcels with street frontage are permitted one (1) freestanding sign not to exceed sixty (60) square feet. Otherwise, malls, shopping centers, and strip-shopping areas must share an individual sign that meets the requirements as indicated above.

4-2.7 Sign Placement

- (A) **Placement:** No signs shall be placed closer than five (5) feet to the public right-of-way, or property line. Freestanding signs as permitted by the individual districts may be erected in the required setback.
- (B) **Eligible Locations:** Freestanding signs that are allowed based on the length of site frontage, may not be placed on another site frontage. Wall signs based on the sign rights of a primary building wall (PBW), may be placed on a secondary building wall (SBW), but not on another PBW.
- (C) **Vision Clearance Areas:**
- (1) Signs may not be located within a vision clearance area as defined in paragraph 2 below, nor may they be located within the highway line of sight. Support structure(s) for a sign may only be located in a vision clearance area if the combined total width of the structure is 12 inches or less and the combined total depth is 12 inches or less.
 - (2) Vision clearance areas are triangular-shaped areas located at the intersection of any combination of streets, alleys or driveways. The sides of the triangle extend 20 feet from the intersection of the vehicle travel areas. The height of the vision clearance area is from 42 inches above roadway grade to 10 feet above roadway grade.





- (D) **Vehicle Area Clearances:** When a sign of any type extends over a private vehicle travelway or storage area, the bottom of the sign structure must be at least 14 feet above grade. Vehicle areas included driveways, alleys, parking lots, loading and maneuvering areas. No exceptions.
- (E) **Pedestrian Area Clearances:** When a sign of any type extends over a pedestrian area, the bottom of the sign structure must be at least 8 1/2 feet above grade. No exceptions.

4-2.8 Administration and Enforcement

- (A) **Permits:** No signs (except for those listed in section 4-2.3), may be erected, altered, moved, or repaired within the Town of Campobello until a sign permit has been issued by the Zoning Administrator, and building permit issued by the Building Official, as certification that the requirements of the Ordinance have been satisfied and that all fees have been paid. The Zoning Administrator may order the removal of any sign which, after a permit has been obtained, is not constructed in accordance with this Ordinance
- (B) **Application Requirements:** Any sign permit applicant shall provide at a minimum, the following information to the Town:
- (1) A site plan, showing the specific location of the existing and/or proposed sign(s) on the applicable site, relative to the property line(s) and right(s)-of-way.
 - (2) A photograph or drawing depicting the existing and/or proposed sign(s);
 - (3) The number of existing and/or proposed sign faces;
 - (4) The dimensions of the existing and/or proposed sign(s) including the height and square footage per sign face;
 - (5) The designated Primary and Secondary Building Walls (PBW & SBW), as well as the dimensions and area of each;
 - (6) The total cost of the existing and/or proposed sign(s), including, the installation cost;
 - (7) Sign material, lighting, and color;

(C) **Fees:** Any sign permit applicant shall be required to pay an administrative fee, as determined by Campobello Town Council

(D) **Sign Variance:** Sign variances (adjustments) are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs which enhance the overall character of an area or allow for mitigation of unusual site conditions.

(1) Procedures: An applicant for a variance from the specific sign requirements set forth in this Ordinance may be made to the Town of Campobello Board of Zoning Appeals.

(2) Approval Criteria: Sign adjustments may be approved if the BZA finds that the applicant has shown that the criteria below have been met:

- Area Enhancement

(applicant must meet criteria [a] and [b], and [c] or [d])

[a] The adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, and will not adversely dominate the visual image of the area, and will not be inconsistent with the objectives of the sign regulations for that district

[b] The sign will not create a traffic or safety hazard

[c] The adjustment will allow a unique sign of exceptional design or style which will be a visible landmark

[d] The adjustment will allow a sign that is more consistent with the architecture and development of the site.

- Site Hardship: If there are unusual site factors which preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment may be granted to achieve adequate visibility.

4-2.9 Temporary Signs

There are a number of instances in which a temporary sign may be necessary to advertise a unique event or business sale of short duration. Therefore, the Zoning Administrator may permit temporary signs in addition to the allowed permanent signs subject to the following conditions:

- All temporary signs must receive a permit prior to being displayed or erected, and may not be permanently attached to the ground, buildings, or other structures.
- All temporary signs must be located on the premises for which they are advertising.

- Temporary signs shall be permitted for not more than thirty (30) days in any six (6) month period in increments of not less than 10 business days (Monday – Friday).
- No signs may be placed in the public right-of-way.
- A business may only have one temporary sign at a time. For example, a business may not have both a temporary banner and a balloon sign at the same time. A business may only have one temporary sign for thirty (30) days in a six (6) month period. A business may not have a temporary banner sign for thirty days and then a balloon sign for thirty days.

The following temporary signs are allowed *with* a permit:

(A) Banners:

- (1) Allowed in C-1, C-2, C-3 and C-4 zoning districts
- (2) One (1) banner allowed per site
- (3) In the case of long pennant type banners such as those commonly found at auto dealerships and service stations, the total length of the pennant banner string shall not exceed the total street frontage. For example, if a used car lot has 200 feet of street frontage, then the pennant banner string shall not exceed 200 feet.
 - The height of the pennant banner string shall be no lower than 8 feet and no higher than 14 feet at the property line, and shall not exceed 20 feet in height at any point.
 - The pennant banner string shall be composed of individual pennants or flags of no greater than 18 inches in width and 24 inches in length.
 - Multiple strands are allowed, so long as the total length of the banner string is no greater than the allowed length.
- (4) Banners may be no larger than forty (40) square feet

(B) Balloon Signs:

- (1) Allowed in the C-2, C-3, C-4, I-1 and I-2 zoning districts
- (2) One (1) balloon sign allowed per site
- (3) Vertical dimension of the balloon shall not exceed 25 feet.
- (4) Balloon signs shall be set back the height of the balloon.

(C) Political Signs:

- (1) Allowed in all zoning districts
- (2) Shall not be erected more than 45 days prior to an election, and must be removed within 14 days following the election.
- (3) In accordance with S.C. law, no such political signs shall be placed within two-hundred (200) feet of any building in which an election poll is being conducted.
- (4) No political signs shall be placed on utility poles within the Town, placed within the public right-of-way or located in such a way as to create a traffic hazard.

- (5) A security deposit, to be determined by Town Council, will be required of each political candidate or campaign prior to being issued a sign permit. The deposit shall be returned at which time all political signs have been removed and disposed of properly. The candidate or campaign shall forfeit the security deposit after the 14 day cleanup period following the election if the signs are not removed. Forfeiture of deposit shall not preclude the Town from pursuing other criminal and/or civil action to enforce this Ordinance.
- (6) Maximum size allowed in residentially zoned areas is (9) nine square feet.

(D) Portable Signs:

- (1) Allowed in C-1, C-2, C-3, C-4, I-1, and I-2 zoning districts
- (2) Only one (1) per site
- (3) Electric signs must be hooked up to electricity in accordance with all electrical codes

The following temporary signs are allowed *without* a permit:

(E) Construction or Development Signs:

- (1) Allowed in all zoning districts
- (2) One (1) sign allowed per street frontage
- (3) Shall not be larger than forty (40) square feet.

