



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL AGENDA
SPECIAL AND REGULAR MEETING
APRIL 3, 2012

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

SPECIAL AND REGULAR MEETING – COUNCIL CHAMBERS 2ND FLOOR

I. CALL TO ORDER

6:30 P.M.

Mayor Billy Keyserling

II. EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) of the South Carolina Code of Law:
Discussion regarding Contractual Review

III. OLD BUSINESS

7:00 P.M.

A. Ordinance Regarding the Purchase of Land for Economic Development Purposes -2nd Reading

IV. ADJOURN

O R D I N A N C E

AMENDING SECTIONS 2.2, 2.5, 3.22, 4.7, 5.1, 5.3, 6.3, 7.2, and 7.3 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO ESTABLISH A NEW INDUSTRIAL PARK ZONING DISTRICT

WHEREAS, the Unified Development Ordinance does not currently contain a zoning district that would accommodate large planned industrial uses; and

WHEREAS, the City Council desires to create an area to foster planned industrial development, where new business enterprises can quickly and efficiently be accommodated; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance to create an Industrial Park zoning district and to streamline the development review process for businesses locating on land designated Industrial Park; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on _____, with notice of the hearing published in *The Beaufort Gazette* on _____;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina* be amended as follows:

1. Delete the current Use Tables in Section 5.1 "Use Tables," and replace them with new Use Tables to read as shown on the attached sheets.
2. Revise Section 4.7 "Industrial Districts," by adding a new Subsection B, "Industrial Park District," to read as follows:

B. Industrial Park District

The IP Industrial Park zoning district is intended to provide areas for planned industrial purposes. The Industrial Park district is intended for the location of heavy and light industry, and will be the major city sites for these enterprises.

3. Revise Section 5.3.D, "Specific Use Standards, Commercial Uses," by adding a new paragraph 8 to read as follows, renumbering the existing paragraphs as appropriate:
 8. **Daycare**
Daycare facilities are permitted in the IP zoning district subject to the following standards:

- a. The use is located outside any Clear Zone, Accident Potential Zone, or Noise Zone 3 (DNL 75 and above) as defined in Section 6.7 of this UDO.
4. Revise Section 5.3.C, "Specific Use Standards, Public, Civic, Institutional Uses," by adding a new paragraph 7 to read as follows:
- 7. School, Trade/Vocational**
Trade/Vocational Schools are permitted in the IP zoning district subject to the following standards:
- a. The use is located outside any Clear Zone, Accident Potential Zone, or Noise Zone 3 (DNL 75 and above) as defined in Section 6.7 of this UDO.
5. Revise Section 6.3.A.1, "Nonresidential District Standards, Commercial and Industrial Districts," by adding the following development standards for the Industrial Park District:
- | | |
|----------------------------|----------------|
| Lot area | 10,000 sq. ft. |
| Lot width | 100' |
| Front Yard Setback | 25' |
| Rear Yard Setback | 20' |
| Side Yard Setback | 20' |
| Maximum Height | 65' |
| Maximum Impervious Surface | 75% |
6. Revise Section 7.3.C.1, "Tree Removal Provisions, Exceptions," by adding a new paragraph e. to read as follows:
- e. Lots zoned Industrial Park. Lots zoned Industrial Park are subject to the tree removal standards contained in the Appendix.
7. Revise Section 7.3.E.2, "Exceptions to Landscaping Requirements," by adding a new paragraph e to read as follows.
- e. Lots zoned Industrial Park. Lots zoned Industrial Park are subject to the landscaping standards contained in the Appendix.
8. Revise Section 7.2.G "Nonresidential District Signs" by deleting the current paragraph 1, "Freestanding Signs," and replacing it with a new paragraph 1 to read as follows:
- G. Nonresidential District Signs**
The requirements of this section apply to all nonresidential districts except lots zoned Industrial Park and those located in the Historic District.

