



PENDLETON

S O U T H C A R O L I N A

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
September 10, 2026
Pendleton Town Hall, 6:00 pm

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** (Postponed until the next regular meeting).
- 3. Public Comments.**
- 4. Work Session**
 - a. Work Session:** Work session on items from Resolution 03-2026.
 - i.** Continue working on and developing amendments to the Zoning Ordinance.
- 5. Adjournment:**

PROPOSED AMENDMENTS TO THE EXISTING TOWN ZONING ORDINANCE AND LAND DEVELOPMENT REGULATIONS

Resolution Item a. Anderson County Stream Buffers

1. Amend Section 2-2 Definitions to add the following:

Riparian Buffer means a naturally vegetated or enhanced vegetated area adjacent to a stream, river, lake, wetland, or other jurisdictional waterbody that is intended to protect water quality, reduce erosion and sedimentation, preserve streambank stability, mitigate flooding, and support aquatic and terrestrial habitat.

2. Amend Section 6-2 to add Section D. Riparian Buffers and add the below text:

D. Riparian Buffers

1. Purpose.

Riparian buffers are established to:

- a. Promote public health by protecting private and public drinking water supplies from excessive non-point source contaminants, including sediment, chemicals, pollutants, and nutrients.
- b. Support natural resources by enhancing wildlife habitat, including wildlife corridors, fisheries, and the quality of water bodies.
- c. Prevent and control flooding, storm damage, and erosion through more even dissipation of drainage flows.
- d. Enhance the scenic and recreation qualities of publicly utilized water bodies; and
- e. Promote and protect the public health, safety, order, appearance, prosperity, and general welfare.

2. Generally:

a. Applicability:

Riparian buffers shall apply to all Waters of the State (WoS), including wetlands, for all new development requiring an approval for stormwater management in accordance with the "Anderson County Stormwater Design Manual".

- i. The "Anderson County Storm Water Design Manual" is adopted as part of this Ordinance.
- ii. The current "Anderson County Storm Water Design Manual," as amended at the date of the development application will apply.

b. Exemptions:

- i. Activities with approval by a State or Federal Agency for Sections 401 or 404 of the Federal Clean Water Act.
- ii. ~~New development or~~ redevelopment where a larger common plan of development has prior approval of encroachments into riparian buffers.
- iii. Man-made ponds, lakes, and ditches which are outside natural hydrologic connectivity and those created for stormwater management under an NPDES permit

or Anderson County stormwater management approval.

c. Manual and Specifications:

- i. Applicants must fully comply with "Anderson County Technical Specification WQ-08 Permanent Water Quality Stream Buffers" for concentrated discharges to a buffer from new impervious area not receiving post-construction water quality treatment.
- ii. The "Anderson County Technical Specification WQ-08 Permanent Water Quality Stream Buffers" is adopted as part of this Ordinance.
- iii. The current "Anderson County Technical Specification WQ-08 Permanent Water Quality Stream Buffers" at the date of the development application will apply.

d. Delineation:

- i. All relevant wetlands shall be delineated by a certified licensed professional using U.S. Army Corps of Engineers and SCDES's Water Classifications and Standards and shall be shown in the Storm Water Management and Sediment Control Plan along with all riparian buffer areas.

3. Standards:

a. Riparian Buffer Requirements:

- i. A minimum 50-foot riparian buffer as measured from the top of the stream bank inland on each side of all WoS where the watershed is less than 50 acres.
- ii. A minimum 100-foot riparian buffer as measured from the top of the stream bank inland on each side of all WoS where the watershed is 50 acres or more.

b. No Disturbance. Within a riparian buffer, the existing vegetation shall not be cleared or disturbed. Grading, stripping of topsoil, plowing, cultivating, filling, or storage of materials and machinery are prohibited within the buffer.

c. Encroachments. The following structures and activities are permitted within the riparian buffer if approved by the Town of Pendleton Planning Commission:

- i. Utilities
- ii. Road crossings, bridges, and trails
- iii. Agriculture and Silviculture
- iv. Scientific studies, including water quality monitoring and stream gauging
- v. Stream restoration projects
- vi. Removal of hazard trees and invasive species
- vii. Dock and bulkhead installation and repair

Resolution Item b. Historic Overlay District

The Planning Commission and Staff will research and bring back a new Historic Overlay District.