(F) Lawn Signs:

- (1) Allowed on all residential use properties
- (2) One (1) lawn sign allowed per site
- (3) Shall not be greater than six (6) square feet in area

(G) Real Estate Signs:

- (1) Allowed in all zoning districts
- (2) Only one (1) per street frontage
- (3) Signs may only be located on the property for sale or lease
- (4) Signs for single family properties may be up to ten (10) square feet in area
- (5) Signs for all other properties may be up to thirty-two (32) square feet in area

(H) Help Wanted Signs:

- (1) Allowed in all zoning districts
- (2) One (1) sign per site
- (3) Business name or logo cannot utilize more than 10% of sign area
- (4) Shall not be greater than thirty two (32) square feet

4-2.10 Billboards

Billboards are prohibited within the Town limits of Campobello.

4-2.11 Sign Maintenance

No sign shall be allowed to exist in a damaged, broken, or unsightly condition for more than thirty (30) consecutive days. Additionally, no sign for a use which no longer exists at such location, shall be allowed to remain in place for more than ninety (90) days.

4-2.12 Interior Lot Signs

A sign which is not oriented to, or intended to be legible from, a street, or other private property.

- (A) Allowed in C-1, C-2, C-3, C-4, I-1, and I-2 zoning districts
- (B) Location: on private property within five (5) feet of the public entrance to the business, and not interfere with pedestrian or vehicular safety
- (C) Interior lot signs should be included in permanent sign permit application subject to the following conditions:
 - (1) Restaurants with drive thru windows and lanes/ drive in stations
 - (a) Maximum size allowed twenty (20) square feet, one (1) side only
 - (2) Other establishments with drive thru windows (ex. dry cleaners, pharmacy, banks, etc.)
 - (a) Maximum size allowed ten (10) square feet, one (1) side only
 - (3) All other public businesses
 - (a) Maximum sign area eight (8) square feet per side, maximum two sides (ex. A-frames, sandwich boards, menu boards, etc.)
 - (b) Maximum height four (4) feet
 - (c) Location: Sign shall be located on private property, within five (5) feet of public entrance door to the business, and not interfere with pedestrian or vehicular safety

SECTION 4-3 OFF-STREET PARKING REQUIREMENTS

4-3.1 Purpose

It is the intent and purpose of off street parking regulations to provide adequate off-street parking in both residential and non-residential areas to ensure the safety and ease of movement of all motorists and pedestrians within the community. Except on specifically designed streets, automobiles parked on the roadway can obstruct clear visibility at intersections and driveways, and may pose an obstruction to large emergency vehicles such as fire trucks and utility repair vehicles. Additionally, commercial areas require ample parking in order to maintain a healthy business climate and clientele.

4-3.2 Off-Street Parking Required Before Occupancy Or Use

Any and all off-street parking facilities shall be reviewed and approved by the Zoning Administrator prior to occupancy or use or lot improvements or clearing or grading. A site plan, location map, lighting plan, grading plan, landscape plan, stormwater drainage plan, and sedimentation control plan shall be submitted to the Administrator no less than thirty (30) days prior to the requested date of project implementation. For off-street parking lots storing ten (10) or more vehicles, the aforementioned maps and plans shall be prepared by an engineer licensed by the State of South Carolina.

No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient off-street parking (or motor vehicle storage) has been identified, set apart, and constructed on each lot or tract of land in an amount equal to at least the minimum requirements set forth in the Off-Street Parking Standards Matrix, except as modified below:

(A) Parking requirements for multiple uses.

The required parking spaces for separate uses may be combined in one parking lot, but the required space assigned to one use may not be assigned to another use during the same hours of operation.

Where more than one use is included within any one building, or on any lot, the parking requirements shall be the sum total of the requirements of the various uses set forth in the Off-Street Parking Standards Matrix, except as permitted under shopping centers.

(B) Parking for additions to existing structures and uses.

Additional parking spaces will be required for any addition to a building, structure, or use, which increases in any of the units of measure (i.e., dwelling units, square footage, seating capacity, or number of employees) used to determine how much parking is required. Use the Off-Street Parking Standards Matrix to find the minimum number of required spaces for the addition.

(C) 20 Percent Rule

When a use has more than 20 percent of its floor area in a distinct function (i.e. office, warehouse, or retail), the required parking is calculated separately for each function. [An example would be a 20,000 square foot use with a 4,000 square foot office area, and a 16,000 square foot warehouse. The required parking would be computed separately for the office and warehouse functions.]

(D) Joint Use and Off-Site Facilities

When the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a recorded covenant or agreement is required. This covenant shall be valid for the total period that parking is needed for the use or uses. A certificate of recording of the covenant or agreement shall be furnished to the Zoning Administrator.

4-3.3 Design Standards

All required off-street parking shall be surfaced, marked, sized, arranged, oriented and landscaped in accordance with this Ordinance. All off-street parking provided but not required by this Ordinance shall also be surfaced, marked, sized, arranged and landscaped in accordance with this Ordinance.

(A) Parking Surfaces

All off-street parking which is constructed after adoption of this Ordinance shall be constructed of permanent, non-erodible surface treatment limited to masonry, concrete, or asphalt, with the following two (2) exceptions:

- (1) Parking facilities for outdoor athletic facilities or outdoor theaters with fifteen hundred (1,500) or more permanent seats, or design capacity, may use grass as the parking surface.
- (2) Alternative surfaces which allow greater water infiltration in floodplain areas

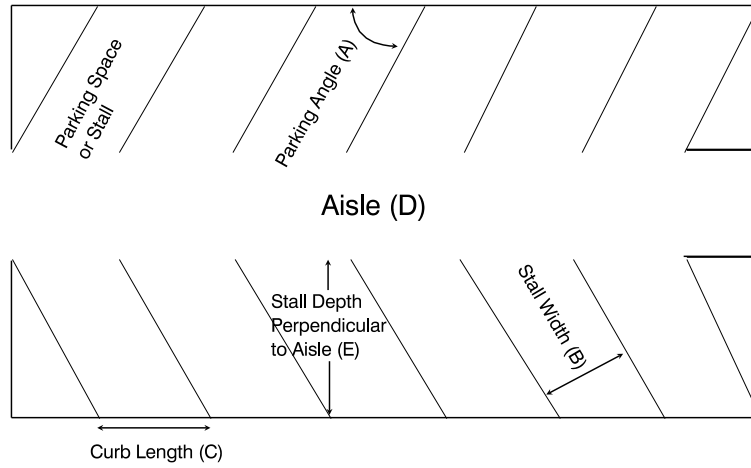
(B) Arrangement, Size, and Orientation

All off-street parking shall be arranged so that vehicle ingress and egress to parking areas is by forward motion of the vehicle, except for drives (parking bays) serving single family detached units, duplex units, and mobile home spaces and lots. Additionally, all off-street parking shall be arranged and sized in accordance with the Parking Area Design Standards on the following page.

(C) Parking in Front Yards

Off-street parking spaces may be located in not more that half (1/2) of the required minimum front yard - measured from the building line. Driveway space for access to parking areas or drive-in service facilities may be located in a required front yard.

Parking Dimension Factors



MINIMUM PARKING SPACE AND AISLE DIMENSIONS						
Angle (A)	Type	Width (B)	Curb Length (C)	1 Way Aisle Width (D)*	2 Way Aisle Width (D)*	Stall Depth (E)
0 Degrees (parallel)	Standard	9'	22' 6"	12'	24'	N/A
	Disabled	13'	22' 6"	12'	24'	N/A
30 Degrees	Standard	9'	18'	12'	24'	17'
	Disabled	13'	18'	12'	24'	17'
45 Degrees	Standard	9'	12' 6"	12'	24'	19'
	Disabled	13'	12' 6"	12'	24'	19'
60 Degrees	Standard	9'	10' 6"	18'	24'	20'
	Disabled	13'	10' 6"	18'	24'	20'
90 Degrees	Standard	9'	9'	24'	24'	19'
	Disabled	13'	9'	24'	24'	19'

***Note:** A reduction in the aisle width for parking decks and structures if there is a compensating increase in stall width. The parking space dimensional criteria shall

not apply when parking is performed by paid employee attendants provided such physical arrangements are first approved by the Zoning Administrator.