1. Freestanding Signs

- a. One freestanding sign is permitted per lot unless otherwise noted in this section. This sign may be comprised of several sign faces attached to one sign structure.
- b. The size of the freestanding sign permitted shall be directly related to the frontage of the lot on which the sign is located.
- c. The maximum size and heights of freestanding signs shall be as follows:

Design District		Frontage		
		Less than 150 ft.	150 – 500 ft.	Over 500 ft.
→SC 170 →US 21 →SC 280	Max. Area	48 square feet per side	60 square feet per side	80 square feet per side
	Max. Height	10 feet	10 feet	10 feet
	Number of Signs	1	1	2
	Distance from R.O.W	10 feet	10 feet	10 feet
→Ribaut Road, →Area wide	Max. Area	24 square feet per side	32 square feet per side	60 square feet per side
	Max. Height	10 feet	10 feet	10 feet
	Number of Signs	1	1	2
	Distance from R.O.W	10 feet	10 feet	10 feet
→Boundary St. →Lady's Island Village Center →Ribaut Road (between Bay St. and Boundary St.)	Max. Area	5 square feet per side	10 square feet per side	18 square feet per side
	Max. Height	8 feet	8 feet	10 feet
	Number of Signs	1	1	1
	Distance from R.O.W.	3 feet	3 feet	5 feet

- d. Lots serving five or more tenant spaces may be permitted up to 25% increase in the area of freestanding sign as permitted in paragraph (c), above subject to the approval of the appropriate design review authority.
- e. Height shall be measured either from the edge of the adjoining street or from the base of the sign if the sign is located on the natural grade, to the highest point on the sign. Architectural elements related to the support structure may extend up to one foot over the permitted height.

- f. Signs greater than 24 square feet are required to be monument signs or ground signs.
 - g. Reader boards shall be permitted in areas zoned Highway Commercial (HC) subject to the requirements of Section 7.2.G.12. Reader boards shall count toward the maximum permitted freestanding signage set out in paragraph (3) and shall be no larger than 25 percent of the maximum freestanding signage allowed in paragraph (c). Reader boards for theaters where the overall freestanding sign meets the size requirements of subsection (f)(3), but where the reader board does not meet the size, line limit and letter size requirements of subsection (f)(6).
 - h. The size of the support structure for any monument sign should be a maximum of 50% of the size of the sign face. For example, the monument of a 32 square feet sign should be no more than 16 square feet.
 - i. For lots with frontage on two arterial streets (ex. U.S. 21, S.C. 170, or Ribaut Road) one freestanding sign shall be permitted per street frontage if these signs can be located at least 200 feet apart as measured to the leading edge of the sign. For lots with frontage on two streets but where both streets are not arterial streets, or for lots with frontage on two streets but where the freestanding signs cannot be spaced at least 200 feet apart measured to the edge, a primary entrance and a secondary entrance should be established. At the secondary entrance, a freestanding sign up to one-half (0.5) the area of that permitted at the primary entrance will be permitted provided that the two signs are at least 75 feet apart.
 - j. The street address number of the property shall be displayed on the sign in letters at least three inches high; or if the address numbers are placed on the support structure, the letters shall be a minimum of three inches high and a maximum of six inches high. Street numbers placed on the support structure shall not be included toward the maximum allotted signage. Street numbers shall be made from reflective letters.
 - k. Landscaping, not including grass, shall be required for all freestanding signs. Such landscaping shall equal the total surface area of the sign face.
9. Revise Section 7.2, "Sign Regulations," by adding a new Subsection H to read as follows, relettering the existing sections relettered as appropriate.

H. Industrial Park Signs

Sign regulations for lots zoned Industrial Park District are contained in the Appendix.

10. Revise 7.3, "Landscaping and Tree Conservation," by deleting the current Subsection F, "Procedures for Application and Approval of Plans," and replacing it with a new Subsection F to read as follows:

F. Procedures for Application and Approval of Plans

All landscaping plans shall be submitted to the Administrator.

1. The Administrator shall submit all landscaping and tree conservation plans for new development located inside the Beaufort Historic District as defined in Section 4.9.C. to the Historic District Review Board for review and approval.
2. The Administrator shall review and approve, if appropriate, all other landscaping and tree conservation plans not covered in section 1 above.

