

Planning and Development Dept. – Permit Application Center

P.O. Box 11706, or 155 Johnston St.

Rock Hill, SC 29731-1706

Phone: 803-329-5590 Fax: 803-329-7228

www.cityofrockhill.com



SITE PLAN APPLICATION AND CHECKLIST

For commercial, industrial, institutional, and multi-family projects (apartments and condominiums)

All development is required to have a Development Plan approved in accordance with Section 2-300(H) of the Rock Hill Zoning Ordinance (RHZO) prior to issuance of a Grading Permit, Land Development Permit or Building Permit. Development Plan review is required to ensure that the layout and general design of proposed development is compatible with surrounding uses and complies with the Rock Hill Zoning Ordinance (RHZO).

APPLICATION AND APPROVAL PROCESS

- Pre-Application Conference:** Please call to schedule a Pre-Application Conference and Sketch Plan review prior to submitting a site plan. The Pre-Application conference is required for proposed Major Site Plans (see thresholds below). Sketch Plans are usually a one-sheet conceptual drawing. Refer to the Sketch Plan checklist for additional information. Pre-Application Conferences will be used to provide an overview of applicable standards and the approval process, as well as feedback on your sketch, if submitted in advance.
 - Please note that a traffic impact analysis may be required depending on the proposed use of the property. This can be discussed during the pre-application conference.
- Prepare the Major or Minor Site Plan using this checklist and the RHZO, which is available on our website at www.cityofrockhill.com.
- Submit the following items for plan review. Plans may be submitted by email, Online Services website (www.cityofrockhill.com/online-services), ftp site (contact us for login information) or by mailing a CD.
 - 1 digital Site Plan in Adobe PDF format. Please add bookmarks with the sheet number for each page to your PDF file. This will expedite the plan review process. (Upon final approval, submit 5 paper copies)
 - Site Plan Review Fee \$300.
- Plans will be reviewed by City staff and a notice of revision, if needed, will be sent to the designated contact person. The technical review time for a Site Plan is up to 10 business days. Upon final approval, submit 5 paper copies.
 - **Major Site Plans** require approval by the Planning Commission prior to submittal of detailed Civil Plans. Major sites include:
 - MAJOR RESIDENTIAL DEVELOPMENT: Multiple family (apartments and condominiums), and group living uses of 25 units or more. (For single-family attached uses such as townhouses, duplexes, and quadruplexes, use the Subdivision Checklist instead.)
 - MAJOR NON-RESIDENTIAL DEVELOPMENT: Non-residential development of buildings of 20,000 square feet or more, unless exempted from this requirement by the Zoning Ordinance.

Plans and fee must be submitted by the 15th of the month to be on the Planning Commission agenda, approximately 45-days later. The Planning Commission meets on the first Tuesday of each month. Final, revised Major Site Plans must be received by the 20th of the month to remain on the next month's Planning Commission agenda. For example: Plans submitted January 15th, if complete, will be reviewed by February 1st. If then revised and returned (correct and complete) by February 15th, plans will be heard at the March Planning Commission meeting.

 - **Minor Site Plans** not meeting the above size thresholds require approval by the Planning and Development Director prior to preparation of detailed Civil Plans.

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For commercial, industrial, institutional, and multi-family projects (apartments and condominiums)

PROJECT INFORMATION

Project Address/Location: _____

Tax Map ID/Parcel No. _____

Project Description: _____

Applicant Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Other Project Contacts

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Applicant Signature

Property Owner Signature

Date

Date

CHECKLIST

The following identifies required information to be placed on site plan drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute for reviewing the RHZO. **Use this checklist to make sure your plans are complete.**

EXISTING CONDITIONS

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.
6. Location, size, and use of any existing structures on the subject property that will remain on the site

7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet for commercial/industrial and 300 feet for apartments/condos (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS

ENVIRONMENTALLY SENSITIVE AREAS (6-500)

1. Depict any water resources subject to RHZO 6-500(A): *Riparian Buffers*, delineated by type: Lake Wylie, Catawba River, perennial streams, intermittent streams, ephemeral streams, and wetlands. Delineate the corresponding three riparian buffer zones— streamside, managed use, and upland zones (RHZO 6-500(A)(4)—and take into account the limitations on uses and activities associated with each when designing the project.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 15%) and take into account the limitations on disturbance when designing the project. See RHZO 6-500(B).
3. Depict stormwater management areas. See RHZO 6-500(D).