Resolution Item c. Public Tree Ordinance

1. Amend Section 2-2 Definitions to add the following:

Canopy Tree means a tree that normally attains a DBH in excess of 25 inches and a height in

excess of 45 feet at maturity.

2. Amend Section 6-2 to add Section E. Tree Protection and add the below text:

E. Tree Protection

1. General

- a. Purpose. The purpose and intent of this Section is to protect existing tree cover; facilitate the incremental growth of the Town's tree canopy; enhance and preserve the environmental and aesthetic qualities of the City; encourage site design techniques that preserve the natural environment and enhance the developed environment; control erosion, slippage, and sediment runoff into streams and waterways; increase slope stability; improve air quality; protect wildlife habitat and migration corridors; and reduce homeowner energy costs.
- b. Applicability. Except as stated herein, the requirements of this Section apply to all land-disturbing activities that require permit for existing and new development, including a grading permit, building permit and compliance letter.
- c. Exemptions. The following developments and activities are exempt from this Section except where otherwise noted below.
 - i. The removal of diseased, dead or naturally fallen trees as determined by a certified arborist, licensed landscape architect or the Zoning Administrator; or trees that are found to be a threat to the public health, safety, or welfare by a TRAQ certified arborist or the Zoning Administrator.
 - ii. The selective and limited removal of vegetation or trees **under 10 inches** in diameter at breast height is necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing authorized field survey work.
 - iii. The removal of trees within operationally active utility easements to maintain their intended function.
 - iv. The removal of trees or vegetation on land that is being used for agricultural and forestry activities, including tree farms and approved forestry management practices, except that if a site is substantially cleared of trees pursuant to legitimate agricultural or forestry activities, no development applications will be accepted for 36 months from the date the clearing is completed. It is the burden of the property owner to prove that any timber harvesting or land clearing is conducted as a commercial timber operation. A forestry plan must be submitted that demonstrates that the intended forestry activities will contribute to the long-term production of marketable forest

products and ensure the continued existence of forests through regeneration. Conducting a timber sale as the sole timber management activity does not constitute a “commercial timber operation.”

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- vi. Tree clearing or cutting performed to comply with aeronautic safety requirements mandated by federal or State law or regulation.
- d. Tree Protection Zone (TPZ). Before and during any land disturbance, construction, or development, the following measures shall be utilized to protect trees, including tree crowns and roots, designated for retention on development plans. The location of the TPZ fencing and method of construction shall be noted on the site plan.
 - i. Prior to clearing/grading/land disturbance, construction, and/or development of a property, the owner shall install all tree and root protection necessary to protect identified canopy and understory trees from damage.
 - ii. All trees shall be protected with a sturdy and visible fence before any land disturbance begins. At a minimum, such Tree Protection Zone (TPZ) shall be established and be equal to a one-foot radius on the ground for every inch of Diameter at Breast Height (DBH) or the extent of the drip line of each canopy and understory tree to be protected, whichever is greater.
 - iii. Tree protection fencing shall be installed and remain in place and in good condition until all clearing/grading/land disturbance, development, and construction activities are completed.
 - iv. The TPZ fencing shall be constructed from any material visible and substantial enough to prohibit and keep out vehicles, people, and all other activities associated with the clearing/grading/land disturbance, development, and construction process. Examples include wood posts and rails, chain link fencing, wire fencing and posts, and other substantial materials. Tree protection fencing shall be a minimum of four feet high.
 - v. All Tree Protection Zones shall be designated as such with signs posted visibly on all sides of the fenced protection area, with lettering and colors that provide maximum readability in terms of distance and contrast.
 - vi. No soil disturbance or compaction, stockpiling of soil or other construction, paving, or landscaping materials, vehicular traffic, or storage of heavy equipment is allowed in the tree protection zones of trees to be retained.