11. Revise Section 3.22, "Traffic Impact Analysis," by deleting the current Subsection B, "Traffic Impact Analysis Required," and replacing it with a new Subsection B to read as follows:

B. Traffic Impact Analysis Required

1. Except as outlined below, a Traffic Impact Analysis (TIA) shall be required for any development that would generate more than 50 trips during the peak hour of the adjacent street. A second phase, second subdivision, or addition that takes a property over the trip limitation when taken as a whole shall also require a TIA even though that development does not qualify on its own. The Technical Review Committee (TRC) shall determine whether a TIA is complete. Thorough and complete TIA's are the responsibility of the applicant. Failure by the applicant to provide a complete TIA may result in review delays for their plat or plan. A use shall not be changed to use permitted in the district without conducting a new TIA, if required.
2. Development on lots included in the Boundary Street Master Plan, adopted on August 28, 2006; lots in the downtown redevelopment area defined in this UDO as the area bounded by Calhoun Street, Carteret Street, Bay Street, and Ribaut Road; and lots zoned Industrial Park District, shall not be subject to the requirements of this section.

12. Revised Section 2.2.E, "Planning Commission, Powers and Duties," by deleting the current paragraph 9, "Subdivision Plats," and replacing it with a new paragraph 9 to read as follows:

9. Subdivision Plats

- a. Review and approve, approve subject to conditions, or deny, all Preliminary Major Subdivision Plats, except for plats of lots zoned Industrial Park.
- b. Delegate Final Subdivision Plat review and approval to City Staff.

13. Revise Section 2.5.A, "Administrator," by deleting the current Subsection B, "Powers and Duties," and replacing it with a new Subsection B to read as follows:

B. Powers and Duties

The Administrator has the following powers and duties:

1. To administer and enforce the provisions of this UDO;
2. To make written interpretations of this UDO;
3. To review and make recommendations on Building Permits;
4. To review and make recommendations on Certificates of Occupancy;
5. To review and take action on Major and Minor Sign Permits;
6. To process applications for Variances and Special Exceptions;
7. To issue Certificates of Compliance;
8. To review and take action on Development Names;
9. To review and take action on Administrative Adjustments;
10. To review and make recommendations on site plans;
11. To review and make recommendations on Landscaping and Tree Conservation Plans on plans for lots in the Historic District, and to take action on plan for lots outside the Historic District; and
12. To review and approve subdivision plats for lots zoned Industrial Park.

14. Revise the Appendix by adding the landscaping and signage requirements for lots zoned Industrial Park as shown on the attached sheets.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY

Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Specific Use	Residential										Nonresidential							Special Purpose	
		TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	CC	CC	HC	LI	MED	CP		IP
P = Permitted By Right E = In Existing Building Only C = Conditional Use S = Special Exception Use RESIDENTIAL (See Section 5.2D)																				
Household Living	Single-Family, Detached	P	P	P	P	P	P	P	P	P										
	Zero Lot Line				C	C	C													
	Village House				C	C	C													
	Cluster Development	C	C	C	C	C														
	Two-Family Dwelling						P	P												
	Three-Family Dwelling						P	P												
	Townhouse Dwelling						P													
	Residential, Upper Story																			
	Manufactured Housing Park or Subdivision																			
	Multifamily Dwelling																			
	Live-Aboard Boat																			
	Accessory Dwelling	C	C	C	C	C	C	C												
	Home Occupation 1	P	P	P	P	P	P													
	Home Occupation 2	P	S	S	S	S	S	S												
Group Dwelling							S													
PUBLIC, CIVIC, INSTITUTIONAL (See Section 5.2E)																				
Community Service																				
Daycare	S		S	S	S	S	S	S	S	S										
Educational Facilities	College/University																			
	School, Public/Private																			
	School, Trade/Vocational	C	C	C	C	C	C													

Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Specific Use	Residential										Nonresidential							Special Purpose		
		TR	RE	R-1	R-2	R-3, R-4	CR	TBR	MHP	NC	OC	CC	CC	CC	HC	LI	MED	CP	SP		
Manufacturing and Production																					
Truck Terminal															C					P	
Warehousing															C					P	
Waste-Related Service														S	C					P	
Wholesale Sales															S					S	
OTHER (See Section 5.2H)															C	C				P	
Agriculture	Agriculture/Horticulture																				
	Silviculture, Tree Farm																				
Water Oriented Facilities																					
Telecommunication Towers																					

LANDSCAPING

Purpose of Guidelines

All building sites are required to be landscaped in accordance with the Guidelines. These landscape standards are intended to:

- Promote compatible and continuous landscape treatment through the Beaufort Commerce Park.
- Provide for a neat and well maintained appearance in areas not covered by buildings or parking, and minimize the adverse visual and environmental impact of large hard surface areas.
- Promote the quality image of the park.
- Safeguard and enhance property values.

