

INTERSTATE INTERCHANGE COMMERCIAL DISTRICT (IICD)

UPDATED ORIGINAL 06/16/09

Section 6.5 INTERSTATE INTERCHANGE COMMERCIAL DISTRICT (IICD)

The Interstate Interchange Commercial District is intended to promote economic activities which are supported by an economic base larger than the City of Walterboro and Colleton County. This district is intended for intensive uses which benefit from locations adjacent to interchanges of I-95; it is intended to encourage significant investment in property improvements and provide a concentration of economic activity.

This district is intended to allow for the convenient provision of services without creating unreasonable traffic congestion and hazards in areas of high volume traffic movement.

6.5.1 Permitted Uses. Food services, lodging, automotive services, motor vehicle fuel sales, and other goods and services are the principal uses within this district. However, other uses which are related to these uses are also appropriate, as specified by Table 6.5.1.

6.5.2 On-Site Parking. At the time of the construction of any principal building, or when a structural alteration or other changes in a principal building produce an increase in floor area and seating or bed capacity, or when a conversion in use occurs, areas for parking motor vehicles on site are required according to the standards shown in Table 6.5.1.

The Zoning Board of Appeals may grant a reduction in the parking requirements if it is determined that the reduced number of parking spaces can satisfy demand.

Table 6.5.1 Permitted Uses/Parking Requirements in the Interstate Interchange Commercial District (IICD)

Use	Permitted	Conditional Use	Special Exception	Parking Required	Standard
Accessory apartments		X		1 space	Per unit
Agriculture, horticulture, silviculture		X			
Amusement Centers	X			4 spaces	Per 250 sq ft
Amusement parks, miniature golf, driving Ranges	X			1 space	Per 250 sq ft; 1 space/tee; 2 spaces per miniature golf hole
Assembly Hall	X			1 space	Per 5 seats
Athletic Club, sports lessons	X			1 space	Per 200 sq ft
Automatic teller machines	X			1 space	Per 150 sq ft
Automotive sales, rental, parts & service		X		1 space	Per 150 sq ft Plus 4 Per bay
Bank	X			1 space	Per 150 sq ft
Bar, tavern	X			1 space	Per 4 seats
Barber, beauty shop	X			2 spaces	Per chair
Bottle gas sales, storage, distribution		X		1 space	Per 2000 sq ft And 1-15'x30' Loading space
Bowling alley, skating rinks	X			1 space	Per 250 sq ft
Brew-on-premises store, brew pub, Micro-brewery	X			1 space	Per 3 seats of Capacity
Cabinetry/woodworking shop, restoration	X			1 space	Per 300 sq ft
Café, restaurant	X			1 space	Per 3 seats of Capacity, plus 1 space per 150 sq ft of food prep area
Campground, private	X			1 space	Per site

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Carwash	X			1 space	Per 300 sq ft
Clinic, public or private	X			1 space	Per 250 sq ft
Commercial retail	X			3.5 spaces	Per 1000 sq ft of retail sales area
Convenience store with gasoline	X			1 space	Per 250 sq ft Plus up to 5 Tandem lanes
Day care	X			2 spaces	Per classroom, Plus 1 space Per 150 sq ft of Floor space
Equipment and material storage yards		X		1 space	Per 2000 sq ft of site area, plus 1-15'x30' loading space
Hotel, motel	X			1 space	Per room, plus 1 space per 250 sq ft of office area, plus space for food and beverage facilities
Kennels		X		1 space	Per 250 sq ft
Laundry, self-service	X			1 space	Per 250 sq ft
Micro-retail (permanent structure)	X			1 space	Per 200 sq ft
Mobile home sales		X		1 space	Per 250 sq ft
Mortuary, cemetery, crematorium	X			1 space	Per 50 sq ft of Assembly rooms And parlors
Museum	X			1 space	Per 300 sq ft
Nursery, greenhouse (commercial)	X			1 space	Per 2000 sq ft Site area, plus 1-15'x30' loading space
Nursing home, assisted living facility	X			1 space	Per bedroom, plus 1 space per 150 sq ft of office space
Open air market, produce market, farmer's Market (permanent and seasonal)	X			1 space	Per 250 sq ft
Park, playground	X			1 space	Per 150 sq ft
Parking lot	X				
Parking garage, public or private	X				
Pawn shops, currency exchange, check Cashing	X			1 space	Per 250 sq ft
Personal and business services	X			1 space	Per 300 sq ft
Professional offices, including medical, Real Estate	X			1 space	Per 300 sq ft
Public safety and public/private utility structures			X	1 space	Per 250 sq ft
Recreational facility		X		1 space	Per 300 sq ft
School of art, dance, music	X			1 space	Per 250 sq ft
Schools, public, private, commercial			X	1 space	Per classroom, and Administrative Office
Sewerage disposal/treatment plant		X		1 space	Per 250 sq ft
Sexually oriented businesses*	X			1 space	Per 250 sq ft
Shopping center	X			1 space	Per 200 sq ft
Storage facility, mini-warehouse		X		1 space	Per 3000 sq ft
Theatres	X			1 space	Per 3 seats
Telecommunication towers**			X		
Welding shop	X			1 space	Per 300 sq ft