TREE RETENTION (RHZO 6-200)

1. Identify required tree canopy retention areas: minimum 25% retention required for residential uses; 10% for commercial, public and institutional, and mixed uses; and 7% for industrial and related uses. See RHZO 6-200(C).
2. Show heritage trees that require protection. See 6-200 (D).

OPEN SPACE (RHZO 6-600)

1. Indicate if all or a portion of the site has been designated as an Open Space Focus Area on the City's Official Open Space Focus Area Map (RHZO 10-400).
2. Calculate required common open space acreage. Refer to RHZO 6-600(C)(3)(1) for amount required based on use and location, and see 6-600(C)(4) for what counts towards the open space requirement.
 - a. A certain percentage (generally, 20%) of the required open space is required to be "active" open space for residential uses. Active open space includes features such as pools, playgrounds, tennis courts, jogging trails, and clubhouses. See RHZO 6-600(C)(4)(e). See below for more standards related to multi-family uses.
3. Show any trails and greenways on the City's Trail and Greenways Master Plan that developer is required to construct. See RHZO 6-600(C)(2) and the Trails and Greenways Master Plan for more information.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS

PROPOSED STREETS, GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Utility easements shall be provided on both sides of every street in the City, and shall comply with the following requirements:
 - a. Utility strips shall have a minimum width of at least ten (10) feet; and
 - b. Street trees and required landscaping shall be located outside of utility strips; and
 - c. Utility strips shall be planted with grass or other appropriate ground cover; and
 - d. Sidewalks shall be located outside of utility strips to the maximum extent practicable; and
 - e. Utility strips shall be located inside utility easements adjacent to the street right-of-way unless an alternative configuration is approved by the Planning and Development Director.
6. Minimum utility strip width may be reduced on a case-by-case basis where utilities are placed within easements located in or adjacent to alleys.
7. Submit written verification to serve from all non-city utility service providers (gas, telephone, & cable).

8. Proposed major contour changes in areas where substantial cut and/or fill is to be done.
9. If any new or significantly reconfigured public roadways are proposed, please refer to the Preliminary Plat checklist for relevant roadway design standards and approval process information.
10. A concrete frontage sidewalk, a minimum 5 feet in width, is required along the subject property's frontage with existing roadways without a sidewalk.

ZONING CONSIDERATIONS

Depending on the zoning district of the property and the proposed uses, special requirements may apply.

USE-SPECIFIC STANDARDS (RHZO 4-300)

The RHZO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

Use-Specific Standards can include height limits, separation requirements from residential or other uses, operational requirements, and/or specific design requirements. You may determine whether a proposed use has an associated use specific standard and its location within the ordinance by reviewing RHZO Table 4-100(B) under the Additional Requirements column.

While many uses have Use-Specific Standards, because they so greatly affect site design and development plans, the Use-Specific Standards for **Multi-Family Residential** are summarized here (RHZO 4-300(A)(1)(e):

1. Must have on-site manager on premises if more than 50 units; must have nearby management office if less than 50 units.
2. Owner and manager must meet with Police Department prior to receiving certificate of occupancy for first building.
3. Storage of trailers, boats, recreational vehicles and other major recreational equipment must either be prohibited by management or provided in a parking area separate from regular automotive parking for residents.
4. Must provide a specified number of amenities from an approved list based on size of complex. See RHZO 4-300 for more information.
5. Fences are required between multi-family and single-family detached uses unless the uses are part of a cohesive development plan. The fences must be solid (unless a significant natural buffer exists between the uses) but cannot be wood.
6. Security cameras are required at key locations.
7. Lighting will be reviewed based on Crime Prevention Through Environmental Design (CPTED) principles.
8. The storage of indoor furniture and similar items outside is not allowed. Developers are encouraged to build in storage capacity for items traditionally kept outside (such as toys and bicycles) into each unit to ensure that this requirement is met.