(D) Maintenance, Markings, and Use

Required parking spaces shall be properly maintained and shall not be converted to other uses. Each required parking space shall be clearly delineated by painted lines at least four (4) inches wide and at least as long as the stall depth. Alternate means of delineation may be approved by the Zoning Administrator.

(E) Landscape Requirements

- (1) In addition to other landscape requirements, all surface parking areas with more than 25 spaces, but less than 75 spaces shall provide the following interior landscaping (parking structures are exempt):
 - a. One (1) shade tree per 2225 square feet of parking surface or portion thereof; and
 - b. One (1) shrub per 600 square feet of parking surface or portion thereof; and
 - c. Additional trees as necessary to ensure that each parking space (stall) shall be not more than 60 feet from the trunk of a shade tree, and
- (2) In addition to other landscape requirements, all surface parking areas with 75 spaces or more, must provide the following interior landscaping (parking structures are exempt):
 - a. One (1) shade tree per 2000 square feet of parking surface or portion thereof.
 - b. One (1) shrub per 500 square feet of parking surface or portion thereof.
 - c. Additional trees as necessary to ensure that each parking space (stall) shall be not more than 50 feet from the trunk of a shade tree.
- (3) Interior landscaped planting areas are to be located within or adjacent to the parking area as tree islands, at the end of parking bays, inside six (6) foot wide or wider medians, or between rows of cars. The number, size and shape of landscaped planting areas shall be at the discretion of the owner. Trees planted as part of the bufferyard landscaping requirements do not count towards the interior landscaping requirements.
- (4) Trees and shrubs must be fully protected from potential damage by vehicles. Interior landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.
- (5) Other required landscaping along the perimeter of a lot may not substitute for interior landscaping; however, interior landscaping may join perimeter landscaping.
- (6) Parking areas which are too narrow in width (less than 30 ft.) to locate interior landscaping, may locate their interior landscaping around the edges of the parking area.

Interior landscaping placed along an edge is in addition to any required perimeter landscaping.

- (7) The interior landscaping must be made up of shade trees, such as Oaks and Maples.

4-3.4 Minimum Off-Street Parking Standards

The following table establishes the minimum number of required spaces by use.

Minimum Off-Street Parking Standard	
COMMERCIAL	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> • <i>Automotive Service Repair Facilities (not including car washes and service stations)</i> 	3 spaces per service bay or per mechanic where bays are not used
<ul style="list-style-type: none"> • <i>Automotive Service Station</i> 	1 space per 1,000 sf of lot area utilized
<ul style="list-style-type: none"> • <i>Auto Washing & Cleaning Automatic/Professional Care</i> 	5 spaces per car wash, plus 5 storage spaces per wash lane
<ul style="list-style-type: none"> • <i>Self-Service</i> 	2 storage spaces per wash bay
<ul style="list-style-type: none"> • <i>Bank</i> 	1 space per 300 sf gross floor area, and 3 storage spaces per drive-in window and automatic teller machine operable from vehicle
<ul style="list-style-type: none"> • <i>Bar, Night Club, Tavern, Lounge</i> 	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater
<ul style="list-style-type: none"> • <i>Barber, Beauty, Cosmetic Shop</i> 	3 spaces per chair
<ul style="list-style-type: none"> • <i>Bed and Breakfast Inn</i> 	1.5 spaces per rental or sleeping room
<ul style="list-style-type: none"> • <i>Eating Establishment</i> 	
(1) <i>Sit-down dining</i>	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater.
(2) <i>Fast Food</i>	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater, & 11 storage spaces per drive-in window, with a minimum of 5 of the storage spaces designated for the ordering station
(3) <i>Drive-thru only</i>	1 space per 100 sf gross floor area with a minimum of 10 spaces, and 11 storage spaces per drive-in window, with a minimum of 5 of the storage spaces designated for the ordering station.

COMMERCIAL(continued)	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> • Furniture, Appliance, Music, Antique, and Hardware Stores 	1 space per 400 sf gross floor area of building
<ul style="list-style-type: none"> • Hotel, Motel, Rooming House, Boarding House, Lodging House, or Tourist Home 	1.5 spaces per room or lodging unit
<ul style="list-style-type: none"> • Hotel or Motel with dwelling units <ol style="list-style-type: none"> 1. Efficiency 2. One-Bedroom 3. Two-Bedroom 4. Three-Bedroom 	1 space per unit 1.5 spaces per unit 2 spaces per unit 2.5 spaces per unit
<ul style="list-style-type: none"> • Hotel or Motel with uses other than rooming or dwelling units, such as restaurants, retail shops, and assembly rooms 	Total spaces is a sum of the required spaces per use set forth in this Table
<ul style="list-style-type: none"> • Kennel or Cattery 	1 space per eight enclosures (cages) or runs
<ul style="list-style-type: none"> • Laundry or Dry Cleaning Store <ol style="list-style-type: none"> 1. Professional 2. Self-Service 	1 space per 300 sf of gross floor area and 3 storage spaces per drive-in window 1 space per 3 washers and dryers
<ul style="list-style-type: none"> • Plant Nursery, Fruit & Vegetable Stand 	1 space per 200 sf of gross floor/lot area devoted to retail space and offices
<ul style="list-style-type: none"> • Shopping Center 	4 spaces per 1000 sf gross leasable floor area
<ul style="list-style-type: none"> • Supermarket, Department Store, Discount Store, Building Supply Store, Food Store, Superdrug and Variety Store 	1 space per 200 sf of gross floor area
<ul style="list-style-type: none"> • Temporary Display area 	2 spaces per employee, but no less than 3 spaces
<ul style="list-style-type: none"> • Theater 	1 space per 4 seats or one space for every four persons of maximum occupancy capacity of the building, whichever is greater.

INDUSTRIAL	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> • <i>Industry, manufacturing, wholesale establishment, warehouse, and other business not catering to retail or customer trade</i> 	1 space per 600 sf of gross floor area or .75 spaces per each employee of the combined employment of the two largest successive shifts, whichever is larger
<ul style="list-style-type: none"> • <i>Mini-warehouse storage facility</i> 	1 space per 300 sf of gross floor area of office space, plus spaces required for any on-site dwelling
INSTITUTIONAL/SERVICES/CIVIC	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> • <i>Church, synagogue, religious shelter unit, religious education building, convent, monastery, and other places of worship (Not including day care facility, parochial, elementary, middle, and high school or seminary)</i> 	1 space per 4 seats in principal assembly room see other uses
<ul style="list-style-type: none"> • <i>Civic Club, lodge, union, private and semi-private club or lodge (not including recreational or fitness clubs)</i> 	1 space per 3 memberships
<ul style="list-style-type: none"> • <i>Civic or Convention Center, library, stadium, racetrack, museum, auditorium, public art gallery, or place of assembly not specifically listed herein</i> 	1 space per 5 seats, or 1 space per 5 persons of maximum occupancy of building or assembly place, whichever is greater
<ul style="list-style-type: none"> • <i>Day Care Facility</i> 	1 space per 5 enrollees and a minimum of 8 storage spaces for drop off and pickup.
<ul style="list-style-type: none"> • <i>Funeral Home and undertaking establishment</i> 	1 space per 5 seats in chapel(s)