Site Landscape

The site landscape area consists of the area within the site boundary lines not covered by buildings and paving. Of particular importance are project entrance areas, building entry areas, and areas requiring screening or buffers.

Landscape amenities shall create aesthetic and functional solutions to environmental considerations, such as:

- Creating and enhancing views and view corridors.
- Creating privacy wherever desirable.
- Screening undesirable view or elements.
- Providing shade and temperate control.

Landscape materials shall be used to “visually soften” the perception of structures, yet permit desired views and vistas. An important goal is to provide noise reduction and visual density to adjacent properties and rights-of-way.

As described in Section One, the ARB shall review landscape plans for all landscape areas in accordance with the process described in Section One. It is the responsibility of the builder to ensure that all landscaping is completed according to the final landscape plan approved by the ARB.

Submittal requirements shall be in accordance with the Design Review Process (See Section One, page 7). Landscape plans shall indicate:

- Location of all plant materials
- Size
- Species
- Height and spread
- Spacing

Irrigation plans, if required, shall be coordinated with the landscape design.

Trees may not be removed from the building site and clearing operations may not begin until after the ARB has approved in writing the building plans for the building site and completed a tree survey. Tree surveys shall be conducted as specified in the Beaufort County Zoning and Development Standards Ordinance SEC. 106-1846c. Until the landscaping plan has been approved by the ARB, trees may only be cut and removed within the areas of approved building pads and driveways or roads. After approval of the landscaping plan, trees may be removed and cut only if such removal is in conformance with the approved landscaping plan and the provisions of the Guidelines.

All landscaping shall be installed within sixty (60) days after submittal completion of construction, weather permitting or during the next appropriate growing season.

Landscaped areas shall be perpetually maintained in a neat and well-kept condition, including such replanting and replacement as is, from time to time, required.

Tree Preservation

The primary goals of the Greater Beaufort-Hilton Head Economic Partnership, Inc. are to minimize the disturbance of existing ecological systems and to preserve existing vegetation. Existing trees are essential to the visual quality of the Beaufort Commerce Park and are also important in preventing soil erosion and protecting wildlife and other natural systems.

Harvesting or clearing of pine crop areas may be permitted under silviculture. Prior to any other clearing or development approval the applicant shall provide a tree survey of the areas within the proposed development phase areas being submitted for development approval, and twenty-five (25) feet beyond. Clearing of the underbrush of the Property shall not be considered clear cutting under the Zoning and Development Standards Ordinance.

NOTE: No clearing of trees may begin until there has been physical inspection by the ARB Representative of all marked trees that are to be removed.

The following measures will be undertaken to ensure preservation of existing vegetation, although a minimal number of trees will be impacted:

1. For pine trees existing as part of the planted pine crop area of the Property, an exhibit shall be a representation of the tree planting pattern. The exhibit will show trees according to row, tree spacing and typical size. The information may be field verified to ensure accuracy of these factors, but each tree in the remaining pine crop area need not be physically located by standard survey methods. Hardwood trees in excess of eight (8) inches DBH will be described by their actual location.
2. A tree survey to include all trees greater than 8" and all specimen trees (Zoning and Development Standards Ordinance Appendix E) shall be completed (in conjunction with other required survey work). Although major trees should be identified prior to schematic design, at the time of the schematic design conference, a tree survey covering all areas that will be affected during construction will be necessary.
3. A tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in the siting of buildings, parking, drives and other site elements, as well as development of grading concepts. If feasible, all trees greater than eight (8) inches and all specimen trees shall be preserved through careful site planning.