- vii. In situations where strict adherence to the provision of tree protection zones is not possible due to factors including, but not limited to, site conditions, overlapping tree protection zones, or grade changes, the Zoning Administrator may, through field determination and consultation, allow modifications to the required tree protection zone.
2. Tree Inventory. The tree inventory and protection plan must be submitted with an application for any land development activity, as defined in Section 6.2.E.1.b in this ordinance, that is not otherwise exempt.
- a. A legible tree inventory must be submitted as part of an application for any land disturbing permit or activity, including storage or staging of equipment. The inventory must show all heritage trees and trees greater than 8 inches DBH to be removed (or for residential property consisting of an existing single-family home trees that meet the heritage tree definition), and any tree to be retained. Trees must be clearly identified on the tree survey as either to be removed or retained. Each retained tree should have its critical root zone identified to determine impacts.
 - i. The tree inventory must include any boundary trees, i.e., trees on neighboring properties, which may experience any land disturbance, including storage of equipment or other material, within their critical root zone. In cases where the boundary tree cannot be accessed by a surveyor, the dripline can be substituted for the critical root zone.
 - ii. Invasive tree and prohibited tree species, all species listed on the South Carolina Invasive Species List and all Pinus species, except the Longleaf Pine, Eastern White Pine and Loblolly Pine are exempt from tree protection requirements.
 - iii. Encroachment within the critical root zone, or dripline, if the tree cannot be accessed by a surveyor, of trees located on adjacent properties is not allowed without written approval from that adjacent property's owner if the tree is to be impacted. If the limits of disturbance or land disturbance activity may reasonably be expected to occur within the critical root zone, or dripline as defined above, of trees located on adjacent properties, a letter from the tree's owner may be provided in lieu of tree protection for the tree. The letter must clearly state that the tree's owner is aware of the risk to the tree, that the land disturbing activity may result in the immediate or long-term death or demise of the tree, and that the Town is not responsible for any damage or removal of the tree or its parts. The letter must be signed by the adjacent property owner and included with the tree inventory.
3. Tree Removal and Replacement. Any development or redevelopment activity that results in the removal or injury of canopy trees 8 inches or greater in DBH (or for residential property consisting of an existing single-family home, trees that meet the heritage tree definition),

that are not listed in Section 2.a.ii as invasive or prohibited species , must provide replacement or mitigation equal to or greater than the cumulative DBH of the trees removed and/or injured as follows:

- a. Canopy trees required to meet landscape requirements per the Development Code may be used to meet tree replacement requirements.
- b. Tree loss mitigation may be provided by retaining existing canopy trees on site, which meet the following criteria:
 - i. Trees are between 3 inches and 6 inches DBH;
 - ii. Trees are in good health and are free of damage or disease, as verified by a certified arborist; and
 - iii. Trees are not a recognized invasive or prohibited species, as listed in Section 2.a.ii.,; and
 - iv. Trees are not within an active utility easement.
- c. Heritage Tree Protection. In order to protect significant trees, the city has established the Heritage Tree designation. The purpose of the heritage tree designation is to encourage the early identification of significant trees to be saved, thus resulting in developments that are more responsive to their environments and appear more mature upon completion.
 - i. For all residential properties consisting of an existing single-family home, any activity that results in the removal or injury of trees that meet the Heritage tree definition must provide replacement or mitigation equal to or greater than the cumulative DBH of the trees removed and/or injured
 - ii. A heritage tree is a tree that is in a healthy and disease-free condition, and is:
 - (a) 20 inches or greater DBH, located within the setback or buffer area of any property within the city
 - (b) 40 inches or greater DBH, located anywhere within the city; or
 - (c) determined to be of cultural importance by the administrator located anywhere within the city. “Cultural importance” for the purposes of this subsection shall mean the historic significance of the tree as it may relate to an event or person.
 - iii. In addition to the tree mitigation outlined in section 19-6.3.2(B), a heritage tree which is removed shall be assessed with a fee of \$45 per caliper inch.

iv. No construction, grading, equipment, material storage, or any other activity, shall be allowed within the critical root zone of a heritage tree unless the steps taken to adequately ensure the health of the tree are submitted to the planning department in writing.