<ul style="list-style-type: none"> <i>Hospital (medical/psychiatric)</i> 	1 space per 2 beds, plus one per 3 employees based on the combined employment of the two largest successive shifts, whichever is larger
<ul style="list-style-type: none"> <i>Rest Home, orphanage</i> 	1 space per 3 beds, plus 1 space per 300 sf of administrative employee, and staff work area
INSTITUTIONAL/SERVICES/CIVIC (continued)	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> <i>Schools</i> <p><i>Elementary and Middle School</i></p> <p><i>High School</i></p> <p><i>Trade School</i></p> <p><i>College</i></p>	<p>2 per classroom and 2 per administrative office</p> <p>1 space per employee and 1 space per each 8 students</p> <p>1 space per each student, based on the design capacity of the building, plus 1 space for each teacher and employee</p> <p>2 spaces per 1,000 square feet of gross floor area used for academic purposes, plus 1 space for each 4 student rooming units, plus additional spaces as necessary for nonacademic units</p>
OFFICE	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> <i>Dental Office</i> 	4 spaces per examination or treatment room
<ul style="list-style-type: none"> <i>General Office</i> 	1 space per 250 sf gross floor area
<ul style="list-style-type: none"> <i>Medical Office</i> 	4 spaces per examination or treatment room
RECREATION	
LAND USE	MINIMUM REQUIREMENT

• <i>Billiards or pool establishment</i>	3 spaces per table plus additional spaces as required by this section for other uses
• <i>Boat, canoe, bicycle rental</i>	1 space per 2 pieces of primary rental equipment (i.e. boat, canoe, bicycle)
• <i>Boat ramp</i>	25 spaces per boat ramp (spaces must be designed to accommodate both vehicle and boat trailer)
• <i>Bowling establishment</i>	5 spaces per lane
• <i>Community center</i>	1 space per 200 sf of gross floor area
• <i>Commercial recreation - indoor</i>	1 space per 5 seats or one space per 5 persons of maximum occupancy capacity of building or assembly place, whichever is greater

RECREATION (continued)

LAND USE	MINIMUM REQUIREMENT
• <i>Electronic, mechanical, video game parlor</i>	1 space per game
• <i>Golf course, driving range, or miniature golf</i>	4 spaces per tee
• <i>Health exercise facility, athletic club, and gymnastic center</i>	1 space per 100 sf gross floor area minus game courts, plus 3 per game court
• <i>Play court</i>	4 spaces per court
• <i>Play field</i>	18 spaces per field
• <i>Recreation camp, picnic ground, fishing lake, botanical and zoological garden, scenic area</i>	3.5 spaces per acre of open space, plus any additional spaces as required for other uses
• <i>Riding stable</i>	1 space per 2 stalls
• <i>Rifle, pistol, and archery shooting range</i>	1 space per firing position, with a minimum of 5 spaces

<ul style="list-style-type: none"> • <i>Skating rink (ice and roller) and skate board facility</i> 	1 space per 200 sf of skating area
<ul style="list-style-type: none"> • <i>Swimming pool</i> 	1 space per 100 sf of pool and deck area
<ul style="list-style-type: none"> • <i>Theme park, amusement ride, animal show and exhibit, water slide, go-cart track</i> 	2 spaces per 3 seats on amusement rides, or 20 spaces per ride of attraction with no specific or defined seating
RESIDENTIAL	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> • <i>Congregate care or assisted living facility</i> 	1 space per 3 dwelling units, plus 1 space per 300 sf of administrative/staff work area
<ul style="list-style-type: none"> • <i>Emergency Shelter</i> 	1 space per 8 persons of approved maximum capacity
<ul style="list-style-type: none"> • <i>Group or family care facility</i> 	1.5 spaces per dwelling room
RESIDENTIAL (continued)	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> • <i>Group housing development, guest house, multi-family dwelling, excluding duplex</i> <ul style="list-style-type: none"> (1) <i>Efficiency</i> (2) <i>One-Bedroom</i> (3) <i>Two-Bedroom</i> (4) <i>Three-Bedroom</i> 	1 space per unit 1.5 spaces per unit 2 spaces per unit 2.5 spaces per unit
<ul style="list-style-type: none"> • <i>Mobile Home</i> 	2 spaces per unit
<ul style="list-style-type: none"> • <i>Rooming house, boarding house, fraternity/sorority house, dormitory</i> 	1.5 spaces per every rental or sleeping room
<ul style="list-style-type: none"> • <i>Single family detached, duplex dwelling, cluster housing</i> 	2 spaces per dwelling unit
<ul style="list-style-type: none"> • <i>Townhouse</i> 	2 spaces per dwelling unit

SECTION 4-4 OFF-STREET LOADING REQUIREMENTS

4-4.1 Purpose

It is the intent and purpose of off street loading regulations to provide adequate off-street loading area for loading and unloading operations, and to prevent roadway blockage in commercial and industrial areas from loading and unloading operations.

4-4.2 Off Street Loading Standards

An off-street loading space shall not be located within the required parking area or public right-of-way, and shall have a minimum area of five hundred forty (540) square feet, a minimum width of twelve (12) feet, a minimum depth of forty (40) feet, and a vertical clearance of not less than fourteen and a half (14.5) feet.

The location and design of entrances and exits, to and from any public roadway shall be in accordance with applicable requirements of the Town of Campobello and the S.C. Department of Transportation.

Except as otherwise provided in this Ordinance, when any building or structure is hereafter occupied, erected, constructed, or structurally altered to the extent of increasing the floor area by twenty-five (25) percent or more, the following required off-street parking shall be provided:

Off-Street Loading Standards		
Use	Floor Area (square feet)	Loading Spaces Required
Retail store, department store, restaurant, wholesale house, warehouse, general service, manufacturing, or industrial establishment	2,000-10,000 10,000-20,000 20,000-40,000 40,000-60,000 each additional 50,000	one (1) space two (2) spaces three (3) spaces four (4) spaces one (1) space
Apartment building, motel, hotel, offices or office building, hospital or similar institutions, or places of public assembly	5,000-10,000 10,000-100,000 100,000-200,000 each additional 100,000	one (1) space two (2) spaces three (3) spaces one (1) space
Funeral home or Mortuary	2,500-4,000 4,000-6,000 each additional 10,000	one (1) space two (2) spaces three (3) spaces

SECTION 4-5 GENERAL PROVISIONS

4-5.1 Land, Water, and Air Pollution

All uses must satisfactorily comply with the requirements of the State Department of the Health and Environmental Control (DHEC), as well as the Spartanburg County Public Health Department regarding the protection of land, water, and air from damaging pollutants such as dust, smoke, solid waste, waste water, and any other waste materials.

4-5.2 Street Access

Every building hereafter erected or structurally altered shall be on a lot adjacent to a public street, or have access to a public street over a private street in which the property owner has an undivided ownership. However, no private street or driveway shall be provided to commercial or industrial uses through any residential district. Also, no multi-family use shall be provided access to a public street through a single family residential district.

4-5.3 Corner Lots

For corner lots, the two street frontages shall be considered front yards and the two remaining shall be considered side and rear based upon the orientation of the front of the house.

4-5.4 Determination of 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 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 yard, shall be known as the "Buildable Area."

4-5.5 Location of Building on Lot of Record

Every building or use hereafter erected or established shall be located on a Lot of Record, and every one and two-family dwelling, except as herein provided, shall also be located on an individual **Lot of Record**. In all cases, the principal buildings on a lot shall be located within the buildable area, formed by the building setback lines of the district in which the use is located, and in no case shall such buildings infringe on space outside the buildable area described above, and into the respective front, side, and rear yards, or other setbacks required for the district in which the lot is located.

