

State of South Carolina }  
County of Pickens }  
City of Pickens }

Ordinance Number 2010-19

**AN ORDINANCE  
TO AMEND THE OFFICIAL ZONING ORDINANCE  
“DESIGN DISTRICT GUIDELINES”  
OF THE CITY OF PICKENS, SOUTH CAROLINA**

**Section I: Findings and Enabling Citation**

WHEREAS, the City of Pickens has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

WHEREAS, the City Council and Board of Architectural Review of the City of Pickens do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

NOW THEREFORE, the City Council of the City of Pickens, upon review of a positive recommendation from the Board of Architectural Review of the City of Pickens, does adopt this Ordinance to allow for the following sections to be amended as printed below:

**Amendments to Article IV District Regulations, Section 413 Overlay Districts of the Official Zoning Ordinance of the City of Pickens**

The language included in Section 413 of the Official Zoning Ordinance of the City of Pickens, which addresses the boundaries and regulations of the City Center and Gateway Overlay Districts boundaries shall be deleted and replaced by the following language:

**Section 413.1 Overlay Districts Identified**

The City Center Overlay District boundaries are established as:

Main Street and Durham Mill Road on the west side  
Jewel Street and East Jones Avenue on the east side  
Town Creek on the north side  
Hampton Avenue and West Lee Street along the Highway 8 corridor  
Pendleton Street and Monroe Street along the Highway 178 corridor

The Gateway Overlay District boundaries are established as:

All properties that have frontage on Highways 183, 178, and 8 that are not located in the City Center Overlay District

## **Section 413.5 Exceptions to Overlay District Requirements**

Government agencies and public schools in the Overlay Districts shall be permitted one electronic message board for public information only and must not exceed fifty percent (50%) of the sign face. The sign must be used only for information pertaining to the school and its activities or information for the public. Signs must follow all other guidelines and sign requirements set forth with the Overlay District Guidelines. No changeable copy should create a public nuisance and copy shall not change more often than two (2) seconds. If complaints are received, the interval will have to be lengthened.

## **Section 413.10 Overlay Guidelines Specific to the Gateway Overlay District**

### **7. Design Guidelines for Signs**

F. Signs not attached to buildings should be ground monument signs that are no more than thirty-six (36) square feet in area and ten (10) feet in height. All free standing signs must be at least twenty-five (25) percent brick or stone or a similar material. All ground mounted signs shall be located a minimum of five (5) feet behind the street right-of way. No ground-mounted sign greater than five (5) square feet in area shall be located closer than ten (10) feet to any adjacent lot line. A fifteen (15) foot side-yard setback shall be required if the side lot line abuts a residential district. An arm sign may be substituted for a ground mounted sign but shall meet all height and area requirements as provided. The height of a sign shall be measured from the highest point of a sign to the point of ground surface beneath it. Ornamentation such as caps and spires are not included in this measurement. The use of berms or raised landscape areas is only permitted to raise the base of the sign to the mean elevation of the fronting street.

I. Internally illuminated signs, signs with lights inside the sign itself, will be allowed in the Gateway Overlay. However, only one light color will be allowed (different colored light bulbs are prohibited).

K. Reader Boards with removable letters will be allowed in the Gateway Overlay District. The reader board can take up no more than fifty (50%) of the entire square footage of the sign.

L. Signs within the Gateway Overlay District may not be more than five (5) colors in addition to black and white.

### **8. Non Conforming Signs**

A. Under the following conditions, nonconforming signs for single businesses shall be removed or brought into conformity within thirty (30) days after written notice by the zoning administrator if:

- a. There is a change in the use of the property, or the business is discontinued
- b. There is a change in the business name
- c. There is a change in the principal product or service advertised
- d. The sign is abandoned for three months
- e. The sign is declared unsafe by the city building official
- f. The zoning administrator determines that the sign is deteriorated or damaged to the extent of fifty percent (50%) of the reproduction cost

- g. The sign is prohibited by Section 602 of the City of Pickens Zoning Ordinance
  - h. There is a change that required a new sign permit with and/or certificate of approval
- B. Under the following conditions, nonconforming freestanding signs for multiple businesses shall be removed or brought into conformity within thirty (30) days after written notice by the zoning administrator if:
- a. The project identification is changed
  - b. The sign is abandoned for three months
  - c. The sign is declared unsafe by city officials
  - d. The zoning administrator determines that the sign is deteriorated or damage to the extent of fifty percent (50 %) of the reproduction cost
  - e. The sign is prohibited by Section 602 of the City of Pickens Zoning Ordinance
- f. There is an enlargement of any existing sign faces within the sign assembly

#### **413.9 Overlay Guidelines Specific to the City Center Overlay District**

- A. 14. Under the following conditions, nonconforming signs for single businesses shall be removed or brought into conformity within thirty (30) days after written notice by the zoning administrator if:
- a. There is a change in the use of the property, or the business is discontinued
  - b. There is a change in the business name
  - c. There is a change in the principal product or service advertised
  - d. The sign is abandoned for three months
  - e. The sign is declared unsafe by the city building official
  - f. The zoning administrator determines that the sign is deteriorated or damaged to the extent of fifty percent (50%) of the reproduction cost
  - g. The sign is prohibited by Section 602 of the City of Pickens Zoning Ordinance
  - h. There is a change that required a new sign permit with and/or certificate of approval
- B. Signs within the City Center Overlay District may not be more than five (5) colors in addition to black and white.

#### **Section III: Enactment**

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Pickens.

**Attested**

Board of Architectural Review  
Recommendation

Sept 29, 2010  
Date

Linda D Cassell  
Chairperson

Public Hearing

Oct 18, 2010  
Date

Phyllis W. Mann  
Clerk to Council

First Reading

Oct 4, 2010  
Date

David Owen  
Walter Brackley

Second Reading

Oct. 18, 2010  
Date

David Owen  
Walter Brackley