OLD TOWN

For properties located in **Old Town** Rock Hill (approx. 1.5 mile radius around Downtown), refer to the Infill Development and Design Standards (RHZO 6-800(F)), summarized in the addendum below, for specific standards on preparing site and building plans. Additional regulations specific to Old Town are available at RHZO 6-100(D)(8) regarding parking, 6-200(B)(3)(a) regarding tree and vegetation protection, and 6-300(D)(3) and 6-300(G) regarding landscaping. In many cases, the *Old Town* standards will differ from the ordinary standards for development.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- **Historic Overlay District:** Please refer to the Rock Hill Design Review Guidelines for guidance on preparation of site and building plans. These design guidelines are located at <http://www.cityofrockhill.com/home/showdocument?id=1283>.
- **Airport Overlay District:** Please refer to Article 3 for allowed uses and associated development criteria.

Master Planned Developments (MPs)

If property is an MP, include a note indicating that plan complies Master Planned Development (MP) master plan and that "Parcels identified as part of this Preliminary Plat are subject to a Separate MP Master Plan and Terms and Conditions document."

Neighborhood Mixed Use

If property is zoned Neighborhood Mixed Use (NMU), include a note indicating that plan complies with Neighborhood Mixed Use (NMU) master plan.

GENERAL PROJECT INFORMATION

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer’s scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points. See **State Plane Coordinate Checklist** - <http://www.cityofrockhill.com/Home/ShowDocument?id=3678>.
7. Proposed use of all lots to be used.
 - a. Note that special zoning requirements apply to many situations. See “zoning considerations” section above.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
 - a. Note that special zoning requirements apply to many situations. See “zoning considerations” section above.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation. Refer to RHZO 5-100 for required dimensional standards.
14. For multi-family residential:
 - a. Show total number of units, and the number of each type—one-bedroom, two-bedroom, and three or more bedrooms.
 - b. Show proposed density.

GENERAL DESIGN REQUIREMENTS

The RHZO has standards related to the design of parking areas, landscaping, fencing, and other topics that will significantly shape the layout of the site plan. Please identify the information below on the site plan and review the corresponding ordinance sections for additional information.

OFF STREET PARKING AND LOADING AREAS (RHZO 6-100)

Important information about parking requirements:

1. **Surfacing:** All parking areas must be paved (i.e. asphalt, concrete, etc.), unless an alternative parking plan is approved by the Planning & Development Director under 6-100 (J). Gravel parking areas are not permitted.
2. **Depth:**
 - a. Parking between the building and any adjacent street it fronts is limited to 60 feet in depth (2 bays and a drive aisle) in the OI, LC, CC, and GC zoning districts.
 - b. No parking may be located between the building and the street it fronts in the MUC, NC, and NO zoning districts, except up to 60 feet of depth may be located between a building and the street it fronts in the NC zoning district if the building includes two or more stories.
 - c. For Large Retail uses (more than 20,000 square feet), see the “architectural design standards” section for that particular type of use regarding parking depth requirements.
 - d. For multi-family uses, no parking shall be located between a building and the street it fronts. Additionally, parking located to the side of a structure shall not occupy more than 25% of the parcel’s street frontage. RHZO 6-800 (B)(3).

3. Maximum amount: Maximum parking for commercial uses (except business office) is limited to 125% of required minimum.
4. Distance from buildings: Parking areas and associated driveways shall be separated at least 10 feet from buildings (or 12.5 feet if a curb is used in lieu of a wheel stop) in order to allow room for sidewalks and landscaping between the building and the parking area.

Show the following on plans.

