

# Aiken County, SC

## HIGHWAY CORRIDOR OVERLAY DISTRICT: Section 24-2.12

The intent of this district is to protect and to enhance the appearance of developments and to improve the traffic flow in primary commercial corridors on the main entrance roads into the municipalities in Aiken County. The County Council may establish Highway Corridor Overlay Districts by ordinance on highway corridors in various areas of Aiken County.

Signage Regulations (24-2.12.7)	Streetscape Standards	Landscaping/Buffers (24-2.12.14)	Building Regulations (5.17.4)	Connectivity / Access (24-2.12.9)	Permissible / Conditional Uses (24-2.12.2)
Extensive signage requirements per particular uses are present in this article.	Per underlying zoning.	Extensive landscaping/buffer requirements per particular uses are present in this article. The minimum required open space shall be twenty-five(25) percent of the site for commercial uses and forty(40) percent of the site for multifamily residential uses. Tree preservation required.	Per underlying zoning.	All driveways shall comply with SCDOT standards for separation. No more than one(1) driveway shall be allowed for every three hundred(300) feet of street frontage on major thoroughfares as designated on the most current version of the Aiken County Official Major Thoroughfares Map. Where a parking area is within fifty(50) feet of a property line which is not on a street R/W, and easement shall be provided to allow for a future driveway connection to the adjacent property. A cross-access and hold-harmless agreement shall be required for interconnecting drives.	Per underlying zoning.

# Charleston County, SC

## MOUNT PLEASANT OVERLAY ZONING DISTRICT: Chapter 5, Article 5.5

The MP-O, Mount Pleasant Overlay zoning district, is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled “Mount Pleasant Overlay Zoning District.” Highway 17 North is a major thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. This district has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County. The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay Zoning District, as depicted on the map entitled “Sweetgrass Basket Stand Special Consideration Area.” The purpose of this special consideration area is to protect the tradition of selling sweetgrass baskets, to preserve the rural residential character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity office and commercial uses, and to encourage affordable, or workforce housing, that is consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a historic designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a historic designation will be considered for incorporation into the Mount Pleasant Overlay Zoning District.

Signage Regulations (5.5.7)	Streetscape Standards (5.5.6)	Landscaping/Buffers (5.5.5)	Building Regulations (5.5.8 - 5.5.12)	Connectivity / Access Management (5.5.13)	Permissible Uses / Conditional Uses (5.5.4)
Maximum Sign Face Area: 50 SF Maximum Sign Height: 10' Maximum # of signs per Major Road Frontage: 1 Maximum # of Faces per Sign: 2 Internal Illumination Allowed: Yes within required 15 foot buffer areas. Not allowed within 50 foot buffer areas. No flashing or moving signs permitted.	Per underlying zoning.	Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 or as otherwise stated in Section 5.5.15 and Section 5.5.16.	Maximum Height: 35' -45' dependent on underlying zoning. Maximum Building Cover: 30% of Lot In addition to Chapter 9 guidelines, no building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal except as permitted for parcels in the Sweetgrass Basket Stand Special Consideration Area. Loading areas shall not be visible from residential zoning districts, from existing public R/Ws or planned future R/Ws. All utility lines must be placed underground and boxes screened. Special lighting guidelines are required.	Grade separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways. Curb Cuts: 1/250' of Road Frontage with the exception of SF detached zoned parcels. Exceptions apply to parcels in the Old Georgetown Loop Office Area and parcels in the Hungryneck Boulevard Area.	Auto dealers, vehicle storage, boat/RV storage, billboards, gun shops, shooting ranges, and alcoholic sales are not permitted. Bars and lounges are subject to Special Exception. Warehouses and freight movement may be permitted if Special Exception is permitted. All other uses must complete the Site Plan Review process as detailed in Article 3.7.

# Charleston County, SC

## DORCHESTER ROAD CORRIDOR OVERLAY ZONING DISTRICT: Chapter 5, Article 5.7

The DRC-O, Dorchester Road Corridor Overlay zoning district, straddles Dorchester Road, one of the major thoroughfares in the North Area. This road carries a large number of vehicles each day. Much of the property within the DRC-O district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The DRC-O district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

### Signage Regulations (5.7.6)

Maximum Sign Face Area: 50 SF  
 Maximum Sign Height: 10'  
 Maximum # of signs per Major Road Frontage: 1  
 Maximum # of signs per shopping center: 2  
 Maximum # of Faces per Sign: 2  
 Internal Illumination Allowed: Yes within required 15 foot buffer areas. Not allowed within 50 foot buffer areas. No flashing or moving signs permitted.

### Streetscape Standards (5.7.6)

Per underlying zoning.

### Landscaping/Buffers (5.7.5)

Commercial and office establishments must have a 15' aesthetic front buffer along corridor R/Ws. Special ornamental plantings apply. Dumpsters must be screened.

### Building Regulations (5.7.7 - 5.7.8)

Maximum Height: 35'  
 Maximum Building Cover: 30% of Lot  
 Accessory Structures: Shall not exceed 25% of the area of the principle structure.  
 In addition to Chapter 9 guidelines, no building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal.  
 Loading areas shall not be visible from residential zoning districts, from existing public R/Ws or planned future R/Ws.  
 All utility lines must be placed underground and boxes screened.  
 Special lighting guidelines are required.

### Connectivity / Access Management (5.7.9)

Grade separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways. A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five acres.

### Permissible Uses / Conditional Uses

Permissible uses based upon the underlying zoning. The district shall apply to all parcels within 1000' of Dorchester Road between the Mark Clark Expressway and the north side of North Constellation Drive. Excludes single family residential.