v. A *Heritage Tree Disturbance Form* shall be developed by the administrator and shall be submitted for the trimming, pruning, encroachment upon, or removal of any Heritage Tree, which may fall outside of development activities. The form shall be posted online on the city website and be made available upon request by contacting the administrator.

vi. Heritage Trees shall not be cut, removed, pushed over, killed, harmed, trimmed, sprayed, or destroyed without written approval via the Heritage Tree Disturbance Form.

vii. The administrator shall approve Heritage Tree disturbance only upon a finding that the tree is in a dangerous or deteriorating condition and poses a risk to health, safety, or welfare.

d. In cases where tree mitigation is required but planting is not preferred by the applicant, the **Town Administrator** must approve a fee-in-lieu-of mitigation via payment to the Town's Tree Fund. Fees will be established by Town Council annually through the Town's Comprehensive Fee Schedule.. This fee in-lieu of shall not exempt the applicant from any landscaping requirements such as buffers, screenings, parking lot landscaping, and other plants required with the development application. The Tree Fund will be managed by the Town and must be used solely for the purposes of:

- i. New tree and vegetation purchase and installation by the Town on public property.
- ii. Maintenance of existing tree canopy on public property and rights-of-way;
- iii. Purchase of real property for the purposes of tree plantings or dedicated open space; or
- iv. Administration of the above.
- v. The total tree mitigation fee may be reduced by a percentage equal to the percentage of affordable housing units included within the project as documented by the Town.

4. Tree Coverage Requirements. In addition to the standards laid out within this Section, land or property shall maintain a minimum baseline canopy coverage area based on the zoning district and lot size. This canopy can be comprised of existing trees, new trees, or a combination of both, and shall be per the table below:

Table 6.3: Tree Coverage Requirements	
Type of Development	Minimum Number of Trees Required*
	1 Canopy/Overstory Tree Required
Single Family Residential, Detached	Per 4,000 sq. ft. of lot size

Attached Single Family, Two-family, three-family dwellings	Per 6,000 sq. of lot size
Multi-Family	Per 4,000 sq. ft. of lot size
Town Center	N/A
Lodging & Mixed Use	Per 6,000 sq. ft. of lot size
Office, Commercial, & Vehicular	Per 6,000 sq. ft. of lot size
Civic & Institutional	Per 8,000 sq. ft. of lot size
Industrial	N/A
*Approved existing vegetation, buffer trees, street trees, landscaping islands, etc. could all count towards this requirement.	

Resolution Item d. Sidewalk Requirements and Connectivity

- 1. Amend Sections of the Town of Pendleton Land Use Regulations to repeal Section 7.11 Sidewalks and replace with the below text:**

SECTION 7.11 SIDEWALKS

1. Design Specifications.
 - a. Sidewalks are required to be a minimum of five (5) feet wide according to ADA (Americans with Disabilities Act) Standards.
 - b. Sidewalks shall be placed parallel to streets, with exceptions permitted to preserve natural features, or to provide visual interest, or where required for pedestrian safety.
 - c. Design and location of sidewalks shall connect with existing pedestrian infrastructure.
 - d. Sidewalks are required on both sides of all newly constructed roads and along the entire road frontage of all newly constructed commercial development. Sidewalks must be constructed at the front of the property from property line to property line, regardless if there are sidewalks present on adjacent parcels.
2. Construction Specifications

