

<b>Task # 11</b>
<b>Overall Task Subject:</b> North Charleston UB-O Overlay
<b>Purpose of this part of task:</b> Create a new overlay district that is consistent with the land uses in the University Blvd Overlay District of North Charleston.

**Text Recognition:**  
*Substituted/added text is bold italics*

**ARTICLE 5.9 UB-O, UNIVERSITY BOULEVARD OVERLAY DISTRICT**

**§5.9.1 STATEMENT OF FINDINGS**

*The UB-O, University Boulevard Overlay district, shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. Much of the property within the UB-O district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The UB-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.*

**§5.9.2 PURPOSE**

*The purpose of the UB-O, University Boulevard Overlay district, is to create a commercial corridor that is well-planned and attractive through the implementation of consistent design standards.*

**§5.9.3 EFFECT OF OVERLAY DISTRICT**

*The UB-O, University Boulevard Corridor Overlay district, regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the UB-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special University Boulevard Corridor Overlay district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.*

**§5.9.4 APPLICABILITY**

*The UB-O district shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. This District is illustrated on the attached map. The standards of this Article shall apply to all development within the UB-O district.*

**§5.9.5 BUFFERS AND SCREENING**

**A. Commercial Front Buffers**

*The front buffer for commercial and office establishments shall be fifteen (15) feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:*

- 1. Three (3) canopy trees and two and one-half (2.5) inches caliper minimum.*

2. *Three (3) understory trees six (6) to eight (8) feet height minimum.*

3. *Twenty-five (25) shrubs, three (3) gallon minimum.*

**B. Commercial Side and Rear Buffers**

*Side and rear buffers shall be provided per Charleston County standards.*

**C. All Buffer Areas**

1. *All buffer areas must accommodate required plant material within the buffer.*

2. *Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.*

3. *Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.*

4. *Driveways may pass through a buffer to gain access to parking.*

5. *Structures other than permitted freestanding signs may not be placed within the buffer.*

**D. Required Screening:**

1. **Loading Zones**

*Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.*

2. **Dumpster Screens**

*Dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides.*

**§5.9.6 TREES**

*The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the UB-O district.*

**§5.9.7 SIGNS**

**A. Free-Standing Signs**

*Must be monument, pedestal, or gateway style entrance sign pair in design, not to exceed fifty (50) square feet per sign face and ten (10) feet in height of the sign structure. One sign or gateway style entrance sign pair shall be permitted per major road frontage.*

1. **Shopping Center Freestanding Signs**

*A shopping center may erect one monument or pedestal free-standing sign per street frontage, up to a maximum of two (2) signs per center. One square foot of freestanding signage will be permitted per linear foot of shopping center building frontage, up to a maximum of one hundred fifty (150) square feet per sign.*

**2. Illumination of Freestanding Signs**

*Internal illumination shall be permitted in areas of fifteen (15) foot buffers. No internal illumination shall be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs shall be permitted.*

**B. Wall Signs (Commercial)**

*One square foot of wall signage shall be permitted per each linear foot of building frontage, up to and not exceeding fifteen percent (15%) of the area of the wall on which the sign is to be displayed.*

**C. Signage Material**

*All signs shall be fabricated of solid materials such as brick, wood or concrete.*

**D. Prohibited Signs**

*Off-premise signs, portable signs, and temporary signs shall be prohibited within the UB-O district. Nothing in this section shall be construed to prevent the on-premise display of a single monument style for-sale sign not to exceed ten (10) square feet in residential areas and thirty-five (35) square feet in commercial areas.*

**§5.9.8 BUILDING MATERIALS**

*No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.*

**§5.9.9 UTILITIES**

*All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.*

**§5.9.10 LIGHTING**

**A.** *Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists.*

**B.** *Lighting fixtures shall be limited in height to eighteen (18) feet.*

**C.** *Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way.*

**D.** *Security lighting will be provided, particularly at pedestrian walkways.*

- E. A lighting plan shall be submitted as part of the Site Plan Review Process.**
- F. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.**

**§5.9.11 TRAFFIC STUDY**

**A traffic impact analysis shall be required in all instances in which the proposed developmental area exceeds five (5) acres. Such traffic impact analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's Planning Department for review simultaneous with submission of the preliminary site plan for consideration.**

**§5.9.12 PEDESTRIAN ACCESS**

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.**
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.**
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.**

**§5.9.13 NOISE**

**Businesses utilizing outdoor speaker systems must ensure that noise produced by these systems is not audible beyond the boundaries of the property on which they are located.**

**§5.9.14 RESIDENTIAL USES**

- A. Permitted uses**  
**The following uses shall be permitted in the R-4 Zoning District:**
  - 1. Single-family dwellings and all other uses allowed in the R-4 Zoning District as specified by this Ordinance, except for manufactured homes.**
  - 2. All development in the R-4 Zoning District shall meet the density/intensity and dimensional standards of Article 4.14 of this Ordinance.**