4. Individual trees over twenty-four (24) inches DBH or specimen trees (live oak, magnolia, dogwood, sycamore, walnut, hickory, pecan, white oak, or southern red oak) over twelve (12) inches DBH that are to be removed shall be replaced with trees having an individual caliper measurement in excess of 2.5 inches DBH. Replacement trees shall meet or exceed the total DBH caliper inches removed. Surveyed preserved trees in excess of 2.5 caliper inches may be counted as replacement or post development trees. Total post development tree coverage shall equal 3 hardwood trees per lot or 12 hardwoods per acre in the case of non-residential development.
5. Final landscape plans must clearly delineate tree protection areas. This should be cross-referenced with all aspects of the development such as utilities, grading, erosion control, layout, etc.
6. The "tree protection areas" shall be protected with orange safety fencing, a minimum of 42" in height or enough to be seen by equipment operators (See Figure 19). Fencing must be installed far enough from the tree(s) to prevent compaction and puddling over the root system, and large enough to include the area within the dripline (tree canopy). No grading shall take place within the dripline of trees to be preserved. Sensitive root systems fall within this area and shall be protected.
7. No equipment storage or parking will be allowed within these preservation areas.
8. Fencing shall be installed prior to any clearing and construction, and shall be maintained in good condition until construction is completed.
9. **Penalties for infractions of the above guidelines may result in a \$500 fine to the owner or building per infraction and/or suspension of building or builder's subcontractor from the project.**
10. To monitor the above requirements, strict construction specifications shall be required by the ARB. Sample specifications regarding the above can be provided by the ARB is requested. A penalty clause shall also be included in the specifications.

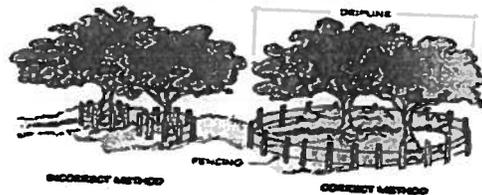


Figure 18

Minimum Landscaping Standards

All new developments shall comply with the landscaping standards for installing and maintaining landscaping materials and protecting specimen trees within the Beaufort Commerce Park. Landscaping will be required with the lots, in parking areas, in open spaces, along streets and in buffer areas. The ARB must approve all landscape plans before installation.

Installation Requirements

To ensure plant materials are installed and properly maintained, a landscape plan will be required for all developments. This plan shall illustrate the location of all required plant materials. A plant list shall accompany the plan indicating species, size, and number provided.

Plant material has been grouped into four categories: (i) canopy trees, (ii) understory trees, (iii) evergreens, and (iv) shrubs. The exact placement of required plants shall be the decision of each development; however the following requirements shall be met:

- 1) No street or canopy tree shall be planted under or within ten lateral feet of any overhead utility wire or over or within five lateral feet of any underground water line, sewer line, transmission line, or other utility.
- 2) Evergreens and evergreen shrubs shall be planted with a 15-foot spacing to maximize their chance for survival.
- 3) The developer shall be encouraged to utilize diversity in planting types and locations.

The developer shall be responsible for replacing all plants that die during a two-year period from the date of installation.

Open Space Requirements

This site landscape area is defined as the area within site boundary lines not covered by buildings and paving. This landscape should be designed to minimize the adverse effects of long expanses of building walls, exposed parking and services areas.

All areas of open space shall be landscaped using one of the following landscape treatments:

- 1) Existing vegetation. Areas presently covered with natural vegetation shall be maintained in that natural state.
- 2) Lawns. Open space areas intended to be groomed or to serve as a mowed lawn shall be

planted with a minimum of four (4) canopy trees per acre.

The developer will be required to meet the tree standards set forth in TABLE 106-1617 from the Beaufort County Zoning and Development Standards Ordinance for Light Industrial (LI) and Industrial Park (IP).

Buffer Landscaping

Buffers shall be used to demarcate parcels as well as to reinforce privacy by providing a visual screen from vehicular circulation and other building sites.

Bufferyards are required under the following conditions pertaining to the Beaufort Commerce Park:

- 1) Along arterial or collector streets and some minor streets as specified in TABLE 106-1617 from the Beaufort County Zoning and Development Standards Ordinance;
- 2) Along a property line where adjoining properties are in different zoning districts as specified in TABLE 106-1617 from the Beaufort County Zoning and Development Standards Ordinance;
- 3) Along property boundaries between limited and special uses and affected permitted uses; and
- 4) Parking areas.

Bufferyards may be part of the required lot area but shall be shown on the development plan and platted as a bufferyard easement.

