

SITE PLAN SUBMITTAL REQUIREMENTS

RESIDENTIAL REQUIREMENTS

A site plan for a new single-family home or addition shall contain the following information:

1. The location, size and configuration of the building or addition drawn to scale with dimensions shown.
2. The location, size and configuration of any existing or proposed paved surfaces drawn to scale with dimensions shown.
3. The setback distances of all buildings or additions from all property lines shall be shown.
4. Any existing or proposed accessory structures shall be identified and their setback distances shown.
5. The legal description of the property.

COMMERCIAL/OFFICE/INDUSTRIAL REQUIREMENTS

In addition to the above, a site plan for a commercial building or addition submitted for review shall contain the following:

1. The location, size and configuration of any proposed landscaping (including turf) and mulch including the identification of species and size of existing and proposed trees and shrubs shall be shown.
2. Off-street parking, curbing, wheel stops, parking stalls, drives, ingress and egress points shall be drawn to scale and their dimensions shown.
3. All existing and proposed signs and exterior lighting locations shall be shown.
4. Sign plans shall be submitted for review.
5. Any easements shall be drawn to scale with their dimensions shown.
6. Required and/or optional buffering including fencing, masonry walls, and landscaping shall be drawn to scale and their dimensions shown.
7. Solid waste disposal container locations shall be shown.
8. External mechanical equipment locations shall be shown.
9. If the project is located within a design overlay district it shall comply all applicable conditions and procedures of the district.
10. All applicable County, State and federal requirements shall be met.



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE/ SIGN PERMIT

APPLICATION # _____

Address: _____ Zoning District _____

() Construction Permit () Use Change () Sign Plat _____ Blk _____ Lot No. _____

Flood Zone () No () Yes Zone _____ Elevation _____ ft.

Purpose of Application _____

RESIDENTIAL USE

No. of Dwelling Units _____

No. of Off Street Parking Spaces _____

BUSINESS USE

Type of Business _____

No. of Off Street Parking Spaces _____ No. of Square Feet of Building used for Business _____

Freestanding Sign – Total Sign Area _____

Building Sign – Total Sign Area _____

I hereby make application for a Zoning Compliance Certificate for this property to be used as shown above. All statements contained herein are true and have been verified by me.

Date: _____
Signature _____ () Owner () Representative

Address _____

Phone no: _____

CERTIFICATE OF ZONING COMPLIANCE

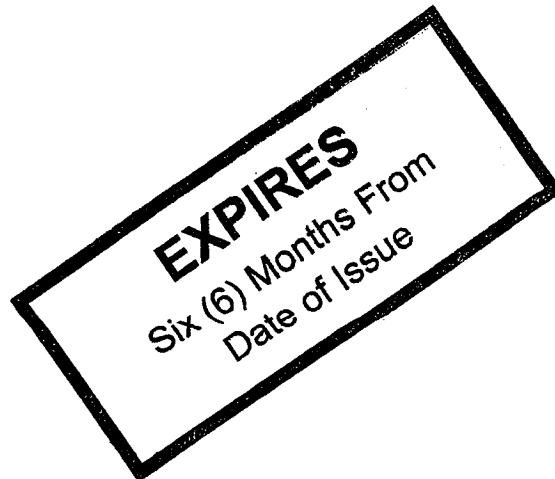
CITY OF LANDRUM, SOUTH CAROLINA

The use of the building and /or land as shown on this Application for Certificate of Zoning Compliance/Sign Permit No. _____ does conform to the requirements of the Zoning Ordinances of the City of Landrum, subject to the following conditions, restrictions and limitations:

This certificate is subject to cancellation if any misrepresentations have been made or if any changes are made which violate any Zoning Ordinance Provision.

Date: _____

City Official



5-2-27

SIGN REGULATIONS

The regulations herein shall apply and govern all zoning districts. No sign shall be erected or maintained unless it is in compliance with the regulations of this Section, except that a nonconforming sign which shall comply with the provisions set forth in Section 5-2-21.6.19, relating to nonconforming uses, may be maintained if in existence prior to the adoption of this ordinance.

5-2-27.1 General Provisions

The following regulations shall apply to all permitted signs in the City of Landrum.

1. A permit shall be required for the erection, alteration, or reconstruction of any sign intended for view from the public right-of-way unless otherwise noted, and shall be issued by the Zoning Administrator in accordance with this Ordinance.
2. Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.
3. No part of a freestanding sign, while permitted in required setbacks, shall be located closer than five (5) feet to any property line.
4. No signs, except as otherwise provided, shall exceed the height limitations of the district in which they are located.
5. Sign illumination devices shall be placed and shielded so that rays therefrom or from the sign itself will not be directly cast into any residential district, sleeping room in any district, or in the eyes of an automobile driver. All illumination devices shall be installed in a safe manner.
6. The placement of signs shall ensure visibility at intersections and ingress and egress drives in accordance with Section 5-2-21.6.10.
7. Signs are only permitted on the first story of any multi-story building, subject to the area requirements of this Ordinance.
8. The City of Landrum reserves the right to remove signs illegally placed in the right-of-way and to remove illegal temporary signs placed in front yards.