# Horry County, SC

## HIGHWAY 504 OVERLAY: Section 723.4

The Highway 544 Overlay Zone is established to provide standards relative to accessibility, appearance, and safety in the development of commercial, industrial, multi-family residential, and office projects that utilize Highway 544 as their primary means of access. Furthermore, the overlay is established to provide unified development that promotes a sense of place and provides opportunities to develop projects engineered to be compatible with the carrying capacity of Highway 544 as a major transportation corridor. When any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if these overlay zone standards are more relaxed.

### Signage Regulations (723.4.8)

Maximum Sign Face Area: Dependent on Frontage LF  
 Maximum Sign Height: 8'-35'  
 Maximum # of signs per Major Road Frontage: 1  
 Maximum # of Faces per Sign: NA  
 Internal Illumination Allowed: Yes, No external

Regulations provided to reduced overload and sign clutter in the corridor.

### Streetscape Standards

Per underlying zoning.

### Landscaping/Buffers (723.4.3)

Foundation landscaping required.  
 Equation provided to determine quantity of plant materials. Perimeter landscaping required. A buffer no less than 25' along the corridor and equal to the side and rear setbacks of the underlying zoning district shall be provided around the perimeter of any parcel that abuts the corridor. Detailed standards provided.

### Building Regulations (723.4.1)

Maximum Height: 35'-50'  
 Roof mounted mechanical equipment must be screened. No portion visible from the street shall be treated with unadorned concrete masonry units or corrugated and/or sheet metal. Flat roofs are discouraged.

### Connectivity / Access (723.4.6)

Every owner will be granted access to Highway 544 from their property. Shared driveways are encouraged.

### Permissible / Conditional Uses

Per underlying zoning.

# Richland County, SC

## CORRIDOR REDEVELOPMENT OVERLAY DISTRICT: Section 26-109

The CRD Overlay District is intended to promote the revitalization of existing underutilized, vacant, or abandoned commercial strips while encouraging reinvestment in and reuse of areas in a manner consistent with the Comprehensive Plan for Richland County. Revitalization initiates housing and economic opportunities, which promotes socially vibrant centers of community life through the coordinated efforts of public, private and community organizations.

### Signage Regulations (26-109-d-6)

Maximum Sign Face Area: 40-55 SF  
 Maximum Sign Height: 5'  
 Maximum # of signs per Major Road Frontage: NA  
 Maximum # of Faces per Sign: NA  
 Internal Illumination Allowed: NA

Form-based standards present in this particular ordinance.

### Streetscape Standards (26-109-d-9)

Per underlying zoning.

### Landscaping/Buffers (26-109-d-3)

Bufferyards utilized when abutting property outside of overlay. Berms MAY NOT be used within the development to provide a continuous pedestrian transition.

### Building Regulations (26-109-d-2)

Highly detailed regulations provided in this chapter regarding materiality, setbacks, lot widths, and façade design for each permissible building type.

### Connectivity / Access (26-109-d-5)

Developer shall provide a complete network of pedestrian paths that interconnect building entrances, parking, transit stops, public sidewalks, and crosswalks, adjacent properties, adjoining off-street paths, and other key destinations on or adjacent to the site. Sidewalks must be constructed on both sides of the streets. Sidewalk width regulations apply. Streets shall interconnect within a development and with adjoining development.  
 Curb Cuts: 1-3 Allowed dependent upon parcel frontage. Detailed standards are provided for streetscape design.

### Permissible / Conditional Uses (26-109-c-2)

Car washes, construction, general contractors, building with outside storage, go-cart or vehicle tracks, manufacturing uses, pawn shops, pay day lending, car title, or check cashing establishments, rental centers, repair and maintenance services, automobile, sexually oriented businesses, truck stops and washes, and warehouses/self storage are NOT allowed. Automobile leasing/rental, bars, motor cycle dealers, motor vehicle sales, and drive-thru windows are permitted with special requirements.

# North Carolina

## HUNTERSVILLE: HIGHWAY COMMERCIAL DISTRICT: Article 3.2.7

The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the Highway Commercial District will serve not only the Huntersville Community, but interstate travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the Town Center or Neighborhood Center Districts. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries adjacent to freeways or expressways will require a 50-foot foliated buffer yard; and frontages on major or minor arterials will require formal street tree planting.

### Signage Regulations

Per underlying zoning.

Form-based standards present in this particular ordinance.

### Streetscape Standards

Per underlying zoning.

### Landscaping/Buffers

Property boundaries adjacent to freeways or expressways will require a 50' foliated buffer yard; and frontages on major or minor arterials will require formal street tree planting. Section 7.5 applies for activities involving any sale, use, repair, storage, or cleaning operation.

### Building Regulations (3.2.7.d)

Generally new buildings along existing streets shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings. On new streets, allowable building and lot types will establish the development pattern. In major subdivisions and planned developments, the aggregate number of dwelling units contained in attached houses, apartment buildings, and mixed use buildings shall not exceed 30% of the total number of dwelling units in a project.

### Connectivity / Access (3.2.9)

Every building lot shall have frontage upon a public street or square except as follows: in specific locations where factors beyond developer control, such as a limited access highway, an existing development, or the locations of an existing intersection, prohibit completing a street connection in the HWY Commercial District, a private drive may be substituted for the interior street which cannot be connected to the public network.

### Permissible / Conditional Uses (3.2.7.a,b,c)

There are several uses permitted with conditions and several permitted with a special use permit.