The developer will be required to meet the bufferyard standards set forth in SEC 106-1617 from the Beaufort County Zoning and Development Standards Ordinance for Light Industrial (LI) and Industrial Park (IP).

The developer will be required to meet the bufferyard landscaping standards in SEC 106-1680 from the Beaufort County Zoning and Development Standards Ordinance. TABLE 106-1680 (e) describes the Bufferyard Planting Standards for each type of forest type, maritime, mixed, and pine. Bufferyards should conform to the nearest forest type and individual soil conditions.

Project Entry

All project entries shall be identified by a special landscape feature and signage that provides a "sense of arrival" (See Figure 15, page 17). In addition to signage landscaping, accent lighting is encouraged.

Plant material quantities shall be great enough to provide a layering effect with use of lower shrub masses in the foreground of larger shrubs and trees in the rear. Shrub

types shall be planted in large masses and bed widths shall vary to provide interest.

Areas of future expansion or the farthest from access roads and park areas shall be seeded at a minimum.

Parking Lot Landscaping

Parking (See Section Three, page 15) shall be screened from any on-site drive, public rights-of-way, and adjacent sites through the use of earth berms and landscaping.

Landscaping for parking lots shall include the following:

- 1) One canopy tree per number of parking spaces specified in TABLE 106-1617 from the Beaufort County Zoning and Development Standards Ordinance.
- 2) Ground cover and one understory tree of 1 ½ inches caliper or six shrubs of at least five-gallon pot size
- 3) Each canopy tree shall be planted in a planting island or space with a minimum total area of 162 square feet. The landscaping required by TABLE 106-1617 from the Beaufort County Zoning and Development Standards Ordinance shall be located within the parking lot in order to visually enhance the parking area and to provide shade for pedestrians. Existing trees that can be preserved by not disturbing the area under their canopy shall count towards the landscaping requirements.

Screening

All utility equipment, service areas and trash refuse areas shall be screened from view. Plant materials shall be used to soften all walls and fences used for such screening.

Plant material must be Evergreen and 7 gallon minimum at the time of installation.

Irrigation

Where required by the ARB, an automatic underground irrigation system shall be installed to maintain the vitality of the landscaping, which includes all lawn, shrub and ground cover areas. Drip irrigation in shrub, ground cover, and flower beds is highly recommended.

In the event irrigation water contains minerals such as iron, etc., the system shall be filtered or treated to prevent staining of buildings, pavements, and wall.

SIGNAGE AND GRAPHICS

Sign Standards

A project-wide, coordinated system of identification directional and vehicular control signage will be provided by the owner for all common areas and road rights-of-way. Signage within individual sites shall be the responsibility of the Applicant, but shall comply with the Greater Beaufort-Hilton Head Economic Partnership, Inc. system.

The purpose of the site sign standards is to establish a coordinated graphic program that provides project identification and directional communication in a distinctive and aesthetically pleasing manner. **A proposed signage package must be submitted to the ARB for approval before installation.**

General Requirements

All signs, including identification, temporary, and informational, including those in setback areas, on loading docks, parking facilities, on buildings, storage areas, etc., along with appropriate plans and specifications, shall be first submitted to the ARB for written approval. Such plans and specifications for each sign shall include, but not be limited to the color(s), dimensions, location on the site, height, copy, type of illumination, and other characteristics. No sign shall be erected, substituted, changed, or modified on the property without the prior written approval by the ARB.

Signage must conform to the following standards:

1. All temporary signs, including construction signs, "For Lease" or "For Sale" signs shall be approved by the ARB.
2. Signs may be electrified, but will be non-flashing.
3. Strip lighting rather than flood lights shall be used for sign lighting.

There are four types of signs employed within individual site – identification, directional, vehicular control and temporary. Any other type of sign treatment shall not be allowed unless granted a variance by the ARB.

The above notwithstanding, the ARB, at its sole discretion shall have the authority to grant variances to the paragraph on a case by case basis.

Identification Signs

Each entrance to each site shall have one sign, oriented to street on which the premises has road access, identifying the name of the business.

Streetscape identification signs for buildings with more than two occupants shall include only the building address and name. Individual occupant identification shall be confined to on-site directories and/or building mounting identification.

The following sign types are allowed in the Beaufort Commerce Park subject to size, height and location requirements specified in the following sections.