4-5.6 Double Frontage Lots

On lots having frontage on two streets, but not located on a corner, the minimum front yard shall be provided on each street in accordance with the provisions of the district in which the lot is located. On lots having frontage on more than two streets, the minimum front yard shall be provided on all street frontages in accordance with the provisions of the district in which the lot is located.

4-5.7 Exception to Yard Requirements

A. Front Yard

The setback requirements of this Ordinance shall not apply to any lot where the average setback of already built lots, located wholly or in part within one hundred (100) feet of each such lot and within the block and zoning district and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on the lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than fifteen (15) feet.

B. Rear Yard

Porch steps, handicapped ramps, and fire escapes may project into a rear yard for a distance not exceeding 10 feet.

4-5.8 Non-Conformities

A. Buildings or Uses

Non-conforming buildings or uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. However, to avoid undue hardship, the lawful use of any building or activities present at the time of the enactment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance except that the non-conforming building or land use or portions thereof, shall not be:

1. changed to another non-conforming use;
2. reused or reoccupied for the same non-conforming use after discontinuance of use or occupancy for a period exceeding four (4) consecutive months;
3. re-established, reoccupied, or replaced with the same or similar building, or land use after physical removal or relocation from its specific site location at the time of passage of this Ordinance;
4. repaired, rebuilt, or altered after damage exceeding fifty percent (50%) of its replacement cost at the time of destruction or damage. Reconstruction or repair, when legal, must begin within four (4) months after damage is incurred;
5. enlarged or altered in a way which increases its non-conformity.

Nothing in this section shall be meant to prevent ordinary maintenance, or the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official lawfully charged with protecting the public safety.

B. Non-Conforming Signs

In a residential or commercial district where any sign does not comply with the provisions of this Ordinance, such sign and any supporting structures may be maintained, but shall not be replaced, reconstructed, moved, structurally altered, repainted, or relighted except in compliance with the provisions of this Ordinance, and may continue in use unless subject to removal under other provisions of this Ordinance. Removal, replacement, reconstruction, moving or structural alteration for any cause whatsoever shall be considered as loss of non-conforming status. Supporting structures for non-conforming signs may continue in use for a conforming sign if said supporting structures comply in all respects to the applicable requirements of these regulations and other codes and ordinances. No permits for additional signs shall be issued for any premises on which there are any non-conforming signs.

4-5.9 Home Occupation

A home occupation shall be permitted in any residential district, provided such occupation:

1. is conducted by no other person than members of the household residing on the premises;
2. utilizes not more than twenty-five percent (25%) of the total floor area of the principal and accessory buildings;
3. produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
4. is compatible with a quiet residential environment;
5. involves no display of product visible from the street;
6. creates no disturbing or offensive noise, vibration, smoke, dust, odor, glare, traffic hazard, unhealthy or unsightly condition;
7. is limited to professional services or as an office use for off-site sales or services. Professional services are defined as any service offered for a fee. The primary activity of a home occupation shall not be on-site retail sales, manufacturing or assembly.
8. prior to receiving a business license, a home occupation permit shall be completed and approved by the Zoning Administrator.
9. annual renewal of the home occupation permit shall coincide with business license renewal, and shall consist of completing a home occupation permit and undergoing review by the Zoning Administrator.

4-5.10 Accessory Uses

Accessory uses may be located in the required side and rear yards, however, may not occupy more than thirty percent (30%) of such yards, measured from the interior building lines. No accessory use may be located closer than three (3) feet to any property line.

4-5.11 Visibility at Street Intersections and Private Drives

In all zoning districts established by this Ordinance, except the C-3 Central Business District, no fence, wall, terrace, sign, shrubbery, planting or other structure or object capable of obstructing driver vision shall be permitted on a corner lot within fifteen (15) feet of the point formed by the intersection of the street right-of-way lines (or such lines extended in case of a rounded corner), which bound said lot. (see section XX.X (X) of this ordinance)

At the intersection of any private drive or entrance or exit with a public street, no fence, wall, hedge, or other planting or sign forming a material impediment to visibility between a height of 42" inches to 10' feet above roadway grade, shall be erected, planted, placed or maintained within ten (10) feet of such intersection.

4-5.12 Modifications to Height Limits

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, silos, chimneys, smokestacks, conveyors, roof signs, flag poles, masts and aerials, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.

Public, semi-public and public service buildings, institutions, and schools, when permitted in a residential district may be erected to a height exceeding the height limitations of the district when the required side and rear yards are increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the building is located.

Single-family residential dwellings may be erected to a height exceeding the height limitations of the district in which such dwelling is located, provided that the required side and rear yards are increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the dwelling is located. For such modifications, this regulation supersedes the regulation governing number of stories as found within the particular district regulations.

4-5.13 Parking, Storage, or Use of Campers & Recreation Vehicles & Equipment

No campers, recreational vehicles, or recreational equipment shall be stored on any lot in a residential district closer to the street than the front line of the principal building, provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading and unloading. The parking of such equipment shall be in observance of all setback, yard, and other requirements pertaining to accessory uses set forth within the residential

district in which the use is located. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot.

4-5.14 Parking and Storage of Vehicles

It shall be unlawful for any person, partnership, corporation, or other legal entity to permit, park or store a truck, automotive vehicle, recreational vehicle, or trailer of any kind or type, which is not operable, and which does not display a lawful and current license tag, on any residentially zoned property within the municipal corporate limits except within a completely enclosed building or covered by a manufactured automobile cover, designed specifically for automobile coverage. This excludes bona fide classic automobiles undergoing restoration, that are covered with factory-made automobile covers, and trailers not required by law to display a license tag. Vehicles legally registered in another state must display the current license tag of that state. No more than two motor vehicles, covered with manufactured automobile covers, shall be parked on any residentially zoned property within the municipal corporate limits.

4-5.15 Manufactured Housing Standards

The purpose of this provision is to establish minimum standards by which manufactured housing (mobile homes) must comply, in order to be located on individual parcels of land within a R-MH Manufactured Housing, Planned Development District (PDD), or Flexible Review District (FRD). These requirements are established to ensure that manufactured housing (mobile homes) meets appearance and dimensional criteria which will protect and preserve the character values of those residential areas. Additionally, the intent of this provision is to increase the housing opportunity for individuals and families with low to moderate income.

- A. A manufactured home is defined as any dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is built in compliance with the federal Manufactured Home Construction and Safety Standards (24 CFR 3280).
- B. All manufactured homes brought into the Town of Campobello or relocated within the Town subsequent to the adoption of this Ordinance shall be required to be in compliance with each of the following requirements:
 - (A) Shall be constructed so as to meet or exceed all standards set forth by the U.S. Department of Housing and Urban Development which were in effect at the time of construction;
 - (B) Shall be sited and fixed to a continuous, permanent masonry foundation and/or masonry curtain wall (skirt), except that the same shall include the required ventilation and access, in compliance with the S.C. Manufactured Housing Board Standards.

Skirting is required within thirty (30) days of the date of occupancy, and is to be of solid material such as treated wood, vinyl, metal, or masonry. All materials must be painted or stained with the exception of brick, stone, treated wood or pre-finished materials. Skirting is to be erected in a fashion so as not to create a fire hazard or

harbor trash or rodents. Skirting must have an access door, and must be properly vented. Skirting shall be maintained in a good state of repair.