1. Number of spaces: Show number of parking spaces proposed and number required by RHZO Tables 6-100(D)(2) or (3).
2. Dimensions of spaces: Provide typical parking stall and aisle width dimensional call outs for each parking section or bay. Refer to RHZO Table 6-100(H)(1) for parking stall dimensional requirements.
 - a. Identify pavement markings and dimensions handicap parking stalls, the number and size of which are governed by the International Building Code.
 - b. Identify pavement markings and dimensions for any proposed compact parking stalls, which are limited to certain areas and numbers—see RHZO 6-100 (D)(7)).
3. Driveways:
 - a. Provide dimensional call out for driveway entrance widths.
 - b. Provide sufficient stacking distance from parking areas to the public ROW or shared drives. Refer to RHZO Table 6-100(F)(2) for specific stacking lane dimensions.
 - c. Identify cross-access drive or future stub connecting abutting sites. Drive must be a minimum of 22 feet in width and 100 feet from an intersection or driveway entrance. RHZO 6-100 (D)(11).
4. Pedestrian walkways are required. Identify location of pedestrian walkways (minimum 5-foot width) between each public sidewalk and the primary building entrance. Note materials to be used; walkways must be comprised of pavers, stamped/scored asphalt, concrete, and other contrasting architectural grade materials—striped asphalt is not permitted. See RHZO 6-100 (I).
5. Pedestrian plazas are required. For more information, see “architectural design standards” section below based on the particular type of use.
6. Loading zones are required. Identify location and size. See RHZO 6-100 (K) for size and number requirements.
7. Special situations:
 - a. For parking lots with drive-through uses, provide sufficient stacking meeting RHZO Table 6-100(F)(1) standards.
 - b. For parking lots with 50 or more stalls, provide bicycle racks meeting RHZO 6-100(I)(2) standards.
 - c. For parking lots with more than 500 stalls, provide a Primary Drive Aisle meeting RHZO 6-100(H)(4) standards.
 - d. For parking lots in Old Town, the required number of spaces is 80% of the minimum number that otherwise would be required.

LANDSCAPING (RHZO 6-300)

1. Depict the required land use buffers along all four sides of site using RHZO Tables 6-300(D)(2)(a) and (b), and 6-300(D)(3). Indicate on site plan if existing vegetation is to be used to meet a specific buffer requirement.
2. Depict parking lot landscaping (islands, perimeter hedges, etc.) using RHZO 6-300(E). Landscape islands are required at ends of parking rows and internally with every 15 stalls. Larger parking areas require divider islands running perpendicular to the end of parking spaces.
3. Depict minimum 5-foot wide building foundation planting area using RHZO 6-300 (F).
4. Depict streetscape landscaping and internal property boundary landscaping width outlines or general depictions if not already met by land use buffer or parking area landscaping using RHZO 6-300(G) and (H).
5. Depict service area screening and dumpster enclosure fencing/wall using RHZO 6-300(F)(2). Dumpster enclosures must be constructed using architectural materials from primary building unless located in areas not visible from offsite.
6. Submittal of fully designed landscape plan prepared by a qualified landscape professional may be deferred until Civil Plan submittal. It is helpful to coordinate the landscaping plan with the lighting plan for the project to ensure no conflicts exist between the two.

FENCING (RHZO 6-400)

The RHZO has standards related to the location, type, height, and material of fencing.

1. Identify the location, type, and height of all proposed fencing. Refer to RHZO 6-400(C) for fence location and height standards.
 - a. Location:
 - i. Fences must remain clear of all sight distance and triangle areas.
 - ii. Fencing must be located on the inside edge of any required perimeter buffer or landscape areas.
 - b. Materials:
 - i. Chain link fencing is not permitted within the front yard of any zoning district except industrial zones. Where allowed, it must be vinyl-coated black, brown, or green with matching vinyl or powder-coated poles.
 - ii. Barbed wire and electric fencing is prohibited except in rare circumstances where the use has specialized security concerns. See RHZO 6-400(D).
2. Additional requirements:
 - a. The finished side of all fencing (i.e., the side without structural support members) must face outward to adjacent properties or roadways.
 - b. Most stormwater detention ponds are required to have safety fencing sized at a minimum height of 4 feet.
 - c. Fences along the right-of-way must include breaks in the wall plane at least every 200 feet and must be landscaped. See RHZO 6-400(H)(5) for specific landscaping requirements.
 - d. A separate fence permit is required unless the fence detail and location are approved as part of the Civil Construction Plans or Building Permits.