Permitted Signage

Wall and Ground Signs (Freestanding) are permitted for use, subject to the following requirements (See Section 106-3172 of the Beaufort County Zoning and Development Standards Ordinance):

1. The sign may not be placed within the required buffered areas, but may be placed within other landscaped areas.
2. All property's primary entrance sign shall not exceed 40 square feet in area, per sign face on double sided signs and ARB at its discretion shall have sole authority to grant variances on a case-by-case basis up to 80 square feet in size.
3. The sum of the area of all signs shall not exceed 80 square feet. No individual sign may exceed 40 square feet.
4. Wall signs shall have a maximum sign area shall be lesser than 15 percent of the area of the wall or 40 square feet. The area of letters only shall be computed as the area of an imaginary rectangle enclosing the lettering.
5. Freestanding signs shall not exceed five feet in height and eight feet in width except upon written approval by the ARB.
6. Signs shall be located so as not to obstruct visibility at intersections (See Section Three, figures 9 and 10).

Directional Signs

Directional signs indicating building numbers, areas or specific tenants shall be of standard design and no more than 40 square feet in size for Building Address, Pedestrian Directional signs and Tenant Directories. They shall be of materials common to the architecture within the development parcel, and as small as possible to provide driver visibility from a vehicle. (See SEC 106-3173 of the Beaufort County Zoning and Development Standards Ordinance). The ARB at its discretion shall have sole authority to grant variances on a case-by-base basis up to 80 square feet.

Vehicular Control Signs

All vehicular control signs shall be of standard design and have panel faces and heights which meet the requirements of the U.S. Highway Transportation Standards.

Temporary Signs

The following types of signs are classified as temporary signs:

- (1) Special event signs which are in the nature of noncommercial advertising.
- (2) Grand opening, going out of business and sale signs of businesses and services.
- (3) Signs for work under construction.
- (4) Land subdivision or development signs.
- (5) Signs advertising the sale or lease of property upon which they are located.
- (6) Political signs.

Temporary signs shall be of post and panel wood construction, and shall have a maximum size of square feet of 80 square feet.

Temporary signs must be permitted in the same manner as permanent signs.

Temporary signs shall be non-illuminated.

See Article XV: Signs, Division 3: Temporary Signs for additional regulations according to the Beaufort County Zoning and Development Standards Ordinance.

Illumination

Signs shall be illuminated only by a steady, stationary shielded light source, directed solely at the sign without causing glare for motorists, pedestrians or neighboring premises.

Internally illuminated signs are not permitted in the business park nor mounted on the building.

See Article XV: Signs, Division 2: Standards for additional regulations according to the Beaufort County Zoning and Development Standards Ordinance.

Prohibited Devices

The following signs are prohibited when visible from a publicly maintained street, road or highway, whether county, state or federal (SEC 106-3143 Prohibited Signs):

- (1) Commercial billboard signs and pole signs;
- (2) Flashing signs;
- (3) Neon signs;
- (4) Internally illuminated signs;
- (5) Moving signs or signs having moving parts;
- (6) 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;
- (7) Except as otherwise provided, no sign, whether temporary or permanent, except by a public agency, is permitted within any street or highway right-of-way;
- (8) Signs painted on or attached to trees, fence posts, rocks or other natural features, telephone or utility poles, or painted on or projected from the roofs of buildings visible from any public thoroughfares;
- (9) No sign of any kind shall be erected or displayed in any salt marsh areas or any land subject to periodic inundation by tidal saltwater;
- (10) Portable commercial signs or vehicle movable commercial signs except business identification painted on or magnetically attached to business cars and trucks;
- (11) Abandoned or dilapidated signs; and
- (12) All signs and supporting structures in conjunction with a business or use which is no longer in business or operation unless a new permit for the sign has been obtained.

Installation

All freestanding signs shall be mounted in concrete. Fabricator shall determine footing size. All concrete footings shall be covered over with 4" of soil minimum.

Where required, the general contractor shall provide electric stub-out ground lighting to signs. All building mounting signs installation methods shall be checked for strength by sign fabricator upon final determination of building construction materials.

All concrete footing shall be 3,000 psi.

All sign location shall be approved by the ARB and must conform to all local codes with respect to height and setback requirements.