

a.

K. Color. All exterior color schemes must be pre-approved by the Architecture Review Board.

L. Primary and Secondary Façade Standards:

- a. **Primary.** All primary facades of a building (those facades that face a public street) shall be designed with consistent architectural styles and trim features.
- b. **Secondary.** All secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features of the primary façade.

M. Outparcel Design. Outparcels, as defined in Section 201 (Definitions), will be designed and integrated with the primary project. All exterior facades of an outparcel structure will be considered primary facades and must employ architectural site, and landscaping design elements that are integrated with and common to those used on the primary structures on site. The common design element must include building materials associated with the main structure.

N. Entryways/Customer Entrance Treatments, Parking Lots & Pedestrian Routes:

- a. Any front entry will be set back from the drive a minimum distance of 15 feet
- b. Single-use or multi-tenant buildings over 60,000 square feet in size must provide clearly defined, highly visible customer entrances that include an outdoor patio area, a minimum of 200 square feet in area, incorporating the following:
 - i. Benching or other seating components;
 - ii. Decorative landscaping planters or wing walls that incorporate landscaped areas;
 - iii. Structural or vegetative shading;
 - iv. Pedestrian routes between parking area and buildings; and
 - v. Sidewalks will be required for all main street frontage.

O. Sidewalks. Sidewalks shall be mandatory for all street frontages and access to building entrances.

1008.3 Outdoor Lighting Required for Specific Uses

- A. Roads, Driveways, Sidewalks and Parking Lots.** All roads, driveways, sidewalks and parking lots shall be sufficiently illuminated to ensure the security of property and safety of persons using such areas and facilities. Where such roads, driveways, sidewalks or parking lots fall on private property, the responsibility for lighting such areas shall fall upon the developer.
- B. Entrance and Exits in Non-Residential Projects.** All entrances and exits in buildings used for non-residential persons and open to the general public shall be adequately lighted to ensure the safety of persons and security of the building.
- C. Commercial Parking Lot Lights.** All commercial parking lots shall be required to provide lighting during nighttime hours of operation.

D.Canopy Area Lighting. All development that incorporates a canopy area over fuel sales, automated bank machines, or similar installations shall be required to provide lighting for the canopy area. For the purposes of this Section, the canopy area shall be defined as that area immediately below the canopy.

1008.4 Lighting Standards

A. Standards

a. Requirements

1. Photometric lighting plans shall be submitted as part of the Preliminary Review under Sec. 1005.B. Requirements for such plans include:
 - i. Parking lots shall have point spacing no greater than 10’;
 - ii. Sidewalks, plazas, etc. shall have point spacing no greater than 5’, and
 - iii. All property lines shall be clearly indicated with 10’ point spacing.
2. Luminaire heights are measured from ground level to the top of the luminaire.
3. All luminaires shall be full-cutoff certified; provided, however, outdoor athletic/sports fields are exempt from this requirement as long as the luminaires are shielded to minimize glare. The exception to this shall be decorative building mounted sconces and/or accent lighting. Sconces and accent lighting shall be limited to 1,000 lumens in each direction for up/down fixtures or 1,500 lumens total for architectural sconces.
4. All luminaires shall have internal visors/panels or external visors that control offsite light spill and glare.
5. Illumination at commercial property lines from luminaires installed on commercial property shall not exceed .5 horizontal or .5 vertical foot-candles; provided, however, outdoor retail uses shall not exceed an average of 2.5 horizontal and/or vertical foot-candles. Illumination at residential property lines from luminaires installed on commercial property shall not exceed .1 horizontal or .1 vertical foot-candles.
6. The orientation of all lighting shall be downward except as noted above. In addition, churches, temples, mosques, and other such places of worship may orient some lights upward onto specific architectural components of the structure (such as steeples or domes).
7. Accent lighting for sculptures, trees, landscaping features, flags, and entrances may orient light upward.
8. To control light spill and glare, luminaires shall be properly aimed when installed, and proper aiming shall be maintained.

B. Lighting exempt from these standards.

- a. Lighting within swimming pools or other water features that are governed by Department of Health and Environmental Control regulations.
- b. Exit signs, stairs, ramps, and other illumination required by building codes.
- c. Emergency room entrances.

C. Additional requirements for specific development types and uses

- a. Non-residential standards (except outdoor retail).
 - i. For parking lots and driveways, luminaires may not exceed twenty-five (25) feet in height.
 - ii. For pedestrian zones, luminaires on sidewalks, in landscaped areas, or adjacent to buildings may not exceed fourteen (14) feet in height.
 - iii. Building mounted luminaires may not be mounted above the 1st floor and shall

- not exceed sixteen (16) feet in height.
- iv. All exterior lighting shall be per current IESNA standards for maximum and minimum recommended values and uniformity ratios.
 - v. The distance between luminaires on commercial properties and residential property lines must be greater than or equal to luminaire height. Provided, however, in the event of any conflict between this requirement and a requirement contained in a different provision of this chapter, the more restrictive provision shall apply.
- b. Mixed-use and multifamily standards.
- i. For parking lots and driveways, luminaires may not exceed eighteen (18) feet in height.
 - ii. For pedestrian zones, luminaires on sidewalks, in landscaped areas, or adjacent to buildings may not exceed fourteen (14) feet in height.
 - iii. Building mounted luminaires may not be mounted above the 1st floor.
 - iv. All exterior lighting shall be per current IESNA standards for maximum and minimum recommended values and uniformity ratios.
- c. Outdoor retail (Automotive dealerships, watercraft dealerships, landscape supply and nurseries, lumber yards and similar spaces).
- i. The maximum lighting per acre is 1.3 million lumens per acre-
 - ii. Luminaries shall not exceed twenty-five (25) feet in height.
- d. Athletic lighting.
- i. Athletic lighting shall have internal visors/panels or external visors that control offsite spill and glare.
 - ii. Golf driving ranges must use elevated tee boxes with lighting below.
 - iii. Lighting must be turned off by 11:00 p.m.; provided, however, events sanctioned by the South Carolina High School League or the South Carolina Association of Independent Schools which are underway at the time the 11:00 hour happens are exempt from this requirement.
 - iv. The distance between luminaires for athletic facilities and residential property lines must be greater than or equal to luminaire height. Provided, however, in the event of any conflict between this requirement and a requirement contained in a different provision of this chapter, the more restrictive provision shall apply.
- e. Prohibited lighting. The following lighting features are prohibited: search lights, laser source lights, or any similar high-intensity light, except in emergencies by police and fire personnel or at their direction.
- f. Canopy standards.
- i. Shielding: All luminaires mounted on or recessed into the lower surface of service station and/or entrance canopies shall be fully shielded and utilize flat lenses.
 - ii. Total Under-Canopy Output: The total light output used for illuminating service station and/or entrance canopies defined as the sum of all under-canopy initial bare-lamp outputs in lumens, shall not exceed 430 lumens per square meter (forty lumens per square foot) of canopy.
 - iii. All lighting mounted under the canopy, including but not limited to luminaires mounted on the lower surface or recessed into the lower surface of the canopy and any lighting within signage or illuminated panels over the pumps, is to be included toward the total at full initial lumen output.

- g. Lighting lamps.
 - i. Approved lighting lamps: incandescent lamps, fluorescent lamps, metal halide lamps, LED devices, and induction lamps. Lamp and lighting source correlated color temperature (CCT) shall be 2700-4000K.
 - ii. Prohibited lighting lamps: high pressure sodium lamps, low-pressure sodium lamps, and mercury vapor lamps (sometimes called high-pressure mercury, as distinguished from fluorescent).