ARCHITECTURAL DESIGN REQUIREMENTS ADDENDUM—FOR INFORMATION ONLY

The City of Rock Hill architectural design standards create help create attractive and lasting buildings. These standards specifically address elements such as the location of buildings, materials used, the amount of glass used, roof design, building entry design, etc. These are often reviewed at the time of building plan submittal instead of at the submittal of the major site plan, but this information is provided here as a way to introduce the requirements to the design team.

COMMERCIAL AND INSTITUTIONAL BUILDINGS (RHZO 6-800(C))

These apply to all commercial and institutional development except:

- Uses in Old Town would follow the *Infill Design and Development Standards* section below; and
 - Retail uses larger than 20,000 square feet would follow the *Large Retail Design Standards* section below.
1. Fronting the street: Buildings must have the primary façade face the street, unless the use is an educational facility, health care facility, religious institution, or government facility. Additionally, in pedestrian-oriented areas, an operable primary building entrance must face the street.
 2. Wall offsets: Front facades of 60 feet or more in width must incorporate wall offsets of at least 1 foot in depth and 10 feet in width every 40 feet. Refer to RHZO 6-800(C)(3) for alternatives and additional information.
 - a. Side Facades facing residentially zoned or used land must also meet these façade massing standards. RHZO 6-800(C)(6).
 3. Glazing: Primary facades (ground floor only) must be glazed using the minimum percentages in RHZO Table 6-800(C)(4)(b). The glazing area is a percentage of the total primary façade area as measured from the ground to the underside of the roof. Buildings located on a corner lot must continue the glazing along the street side for a minimum distance equal to 10% of the buildings front elevation.
 4. Prominent entrance: Building entrances must feature the minimum number of Prominent Entry features in RHZO 6-800(C)(5).
 5. Height: Buildings located within 100 feet of land zoned or used for single-family detached residential are limited to a height of two stories or 30 feet.
 6. Materials:
 - a. Corrugated metal siding and exposed smooth-finished concrete block are prohibited materials visible from public streets, public areas of adjacent sites, vacant lands zoned for single-family residential, and land containing single-family detached or attached dwellings.
 - b. Architectural grade metal siding may be approved by the Planning and Development Director as part of an overall building design.
 - c. Vinyl siding is permitted on a limited basis, as described in RHZO 6-800(C)(8)(b).

7. **Colors:** Primary building colors shall be low-reflective, subtle, natural, and/or earth tone colors. High-intensity, bright colors, metallic colors, and black or florescent colors are prohibited except for building trim constituting no more than 10% of the façade. RHZO 6-800(C)(8)(c).
8. **Roofs:**
 - a. Flat roofs shall be screened on all sides by a roof parapet and three-dimensional cornice treatment.
 - b. Pitched roofs shall have a minimum pitch of 4:12.
 - c. Roof-top equipment shall be located to the rear or screened with a parapet or screen wall that has a three-dimensional cornice treatment.
9. **Pedestrian plazas** featuring landscaping, seating areas, and other amenities are required at each building entrance. Refer to RHZO 6-800(C)(11)(d) for the minimum size of each plaza.