*Subject to the regulations specified in Section 8 of the Zoning Ordinance.

**Subject to the regulation specified in Section 7 of the Zoning Ordinance.

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6.5.3. Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Codes Enforcement Officer who may in turn refer the decision to the Planning Commission. Specific conditions for the conditional uses in the IICD are included in Table 6.5.2. All conditions must be met before approval may be issued.

Conditional uses in the IICD are accessory buildings and uses customarily incident to the permitted uses.

Table 6.5.2. Conditional Uses in the Interstate Interchange Commercial District

Use	Conditions
Accessory apartments	Must be for resident caretaker or manager of permitted use
Agriculture, horticulture, silviculture	No poultry or livestock
Automotive sales, rentals, parts and service	Outside storage must be adequately screened. No vehicles may be parked outside overnight on the property of automobile service stations or car washes. No noise or light trespass onto residential properties.
Bottle gas sales, storage	Sufficient distance from adjacent uses to ensure public safety. Adequate screening and buffers between storage yard/parking lots and adjacent uses. No light, odor or noise trespass into adjacent uses. No overnight parking of vehicles in locations visible from the street.
Equipment and material storage yard	Outside storage must be screened sufficiently to provide completely opaque, screening at chest-height. This use cannot be located within 500 feet of another storage yard. No noise, odor, or light trespass on adjacent properties.
Kennels	No noise or odor trespass on adjacent properties. All animals must be kept indoors at night. Facility must be of adequate size to accommodate all animals indoors.

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Mobile home sales	No structure shall be located within 50 feet of the street right-of-way. Display homes along roadway must be parallel to road and be set up to look like residences, including skirting. Unassembled structures must not be visible from the road. Access roads must be paved at least 50 feet from the street.
Open air market, produce market, farmers' market (permanent or seasonal)	Must be adequately buffered and screened from adjacent uses.
Sewerage disposal/treatment plant	Facility must be screened sufficiently to provide completely opaque, screening at chest-height. This use cannot be located within 500 feet of another sewerage disposal/treatment plant. No noise, odor, or light trespass on adjacent properties.

6.5.4 Special Exceptions. Special exceptions are reviewed by the Board of Zoning Appeals for a determination of conformance. The factors to be reviewed and the process are described fully in Article III, Section 3.4. Additional factors or those which should be given special consideration by the Board of Zoning Appeals within the IICD include the following:

1. *Public safety and public utility structures.* In addition to other standards listed in this Ordinance, public safety and utility structures in the IICD shall be adequately landscaped and fenced for safety and neighborhood compatibility.
2. *Public, private and commercial schools.* In addition to the other standards listed in this Ordinance, assembly halls and community centers in the IICD shall be reviewed for traffic and parking impacts and zoning district compatibility.

Table 6.5.3 Special Exceptions

Use	Conditions
Public Safety Public utility structures	Landscaped Fenced
Assembly Halls Community Centers	Traffic Impacts Parking Impacts Neighborhood Compatibility

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Table 6.5.4 Development Standards. The standards for development in the Interstate Interchange Commercial Districts are the same as those for the Highway Commercial District.