- a. Sidewalks shall be four (4) inches thick except at points of vehicular crossing where they shall be at least six (6) inches thick. At vehicular crossings, sidewalks shall be reinforced with welded wire fabric mesh or an equivalent.
 - b. There shall be a minimum distance of two (2) feet between the back of curbing to the edge of sidewalk to provide an area for a planting strip and buffer from vehicular traffic.
 - c. Expansion Joints: Preformed expansion joints three-quarter ($\frac{3}{4}$) inch thick, extending the full depth of the concrete, shall be constructed at the locations indicated on the plans and at other locations as follows:
 - i. Whenever a sidewalk is constructed between an adjoining substantial structure on one side and curbing on the other side, an expansion joint shall be formed adjacent to the curbing.
 - ii. An expansion joint shall be placed between the sidewalk and the radius curbing at street intersections.
 - iii. When sidewalks are constructed adjacent to existing or new pavements or structures, expansion joints shall be placed to match these existing joints.
 - iv. Sidewalks shall be installed in accord with Section 720 of the Standard Specifications for Highway Construction Manual, Latest Edition, as amended.
 - d. Contraction Joints: The concrete slabs in sidewalks between expansion joints shall be divided into blocks five (5) feet in length by scoring transversely after floating operations are complete. Whenever the sidewalk slabs are more than ten (10) feet in width, they shall be scored longitudinally in the center. All scoring shall extend for a depth of one (1) inch and shall not be less than one-quarter ($\frac{1}{4}$) inch or more than one-half ($\frac{1}{2}$) inch in width. All scoring shall be edged and finished smooth and true in line.
 - e. Graded areas shall be planted with grass or treated with other suitable ground cover, and their width shall correspond to that of sidewalks.
3. Bonding Requirements. The bond requirement for sidewalks is 150% of the estimated construction costs for all sidewalks required by the provisions of this ordinance. The contractor may secure the bond to allow for installation at the closing stages of the phase or complete development of the project. The contractor must

secure approval from the Director of Public Works and the Zoning Administrator to bond sidewalk installation and improvements.

Resolution Item e. Generalized Design Standards

1. Amend Section 6 of the Town of Pendleton Zoning Ordinance to add Section 6.11 General Design Standards

SECTION 6-11 GENERAL DESIGN STANDARDS

All commercial or residential development or redevelopment that are not located in a Town of Pendleton Overlay District must meet the below requirements:

A. Site Design Standards

1. Building Orientation

- a. Buildings shall be oriented toward public streets, sidewalks, parks, or other public spaces.
- b. Primary entrances shall face the primary street whenever practical.
- c. Corner lots shall provide architectural features and entrances that address both street frontages.

2. Pedestrian Design

- a. Development shall be designed to encourage pedestrian movement.
- b. Buildings shall be connected to public sidewalks and parking areas by clearly defined pedestrian walkways.

3. Building Placement

- a. Buildings within the same development should maintain consistent setbacks and orientation.
- b. Commercial buildings should generally be located near the street to define the public realm.

4. Parking

- a. Parking shall be located beside or behind buildings whenever practical.

- b. Parking lots serving Commercial Complexes, Group Developments or Mixed Use Development shall be divided into smaller parking areas through landscaping, pedestrian connections, or landscaped islands.
- c. Parking areas adjacent to public streets shall be screened with landscaping.

5. Streetscape

- a. Development shall contribute to an attractive streetscape through the use of sidewalks, street trees, landscaping, pedestrian-scale amenities, and coordinated site design.
- b. Street trees that are of an appropriate size and type for each site shall be installed where required by the Section 6-2 Landscaping, Buffering and Screening Requirements of the Town's Zoning Ordinance.

B. Building Design Standards

1. Human Scale

- a. Buildings shall incorporate architectural elements that reduce perceived mass and create visual interest.
- b. Long blank walls shall be avoided.
- c. Large buildings shall incorporate changes in wall plane, roofline, materials, windows, or other architectural features to reduce visual monotony.

2. Building Articulation

- a. Buildings visible from public streets shall incorporate a clearly defined base, body, and roofline or parapet.
- b. Changes in materials, projections, recesses, porches, balconies, or similar architectural features shall be used to create visual interest.

3. Entrances

- a. Primary entrances shall be clearly identifiable through architectural features such as porches, stoops, canopies, awnings, recesses, columns, or similar elements.
- b. Corner commercial buildings are encouraged to provide entrances oriented toward both streets.

4. Windows

- a. Windows shall be proportionate to the building and arranged in an orderly pattern.
- b. Buildings facing public streets shall include windows that provide visual interest and reduce blank wall areas.

- c. Reflective or mirrored glass is prohibited.

5. Roof Forms

- a. Roof forms shall be compatible with the architectural style of the building.
- b. Flat roofs shall include parapets or other architectural treatments.
- c. Mechanical equipment shall not be visible from adjoining public streets.