- (C) Stairs, porches, entrance platforms, ramps, or other means of easy entrance and exit to and from the home at all ingress and egress points shall be installed or constructed in accordance with standards set by the South Carolina Manufactured Housing Board, and shall be attached firmly to the primary structure and anchored securely to the ground. Stairs and landing shall be either of a manufactured nature (precast concrete, masonry, or brick), or on site construction of wood or metal, and conform to all building codes.
- (D) Moving hitch, wheels, axles, and transportation lights shall be removed;
- (E) Homes shall have a minimum interior floor area of 500 square feet if located within an R-3A District, and a minimum interior floor area of 1,000 square feet if located within a PDD or FRD District.

4-5.16 Group Living Standards

4-5.16.1 Group Home:

Such a home is defined by S.C. Code Title 6, Chapter 29, Section 770 and shall not house more than nine (9) mentally or physically handicapped persons, and shall provide care on a twenty-four hour basis, and be approved or licensed by a state agency or department or under contract with the agency or department for that purpose. Such a home is construed to be a natural family, and may locate in accordance with S.C. Code.

4-5.16.2 Group Care/Congregate Care Facility:

Such a facility is deemed to be one which houses between nine (9) and forty (40) mentally or physically handicapped individuals, or one which does not meet the requirements set forth by SC. Code for Group Homes. Such facilities must follow the following regulations:

A) Density:

Each facility shall conform with the following standards for lot size and floor area:

Number of Residents	Minimum Net Lot Area (in square feet)	Minimum Heated Floor Area (in square feet)
For first twelve (12) residents	5,000	2,000
For each additional resident up to forty (40)	700	110

B) Over-Concentration:

In order to prevent the creation of a de facto social service district and to avoid impacting a residential neighborhood, no group/congregate care facility shall be located within one-half (1/2) mile radius (determined by straight line, not street distance) of another such facility.

C) *Off Street Parking:*

Off street parking shall be provided in accordance with Section XX.1 of this Ordinance.

4-5.17 Cellular and Communications Towers

4-5.17.1 Definitions

- A) **Communications Tower** as used in this Ordinance shall mean a tower, pole or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed or on a building. This Ordinance is intended to include radio and television towers and antennae.
- B) **Telecommunications**, as defined in the Federal Telecommunications Act of 1996, means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
- C) **Communications Antenna** means an antenna operated by a communications provider. This definition does not include receiving antenna, including antenna less than one meter in diameter used for space-based services, for residences; or antenna less than two meters in diameter used in non-residential areas for space-based services; or antennae legally operated by FCC-licensed amateurs.
- D) **Communications Provider** is any entity required to be licensed by the FCC. A communications provider shall not be considered a utility.
- E) **Height** of a communication tower is the distance from the base of the tower to the top of the structure.
- F) **Distances** for the purposes of this Ordinance, unless otherwise defined herein, shall be measured in a straight line between the nearest portion of the proposed communication tower and nearest property line.

4-5.17.2 General Requirements

General requirements for all structures are applicable to communications towers. All applicable health, nuisance, noise, fire, building and safety code requirements shall apply in addition to the conditions of this Ordinance. Regulations covering visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, signage, storage and all other general zoning

regulations except those specifically superseded by this section shall apply to the use.

4-5.17.3 Standards for Approval of Communications Towers

A) A communications tower shall be permitted by the Building Official upon determination that all of the applicable conditions in this Ordinance are met.

B) Location

1. Permitted Zoning Districts – New Towers

New communications towers are permitted in the following zoning districts and according to the following standards:

- a) C-4 - General Commercial, I-1 – Light Industrial, and I-2 – Medium to Heavy Industrial. Setbacks for towers in those districts are as described in Section 4-5.17.3(H)
- b) Planned Development Districts and Flexible Review Districts as approved in the development plan.

2. Existing Towers – existing towers shall adhere to the registration requirements as described in Section 4-5.17.7 of this Ordinance.

3. Distance from other towers

If the applicant proposes to establish a new tower within 1,300 feet of an existing tower, then the applicant shall submit information that each such tower does not meet the applicant’s structural specifications or technical design requirements or that the space on such other tower is not available at fair market value. The applicant may present evidence that multiple towers not more than 66% of the highest permitted tower height in such district would better serve the public interest. The Building Official shall afford the owner(s) of such existing tower(s) an opportunity for comment before making a decision.

4. Co-Location

- a) Any new tower shall be designed to accommodate the principal provider and at least one (1) additional carrier. The applicant shall make unused tower space available at fair market value. The applicant shall furnish information, satisfactory evidence that alternative towers, buildings or other structures are not available for use within the applicant’s tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant’s necessary height criteria, or provide a location free of interference from other communication towers.

- b) In any zoning district, existing water tanks, towers, antennae, and similar structures shall be encouraged for consideration of co-location according to the following standards. The maximum height for such is 30 feet above the highest part of the existing tank, tower, antennae or similar structure. For purposes of this subsection, a tower is not considered a structure on which another tower may be erected.
- c) For C-4, I-1 and I-2 zoning districts, the height limitation for communications towers mounted on existing buildings, the maximum height is one-half the height of the existing building or 90 feet, whichever is less.

C) Height Limitations

- 1. C-4, General Commercial district – 225 feet
- 2. Planned Development or Planned Unit Development Districts – as determined in the development plan.
- 3. I-1, Light Industrial and I-2, Heavy Industrial districts – 300 feet
- 4. All other districts – prohibited except on existing towers, tanks and similar structures in which case no tower/antenna shall extend more than 30 feet above the highest part of the existing tower, tank or similar structure, and in accordance with other sections of this Ordinance.

D) Business License

A communications provider must have a current Town business license. If a tower is used solely for non-commercial services, i.e. amateur radio, no business license shall be required.

E) Tower Color

Communications towers shall be light gray such as properly maintained, unpainted galvanized steel., unless otherwise required by the Federal Aviation Administration.

F) Tower Lighting

Communications towers shall not be lighted unless required by the Federal Aviation Administration or for safety reasons as determined by the Building Official. Any lighting required by federal authorities shall be shaded to minimize visibility from the ground.

G) Installation

The tower installation shall meet all applicable FCC rules and shall be operated in accordance therewith.

H) Yard Requirements

1. A minimum setback of the greater of (a) the normal setback of the district in which the tower is located or (b) 25 percent of the tower height, from any residential district and/or use, as measured from the base of the tower. In the case of a tower or structure on a building, the additional setback shall be measured from the base of the building.
2. No communication tower, except for a tower on an existing building, or a tower to be located in an I-1 or I-2 zoning district, shall be located within 50 feet of any public street right-of-way.
3. In all other cases, a tower must be set back from all lot lines (other than those abutting residential districts as indicated above) distances equal to 10% of the tower height, or equal to the district setback requirement, whichever is greater.

I) Signage

No signage is permitted except as required by applicable state or federal law or regulation. Signs for the purpose of identification, warning, emergency function or contact may be placed as required by standard industry practice.

J) Screening and Landscaping

The purpose of these standards is to screen visual, noise and/or non-compatible impacts to abutting areas. Required materials include:

1. 8 foot high wall, fence or other device along the interior side of the landscaped area.
2. Evergreen shrubs capable of obtaining a height of five (5) feet shall be planted, with a maximum spacing of five (5) feet around the immediate perimeter of the security fence surrounding the proposed tower and associated structures. Plants shall be at least three (3) gallon container plants or 24 inches tall at the time of planting. At least one row of evergreen trees with a minimum caliper of 1 ¾ inches at the time of planting shall be installed, with a maximum spacing of twenty (20) feet within a fifty (50) foot radius of the tower. The Building Official may waive, in whole or in part, the landscaping requirements if existing natural vegetation provides adequate screening or if, because of physical constraints or characteristics of the site, the landscaping requirements are not feasible. Where the physical constraints or characteristics of the site are such that the landscaping cannot be located as prescribed above, the Building Official may require

that plant materials be placed in another feasible location on the site, which would serve to meet the intent of the landscaping requirement.