Minimum lot size	6,000 sq ft
Minimum lot width	50 ft
Front setback	35 ft
Side setback	0 ft
Corner side yard	20 ft
Rear yard	15 ft
Maximum building size (% of total lot)	50%
Maximum stories	NA

Substandard Lots of Record. Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him/her to conform to the dimensional requirements of this chapter, such lot may nonetheless be used as a building site, provided that the lot requirements are not reduced below the minimum specified in this chapter by more than twenty (20) percent. The use of substandard lots of record is encouraged, but the setbacks must be approved by the Zoning Board of Appeals. Any lot of record existing at the time of the adoption of this chapter, which has a lot area which is less than that required by this chapter, shall be subject to the following exceptions and modifications:

1. The maximum lot coverage by buildings on such lot, subject to all other requirements, shall not exceed sixty (60) percent.
2. **Adjoining Lots.** When two (2) or more adjoining lots with contiguous frontage are in one ownership at any time after the adoption of this chapter and those lots, individually, are smaller in area than required in this chapter, then that group of lots shall be considered as a single lot or several lots of minimum permitted area for the district in which they are located. In no case of adjoining lots may more than one (1) combined lot be divided so as to result in lots containing less than the minimum permitted area for the zoning district in which the property is located. If, however, the owner of two (2) or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots he must first combine the lots to comply with the requirements of this chapter. Any lot requiring waivers below the twenty percent (20) minimum set forth in this section may be approved by the zoning Board of Appeals provided that further decreased dimensional requirements shall conform as closely as possible to the required dimensions.

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6.5.6 Signage. Businesses within the Interstate Interchange Commercial District (IICD) which rely on transient traffic shall have the ability to identify themselves to potential customers by on-premises signs that are visible from the street and sidewalks, while preventing clutter and confusion.

Signs should be visible to pedestrians and motorists alike without causing distraction and potential danger.

Signs shall be maintained in good repair at all times and the messages on signs must be current. The objectives for sign regulations in the IICD are:

- A. To recognize that the proliferation of signs is distracting to motorists, reduces the effectiveness of signs directing and warning the public and creates potential for accidents.
- B. To eliminate potential conflicts between business signs and traffic control signs.
- C. To enable the public to locate goods, services and facilities without excessive difficulty and confusion.
- D. To prevent placement of signs that will conceal or obscure signs of adjacent uses.

General Requirements

- A. One (1) sign real estate marketing sign per street frontage, pertaining to the sale or lease of the premises, is allowed without a permit. The sign shall have a maximum of thirty-two (32) square feet in surface area per side and maximum of five (5) feet high.
- B. With the exception of a. (above), no sign shall be erected unless a sign permit has been issued by the City's Code Enforcement Officer.
- C. No sign shall interfere with visibility for automobile or pedestrian traffic.
- D. In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, a minimum clear vision area shall be maintained between a height of two (2) feet and six (6) feet within a triangular area measured twenty-five (25) feet back from intersection of public right-of-way lines. Greater clear vision areas may be required by the South Carolina Department of Transportation.
- E. Signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic control devices or street signs.
- F. Every sign shall be constructed and maintained in a manner consistent with the building code provisions and maintained in good structural condition at all times. The message must be kept current on all signs, except for historical signs.
- G. No sign shall be illuminated by other than a steady, continuous light, nor shall any intermittent or flashing illumination be permitted.
- H. The Planning Commission may further establish reasonable lighting standards in consideration of adjacent land uses.
- I. One flag display, consisting of three (3) flags, displayed according to proper flag protocol on a maximum of three (3) poles, is permitted for each business property in the IICD.
- J. No **attention-getting devices**, including pennants, streamers, festooned lights, "whirligigs," nor any sign which is designed to be moved by the wind shall be permitted, except once a year for a period not to exceed seven (7) days.

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The only types of signs that shall be permitted in this district are those listed below:

Free-standing on premises signs shall meet the following criteria:

- a. Free-standing signs are allowed one (1) square foot of sign face per lineal foot of street frontage for the first one hundred (100) feet; and one half (1/2) square foot of sign face for each lineal foot in excess of one hundred (100) feet, up to a maximum of four hundred (400) square feet.
- b. One (1) free-standing sign is allowed for each developed site, lot or parcel. Where a site or parcel fronts on more than one street, one additional free-standing sign is permitted for each additional street upon which it fronts, provided the additional signs each face different streets.
- c. Where two (2) or more detached buildings occupy the *same* lot or parcel, each *may* have one free-standing sign, provided the total sign does not exceed the allowable limits specified by this ordinance, based on the total lineal street frontage of the site or parcel on which they are to be located.
- d. Where two (2) or more attached businesses or buildings occupy the same site or parcel, i.e. shopping center, only one free-standing sign for the aggregate businesses shall be permitted per street frontage.