C. Architectural Character

Development shall reflect traditional architectural forms and proportions commonly found throughout Pendleton while allowing contemporary interpretation.

Architectural styles may include, but are not limited to:

1. Traditional Southern
2. Craftsman
3. Colonial Revival
4. Vernacular
5. Farmhouse
6. Traditional Commercial
7. Contemporary designs compatible with surrounding development

Buildings shall avoid excessive ornamentation or architectural features unrelated to the overall design.

D. Building Materials

Exterior building materials shall be durable, high-quality, and appropriate for the architectural style.

Preferred materials include:

1. Brick
2. Natural or manufactured stone

3. Fiber-cement siding
4. Wood siding
5. Stucco
6. Standing-seam metal roofing
7. Architectural asphalt shingles

The following materials are discouraged or prohibited as primary exterior materials on principal façades:

1. Bare concrete masonry units (CMU)
2. Reflective or mirrored glass
3. Highly reflective metal panels
4. Bright synthetic colors
5. Faux stone of poor quality
6. Corrugated metal siding on principal façades (except where approved as an architectural feature)

Accessory buildings shall utilize materials compatible with the principal structure.

E. Color Palette

1. Exterior colors shall complement Pendleton's traditional architectural character.
2. Muted earth tones, natural colors, and historic color palettes are encouraged.
3. Accent colors may be used for doors, shutters, trim, and architectural details.
4. Highly fluorescent or intensely reflective colors are prohibited.

E. Residential Design Standards

Residential development shall reinforce traditional neighborhood character and must comply with Section 6-10 Infill Development Design Guidelines.

1. Front entrances shall be clearly visible from the street.
2. Front porches or stoops are encouraged and shall be required where specified by an Overlay District.

3. Attached garages facing the street shall be recessed from the primary façade whenever practical.
4. Garage doors shall not dominate the front elevation.
5. Rooflines shall incorporate gables, hips, dormers, or similar architectural features to create visual interest.
6. Accessory structures shall be compatible with the principal building in materials, roof form, and architectural character.
7. Multifamily buildings shall incorporate building articulation, varied rooflines, and four-sided architecture.

F. Commercial Design Standards

Commercial buildings shall reinforce an attractive pedestrian-oriented environment. Commercial infill development and redevelopment shall be constructed in a manner that is compatible with the size, color or materials of adjacent properties and properties located on the same street.

1. Primary entrances shall face public streets.
2. Ground-floor façades facing public streets shall incorporate transparent windows and active building frontages.
3. Buildings shall include architectural details such as cornices, awnings, canopies, recessed entrances, columns, or similar features.
4. Blank walls facing public streets shall be avoided.
5. Outdoor seating, plazas, courtyards, and pedestrian gathering areas are encouraged.
6. Service areas, loading facilities, and dumpsters shall be located behind or beside buildings and screened from public view.

G. Sustainability

Development should minimize impacts on natural resources through site-sensitive design.

The following practices are encouraged:

1. Preservation of mature trees where practical.
2. Minimization of grading and land disturbance.
3. Reduction of impervious surfaces.
4. Native and drought-tolerant landscaping.
5. Stormwater management practices that promote infiltration and water quality.
6. Underground utilities where practical.
7. Building orientation and landscaping that improve energy efficiency and provide shade.

Resolution Item f. Lighting Regulations

1. Amend Section 2-2 Definitions to add the following:

Lumens (lm) means a measure of the total amount of light emitted by a fixture.

Footcandles (fc) means a measure of the amount of light that falls on a surface (1 footcandle = 1 lumen per square foot).

2. Amend Section 6-2 to add Section F. Lighting and add the below text:

F. LIGHTING

1. General
2. Purpose. The purpose of this section is to regulate exterior lighting to enhance the areas being lit, help ensure the safety of pedestrians, cyclists, and drivers, and minimize light spillage and glare.
3. Applicability. The provisions of this section shall apply to:
 - a. All development in the Town of Pendleton, future annexations, and all lighting fixtures installed after the effective date of this Code.

Replacement of site lighting and changes to existing light fixture wattage, type of fixture, mounting or fixture location must be made in compliance with this Section.