5-2-27.2 Prohibited Signs

The following signs are prohibited in the City of Landrum:

1. Signs Imitating Warning Signals

1. Traffic, directional, warning, or information signs authorized by any public agency approved by the Zoning Administrator.
2. Official notices issued by any court, public agency, or public office.
3. One non-illuminated "for sale", "for rent", or "for lease" sign not exceeding six (6) square feet in area in residential districts and twenty (20) square feet in other than residential districts and located at least ten (10) feet back from the street right-of-way line, unless attached to the front wall of a building.
4. Signs erected in connection with elections or political campaigns. Such signs shall be removed within seven (7) days following the election or conclusion of the campaign. No such sign may exceed sixteen (16) square feet in surface area. Signs are not permitted in the public right-of-way.
5. On site directional signs provided such sign bears no commercial message and does not exceed for (4) square feet in area.
6. Identification sign indicating the name and street number or owner of occupant of a parcel, as long as such sign does not exceed for (4) square feet of copy area.
7. Bulletin board, which is defined as a permanent sign which primarily displays the name of a noncommercial place of public assembly and announces the upcoming events of that organization. To not require a permit, such a sign shall not exceed thirty-six (36) square feet of copy area or five (5) feet in height as measured from the ground. Signs of this type shall be restricted to one (1) per parcel of land.
8. Sign identifying a project under construction which denote the name of the project, the architect, engineer, contractor, owner, etc., as long as such sign does not exceed twenty-five (25) square feet in residential districts, or one-hundred (100) square feet in non-residential zones, is not illuminated, and is removed within seven days of completion of the project.
9. Signs attached or integrated into a gasoline pump, automatic bank teller machine, or drive through component of a fast food restaurant, which gives operational instructions to users, the price of the product, the brand name of the product, or descriptive information about the product.
10. Signs on the interior side of window glass.
11. Decorative flags and banners which contain no commercial message when displayed on a residence.

5-2-27.4 Regulations Applying To Specific Types of Signs

The following regulations apply to the following specified types of signs:

1. The size of any such sign is not in excess of six (6) square feet, nor in excess of four (4) feet in length.
2. Not more than one (1) such sign is erected for each five-hundred (500) feet of street frontage.

5-2-27.4.05 Free-Standing Sign

Free-standing signs shall meet Building Code structural provisions and UL (Underwriter's Laboratories) electrical requirements.

5-2-27.4.06 Portable Signs

1. Usage of portable signs shall conform to permitting requirements; General Provisions, Prohibited Signs; number of signs permitted stipulations, and any other requirements of the Zoning Ordinance and all other applicable ordinances of the City of Landrum except as provided below.
2. If a portable sign is to be illuminated it shall be in compliance with all Southern Standard Building Code and UL Regulations.
3. One (1) portable sign, in addition to the number of signs permitted of this ordinance, may be used for a business for a period of one (1) month per temporary permit. Such business shall not be permitted for more than one (1) portable sign per parcel and each business may receive temporary permits for a portable sign no more than three (3) times per year.
4. Portable signs may be permitted for non-profit organizations such as churches, schools, etc., to announce upcoming special events for a period of three (3) weeks and shall not be permitted more than four (4) times in any calendar year.
5. Applicant obtaining the sign permit shall be responsible for removal of the sign upon expiration date.
6. Signs shall be located on the site for which they are being permitted.

5-2-27.5 Signs Permitted In Residential Districts

The following types of signs are permitted in all residential districts:

1. Signs for which permits are not required.
2. For multiple family dwellings, group dwellings, and for buildings other than dwellings, one (1) non-illuminated business identification sign or bulletin board per entrance, not exceeding twenty-five (25) square feet in area. Such sign or bulletin board shall be set back at least ten (10) feet from any street right-of-way line.
3. Subdivision signs and private directional signs, under the provisions of this Ordinance.

10. Canopy sign and awnings shall not extend beyond the curb line of any public street, nor shall they interfere with the growth or maintenance of street trees.

5-2-27.7 Applications For Sign Permits

5-2-27.7.01 General

Applications for sign permits shall include a scaled drawing of the sign which depicts and describes:

1. size
2. shape
3. colors
4. materials to be utilized
5. copy/wording and designs
6. illumination type, and electrical detail
7. location on building, if attached

5-2-27.7.02 Detached Signs

In addition, permit applications for detached signs shall be accompanied by a plot plan or sketch of the site, to show:

1. the location of the sign on the lot
2. scale
3. dimensions of parcel line
4. height of the sign
5. any support structure to be utilized
6. electrical sources
7. base landscaping

5-2-27.7.03 Waiver by Zoning Administrator

The Zoning Administrator may waive any of the application requirements listed in this Ordinance. Application for Sign Permits, which are deemed unnecessary to process an application.

5-2-27.8-99 Reserved.