Free-standing off premises signs (signs not located on the premises of the business or other organization indicated or advertised thereon) shall be permitted under the following conditions:

- a. There shall not be more than one (1) sign per lot.
- b. Off-premises signs shall comply with State of South Carolina and Federal Department of Transportation regulations.

Existing Signs. Signs existing at the time of the enactment of this ordinance and not conforming to the provisions herein, but which were constructed in compliance with previous regulations and ordinances, shall be regarded as non-conforming signs and subject to the following regulations:

1. Any sign constructed after the adoption date of this ordinance and which is found to exist in violation of this ordinance shall be declared to be illegally non-conforming and shall be removed after thirty (30) days notice. If the owner or lessee fails to remove the sign during the permitted time, then the city or independent contractor secured by the city shall remove the sign and the ensuing charges shall be assessed to the owner or lessee.
2. Non-conforming signs shall not be structurally enhanced or modified so as to prolong the life of the sign.
3. No changes in the existing non-conforming signs shall be allowed except for those repairs which are necessary to keep the sign in good working order.
4. Non-conforming signs must be brought into conformance at the time of an application for site plan approval.

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5. All non-conforming signs are required to be brought into compliance within three (3) years from the adoption of this ordinance, or when there is a change in business ownership, type or name, or if the sign becomes damaged to an amount greater than fifty (50) percent of its replacement cost. Signs which have a value greater than two thousand (\$2000) dollars at the time of the passage of the ordinance shall be depreciated at the rate of one thousand (\$1000) dollars per year and removed when fully depreciated. The monetary value to be depreciated shall be the assessed value according to the Colleton County Tax Assessors office.

Section 6.5.7 Landscape and Buffers

Landscaping in the Interstate Interchange Commercial District is an important element of land development as it establishes the character of both the City of Walterboro and the businesses at the interchange for visitors to the area. As such, it is a component of the area's economic development.

On-Site parking areas shall be landscaped according to the following requirements:

1. A landscaping plan shall be submitted with the required site plan.
2. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct drivers' sight distance within the parking areas and at driveway entrances and exits.
3. All plant materials shall be installed so as not to alter drainage patterns on the site or on adjacent properties.
4. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement.
5. Minimum landscaping will include ten (10) to one hundred (100) spaces, two (2) canopy trees and one hundred (100) square feet of landscaped area per twenty (20) spaces.
6. Permeable areas are required to reduce the impact of storm water run-off created by development. Paving with impervious surfaces (which are those that do not absorb water and include concrete and asphalt) shall be limited to eighty-five (85) percent of the parking area's surface.

Buffers provide screening between uses, along highways and adjacent to buildings in the IICD in order to improve the function, value and appearance of the properties involved, while promoting the character and integrity of the City. Buffer areas shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. They shall not be located on any portion of an existing street or right-of-way; however, they may occupy part or all of any front side or rear yard or setback required by this Ordinance.

In the IICD the buffer area shall be a high-density screen intended to exclude all visual contact between uses and to create a spatial separation. Buffer Areas shall be a width of twenty-five (25) feet and include a solid fence to screen the commercial activities from Single Family, Medium Density and High Density Residential areas. For every one hundred (100) lineal feet, the buffer shall consist of a combination of two (2) deciduous trees planted forty (40) to sixty (60) feet on center and seventeen (17) evergreen plants or under story trees planted in a double-staggered row ten (10) feet on center.

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6.5.7 Special Stipulations.

Loading Requirements. All loading shall be from the side or rear of the principal structure as viewed from the designated highway (Interstate, US or SC). If loading is performed from the side of the building, as viewed from the designated highway, a screen shall be provided in accordance with the standards of Landscape and Buffers section.

A sample site plan is illustrated by the following diagram.