4. Exemptions. The following lighting types shall be exempt from the requirements of this section:
 - a. Street lighting, which is regulated separately under Section 4.5.9.
 - b. All temporary emergency lighting needed by the Police or Fire Departments or other emergency services, as well as all vehicular lights.
 - c. All hazard warning lights required by Federal regulatory agencies and in compliance with adopted standards.
 - d. Individual residential lighting that is not part of a site plan or subdivision plan for street or other common or public area outdoor lighting.
 - e. Lighting associated with holiday, festival, or other temporary uses.
 - f. Lighting of public art that has been permitted or otherwise approved by the Town.

- g. Other Municipal or State lighting installed for the benefit of public health, safety, and welfare.
- h. All fixtures installed or temporarily used by public agencies, their agents, or contractors for the purpose of illuminating public streets.
- i. Lighting of US and South Carolina State Flags.
- j. Routine maintenance of all existing fixtures.

ii. Standards

The following standards are required of all exterior lighting, with the exception of street lighting:

- a. Design. Exterior lighting shall be consistent with the architectural character of the building.
- b. Location
 - i. Fixtures shall be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare.
 - ii. All lighting poles shall be located at least 10 feet from property lines defining rear and side yards.
 - iii. Light sources shall not be located within any perimeter-landscaped areas with the exception of pedestrian walkways.
- c. LED Lighting. The use of LED lighting or other high-efficiency lighting equal shall be permitted but must meet the maximum illumination standards for each type of lighting set forth in this ordinance.

iii. Shielding

- a. Building lighting and landscaping lighting shall be located, aimed, and shielded so that direct illumination is focused exclusively on the building facade, building foundation, plantings, or other site features and away from adjoining properties and the street right-of-way.

- b. Any upwardly directed lighting used to illuminate structures shall be limited to low-wattage architectural lighting.
 - c. Lighting used to illuminate pedestrian walkways, and signage shall be downcast or cutoff type lighting fixtures.
- iv. Maximum Height. The maximum height as measured from grade for outdoor lighting, except outdoor recreation and performance areas, shall be:
 - a. Non-Cut-Off Lights: 12 feet
 - b. Cut-Off Lights: 25 feet
- v. Hours of Illumination. Public and institutional uses, commercial uses, and industrial uses (heavy and light) shall turn off all exterior lighting within 1 hour after closing, except for lighting necessary for security or emergency purposes.
- vi. Parking Lot Lighting. Parking lots and vehicular use areas shall be lit for efficient use during hours of darkness. Specifically, lighting will not illuminate, nor cast glare into neighboring properties nor in the eyes of motorists. Lighting fixtures shall be part of the overall project design and contribute to the landscaping effect both in daylight and dark.
- vii. Landscape and Decorative Lighting. Landscape and decorative lighting, of 600 lumens or less is permitted, provided that the light is installed and aimed to prevent lighting build up and light spillage.
- viii. Maximum Illumination. The maximum allowable light trespass permitted onto a residential property shall be 0.3 Footcandles as measured at the property line. Minimum lighting for streets shall be based on County or SCDOT regulations or best practices.
- ix. Security Lighting
 - a. Motion-activated security lights. Unshielded flood and spotlights, with 675 lumens or less, installed for security and activated by motion sensor, are permitted. These unshielded lights must be mounted and aimed in a manner that minimizes up-lighting and light spillage. The maximum allowable light trespass permitted onto an adjacent property shall be 0.3 Footcandles as measured at the property line.

- b. Floodlights. The visibility of the light source inside a luminaire shall be restricted; the direct light shall not be visible above six feet at the adjoining public roadway pavement edge or 15 feet beyond the property line.
- c. Lights with Photosensors. Area “dusk to dawn” open-bottom lights, with photosensors that automatically turn the light on and off at certain levels of ambient illumination, are permitted. These lights must be full cutoff.

x. Prohibited Lighting

The following types of lighting are prohibited:

- a. Lasers. Laser source light or any similar high-intensity light for outdoor advertising or entertainment that is projected above the horizontal.
- b. Searchlights. The operation of searchlights for advertising purposes.
- c. Flashing Lights. Flickering or flashing lights.