4-5.17.4 Application Process

- A) Any person desiring to obtain a permit for construction of a communication tower shall file a building permit application with the Building Official and shall submit the necessary plans, specifications and supplemental information documents as follows in order to facilitate plan review:
1. A copy of the FCC Form 854, Application for Antenna Structure Registration, or the same information in a similar format if the tower is not subject to FCC registration. Any information on said form may be referenced on other documents.
 2. Complete plans and specifications for the proposed communications tower including foundation, wind and ice loading, antennae and appurtenances, and any accessory building(s).
 3. A site plan showing property boundaries, zoning district, setback/yard requirements, latitude and longitude, uses of adjacent property. The site plan shall also indicate the proposed tower location, site elevation, tower height, guy anchors, driveway, parking, fencing/screening and landscaping.
 4. A map showing all of the applicant's antenna sites that serve the urban area.
 5. A list of other users of the proposed tower. Also include information on the ability of others to co-locate on the proposed tower.
 6. Written authorization from the owner of the site, if the applicant is not the owner.
 7. A copy of the FCC license or other evidence of FCC approval of the proposed installation. If the applicant has not applied for FCC license(s), then the applicant shall indicate what service(s) are to be provided by reference to FCC designation(s). If no FCC license is required, applicant shall indicate the purpose of the tower.
 8. A checklist covering applicable conditions in this section.
 9. All information required for any other applicable code and any additional information required by the Building Official for determination that all applicable zoning and other regulations are met.
- B) Requirements for Addition or Change of Antennae to Existing Structures, including Towers

1. This section applies to the following cases:
 - (a) An antenna to be added to an existing communications tower or other structure by a communications provider not previously using such tower or structure.
 - (b) Transfer of ownership of an existing antenna to a provider not already using the communications tower or structure.
 - (c) Installation or substitution of an antenna not included in structural/wind loading calculations
2. Any person subject to this section shall submit an application in the same manner as an application for construction of a new communications tower. Such application shall include only the information required by this section in addition to the permit application, if any, required under the electrical or building codes.
3. Information required by this section to the extent such information has changed from previous submittals or is applicable to the use of an existing structure.
4. Information showing:
 - (a) that the additional loading on the tower or other structure will not exceed its design or
 - (b) what changes will be made to the tower or other structure to accommodate the additional antenna(e)

4-5.17.5 Plan Review Process

In accordance with regular Building Department submittal information and processes.

4-5.17.6 Abandonment/Cessation of Use

A tower that is no longer used for commercial purposes must be removed within one year from the day it is taken out of service.

4-5.17.7 Registration

Existing towers shall be registered within 30 days of the effective date of this Ordinance. For purposes of this subsection, registration shall mean submission of information as required in this Ordinance.

4-5.17.8 Appeals

An appeal from the decision of the Building Official may be taken to the Board of Zoning Appeals by any person aggrieved or by any officer, department, board or agency of the Town of Campobello, affected by such decision.

Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Building Official on behalf of the Board, a notice of appeal (application) specifying the grounds for such.

The Board shall hold a public hearing regarding the appeal and notify all adjacent property owners of such hearing. Upon the hearing of the appeal, any party may appear in person, or by agent, or attorney.

The Board's powers, duties, and other regulations shall be the same as those specified in Section 5-2 of this Ordinance, as well as other conditions set forth herein. In making a decision on an appeal, the Board shall follow the requirements of the Telecommunications Act of 1996 with particular regard to the provision of "substantial evidence contained in a written record," and after the opportunity for public input and findings of fact shall make a decision based on the following criteria:

- Applicant has satisfied all requirements and conditions of this Ordinance, except for the requirements for which a variance is sought.
- Setback requirements and such additional conditions are established by the Board as it deems necessary to protect health, safety and the general welfare.

4-5.18 Mobile Commercial Structures

Mobile commercial structures may be permitted in accordance with the conditions listed below.

1. A mobile commercial structure is defined as a trailer or mobile home type structure which has been or may reasonably be equipped with wheels or other devices for transporting the structure from place to place.
2. A mobile commercial structure shall not be allowed as a permanent commercial or other business structure within the Town of Campobello.
3. A mobile commercial structure may be allowed as a temporary office or shelter incidental to construction or development on the premises but only during the time construction or development is actively underway, but in no case to exceed 18 months without specific approval of Town Council.
4. A temporary commercial structure must be located on the property under development or immediately adjoining such property. All access, site size, setback and yard requirements for a permanent building will also apply to a temporary mobile commercial structure but in no event shall such a structure be closer than five feet from a property line.
5. Persons wishing to use a temporary mobile commercial structure will, prior to bringing the structure into the Town, secure from the Building Official a temporary building permit. Prior to

issuing a permit, the Building Official will be satisfied that the requirement is of a temporary nature and that all applicable provisions of the Town's ordinances and building codes are met.

6. In no circumstances shall a mobile commercial structure be used as a dwelling unit.

4-5.19 Bed and Breakfast Standards

Bed and Breakfast Inns are permitted in the RA, R-1, R-2, R-2A, R-3 and R-3A zoning districts provided the following provisions are met.

1. The inn must be operated by members of the households residing 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 Ordinance.
4. The inn shall have no more than twelve (12) 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 display or signs, except for one on-site sign no larger than five (5) square feet stating the name of the inn.
8. The inn shall provide at least one parking space on the property for each guest room. Parking spaces shall be located behind the front line of the main 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 only serve meals to registered guests.
12. 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 environment.

In other districts, the normal zoning requirements apply for Bed and Breakfast Inns.

4-5.20 Reconsideration of Zoning Requests

Whenever a petition requesting an amendment, supplement, or change has been denied by the Town Council, such petition, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.

ARTICLE 5 ADMINISTRATION AND ENFORCEMENT

SECTIONS:

- SECTION 5-1 ADMINISTRATION AND ENFORCEMENT
- SECTION 5-2 BOARD OF ZONING APPEALS

SECTION 5-1 ADMINISTRATION AND ENFORCEMENT

5-1.1 Zoning Administrator

It shall be the duty of the duly appointed Zoning Administrator, who shall hereby be given due authority to administer and enforce the provisions of this Ordinance.

5-1.2 Administration and Enforcement

Should the Zoning Administrator find that any of the provisions of this Ordinance are being violated, he/she shall notify in writing the individual(s), responsible for such violations, indicate the specific nature of the violation, and order the action necessary to correct it. The Zoning Administrator shall order discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with its provisions.

5-1.3 Building Permit and Certificate of Zoning Compliance

No building or structure shall be erected, moved, added to, or structurally altered without a Building Permit to be issued by the Building Official, and Certificate of Zoning Compliance to be issued by the Zoning Administrator. The Building Permit and Certificate of Zoning Compliance may be combined into one permit for simplicity. No Building Permit or Certificate of Zoning Compliance shall be issued except in conformity with the provisions of this Ordinance, unless a variance is granted as provided for by this Ordinance.

5-1.4 Application for Certificate of Zoning Compliance

All applications for Certificate of Zoning Compliance shall be accompanied by site plans in quadruplicate, drawn to scale (residential additions need not be drawn to scale), showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as required by the Zoning Administrator, including but not limited to; existing or proposed buildings, or alterations, existing and proposed uses of buildings and land, the number of dwelling units,

rental units, existing conditions on the lot, and any other information, data, or material as deemed necessary to determine conformance with this Ordinance.

One copy of the plan shall be returned to the applicant by the Zoning Administrator, with demarcation of approval or disapproval and shall be attested to the same by the signature of the Zoning Administrator. Two copies of the plans, similarly marked, shall be retained by the Zoning Administrator, and one copy shall be retained by the Town Clerk.

5-1.5 Expiration of Building Permit and Certificate of Zoning Compliance

If work authorized by a Building Permit and Certificate of Zoning Compliance has not begun within twelve (12) months from the date of issuance, said permit and certificate shall expire. Written notice shall be provided to the individual(s) affected.

5-1. Sign Permit

Uses permitted by this Ordinance are allowed to advertise by using one or more signs as specified by the regulations found in Article 4-2.

5-1.7 Certificate of Occupancy

A Certificate of Occupancy is required for any new, existing, or altered use. It shall be unlawful to use, occupy, or permit the use of any building or premises, or both, or parts thereof, which are created, erected, changed, converted, or wholly or partly altered or enlarged in use or structure until a Certificate of Occupancy is issued by the Zoning Administrator, stating that the proposed use of the building or land conforms to the requirements of all applicable ordinances.

The Zoning Administrator shall maintain a record of all Certificates of Occupancy, and a copy shall be furnished upon request to any person.

Failure to obtain a Certificate of Occupancy shall be a violation of the Ordinance, and punishable under section XX.11 of this Ordinance.

5-1.8 Conditional and Temporary Uses

Conditional uses, as set forth in this Ordinance, are declared to possess characteristics which require certain controls in order to ensure compatibility with other uses in the district within which they are proposed to be located. Conditional uses shall be permitted, subject to a determination by the Zoning Administrator or Board of Zoning Appeals as specified, that the use conforms to all regulations set forth herein in this Ordinance, with particular reference to those requirements established for those districts in which they are proposed to be located.

The Zoning Administrator is authorized to issue a temporary Certificate of Zoning Compliance for temporary uses such as, but not limited to the following:

- (A) *Carnival or circus in the C-2, C-4, I-1, and I-2 districts, for a period not to exceed twenty (20) days, subject to the approval of the Town Council.*
- (B) *Religious meeting in a tent or other temporary structure in the C-2, C-4, I-1, and I-2 districts, for a period not to exceed thirty (30) days.*
- (C) *Open lot sale of Christmas trees, fireworks, pumpkins, or similar seasonal or agricultural products in the C-2, C-4, I-1, and I-2 districts for a period not to exceed forty-five (45) days.*

Temporary Certificates of Zoning Compliance may be renewed (for not more than ten (10) days), provided that it is determined that said use is clearly of a temporary nature, will cause no significant traffic/parking congestion, and will not create a nuisance to surrounding uses.

After the Conditional and Temporary Use permit expires, the applicant cannot obtain another permit for sixty (60) days within the Town of Campobello.

The following items may not be considered temporary uses:

- Art sales
- Vehicle sales
- Clothing sales

5-1.9 Non-Conforming Uses

Any use or structure lawfully in existence and operation at the time of adoption of this Ordinance that does not conform with all requirements of the Ordinance shall be permitted to remain in use; however, such use or structure shall be brought into compliance with all requirements of this Ordinance if such use or structure is altered or enlarged, or if damaged to an extent that repair would cost greater than fifty percent (50%) of the replacement cost of said use, or discontinued for a period of in excess of four (4) months. Nothing in this provision is intended to prohibit routine maintenance and upkeep of any building and grounds. For specific regulations concerning non-conforming uses, see section 4-5.8.

5-1.10 Complaints

Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Administrator, who shall record properly such complaint, investigate within a reasonable period of time, and take action thereon as provided by this Ordinance. The Zoning Administrator may delegate enforcement action to an authorized employee or agent of the Town of Campobello.

5-1.11 Penalties for Violation

Any individual(s) found violating any provisions of this Ordinance shall be charged with a misdemeanor violation, and upon conviction, shall be punishable by law. Each day the individual(s) are found to be in violation of a provision of this Ordinance shall constitute a new offense.

Nothing herein contained shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation, including, but not limited to, the seeking of injunctive relief through a court of law.

5-1.12 Appeals

It is the intention of this Ordinance that all questions arising in connection with the enforcement of the Ordinance be presented first to the Zoning Administrator, and that such questions be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Administrator

SECTION 5-2 BOARD OF ZONING APPEALS

5-2.1 Establishment of Board of Zoning Appeals

- A. Creation. There is hereby created a Board of Zoning Appeals to be composed of five (5) members. It is the declared policy of the Town Council that it will consider and appoint only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgement, and availability to prepare for and attend meetings.
- B. Terms of Office. The term of office shall be four (4) years. The terms of three (3) members shall expire in each odd numbered year and the terms of two (2) members shall expire in each even numbered year. The members of the Board shall be identified by place numbers one (1) through five (5). The odd numbered places shall expire in the odd numbered years and the even numbered places shall expire in the even numbered years. Board members may be appointed to succeed themselves.

5-2.2 Meetings, Procedures, and Records

The Board of Zoning Appeals shall elect a chairman and a vice-chairman from its members who shall serve for one (1) year or until re-elected, or until a successor is elected. The Board shall appoint a secretary, who may be a Town officer, an employee of the Town, or a member of the Board of Zoning Appeals.

Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings of the Board shall be open to the public.

Minutes of the meeting shall be kept, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and

other official actions, all of which shall be immediately filed in appropriate office and kept available to public review.

5-2.3 Decisions

The concurring vote of three (3) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variation of this Ordinance. On all appeals, applications and matters brought before the Board of Zoning Appeals, the Board shall inform in writing all the parties involved of its decisions and the reasons therefore.

5-2.4 Appeals, Hearings, and Notice

Any person aggrieved by any officer, department, board, or bureau of the municipality may take appeals to the Board. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board of Zoning Appeals notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed, that by reason of facts stated in the certificate of stay, the stay would cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

The Board shall fix reasonable time for the hearing of the appeal or other matter referred to it and give public notice not less than 15 days prior, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.

5-2.5 Powers and Duties

The Board of Zoning Appeals shall have the following powers and duties:

5-2.5.1 To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance.

5-2.5.2. To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- (A) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question (because of its size, shape, or topography);
- (B) these conditions do not generally apply to other property in the vicinity;
- (C) because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and;
- (D) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare;

5-2.5.3. To decide on other such matters where a decision of the Board of Zoning Appeals may be specifically required by the provision of the Ordinance.

In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this act: reverse or affirm wholly or in part, or may modify the order, requirements, decision, or determination; and, to this end, shall have all the powers of the officer from whom an appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt, may certify such fact to the Circuit Court in and for the County of Spartanburg.

5-2.6 Appeals from Decisions of the Board of Zoning Appeals

Any person who may have a substantial interest in any decision of the Board of Zoning Appeals may appeal any decision of the Board to the Circuit Court in and for the County of Spartanburg, by filing with the Clerk of such court a petition in writing setting forth plainly, fully, and distinctly wherein such decision is contrary to law. Such appeal shall be filed within thirty (30) days after the decision of the Board is rendered.



208 North Main Street | Campobello SC, 29322
(864) 468-4545



30 Century Circle | Greenville, SC 29607
(864) 242-9733