INDUSTRIAL BUILDINGS (6-800(D))

These apply to all industrial development except:

- Uses in Old Town would follow the *Infill Design and Development Standards* section below.
1. **Fronting the street:** When buildings are accessed or addressed from collector or arterial roads, and are located within 100 feet of the road, the front façade must front the street. See RHZO 6-800(D)(2).
 2. **Façade design:** Front facades and facades visible from public roads or public areas of adjoining sites must incorporate certain architectural details, such as wall offsets, changes in building materials, or vertical elements, as explained in RHZO 6-800(D)(3).
 3. **Prominent entrance:** Building entrances shall feature the minimum number of prominent entry features specified in RHZO 6-800(D)(3)(b).
 4. **Glazing:** Primary facades (ground floor only) of office areas or employee support areas (not warehouse or manufacturing areas) must be glazed with a minimum of 20% of the total façade area. The glazing area is a percentage of the total primary façade area as measured from the ground to the underside of the roof. RHZO 6-800(D)(4).
 5. **Materials:** (See RHZO 6-800(D)(5))
 - a. Corrugated metal siding and exposed smooth-finished concrete block are prohibited materials from public streets, public areas of adjacent sites, vacant lands zoned for single-family residential, and land containing single-family detached or attached dwellings. Corrugated metal may be approved on a building side or rear along walls planned for a future expansion.
 - b. Architectural grade metal siding may be approved as part of an overall design.
 - c. Vinyl siding is restricted to accessory office structures, and is limited in area.
 6. **Roofs:** (See RHZO 6-800(D)(6))
 - a. Flat roofs shall be screened from view of public roads and public areas on adjacent sites by a roof parapet. A three-dimensional cornice is required on any projecting office wing of an industrial building.
 - b. Pitched roofs shall have a minimum pitch of 4:12.
 - c. Roof-top equipment shall be located to the rear or screened with a parapet or screen wall or self-screening units.
 7. **Pedestrian zone:** A pedestrian zone including sidewalks, landscape planters, and amenities such as benches, fountains, or public art must be provided at the primary entrance. See RHZO 6-800(D)(7)(c) for requirements.

LARGE RETAIL DESIGN STANDARDS (RHZO 6-800(E))

These apply to retail sales and services uses that are more than 20,000 square feet, and to multi-tenant buildings that include a single tenant space that is 20,000 square feet or larger.

1. **Glazing:** Primary facades (ground floor only) must be glazed with a minimum of 20% of the total façade area when it faces vacant land that is residentially zoned or contains existing residential uses, and with a minimum of 30% of the total façade area when it faces a public street. The glazing area is a percentage of the total primary façade area as measured from the ground to the underside of the roof. See RHZO 6-800(E)(2)(b) for more information.
2. **Wall off-sets:** Front facades of 60 feet or more in width must incorporate wall offsets of at least 2 feet in depth and 20 feet in width every 40 feet. Refer to RHZO 6-800(E)(2)(b) for alternatives and additional information.
3. **Colors:** Primary building colors shall be low-reflective, subtle, natural, and/or earth tone colors. High-intensity, bright colors, metallic colors, and black or florescent colors are prohibited except for building trim. RHZO 6-800(E)(2)(b).
4. **Materials:**

- a. Corrugated metal siding and exposed smooth-finished concrete block are prohibited.
 - b. Architectural grade metal siding may be approved as part of an overall design.
 - c. Synthetic stucco (EFIS) is prohibited within 2 feet of the grade level and within 2 feet of any exterior door jamb.
 - d. Vinyl siding is prohibited.
5. Roofs:
- a. Flat roofs shall be screened by a roof parapet and a three-dimensional cornice.
 - b. Pitched roofs shall have a minimum pitch of 4:12.
 - c. Roof-top equipment shall be located to the rear or screened with a parapet wall that has a three-dimensional cornice treatment.
6. Customer entrances: (See 6-800(E)(5))
- a. Each side of a building facing and within 50 feet of a public street must have at least one customer entrance. However, no Large Retail Establishment will be required to provide entrances on more than two sides of the structure that face public streets.
 - b. Entrance design must have a certain number of design features.
7. Parking depth: (See 6-800(E)(6))
- a. The amount of parking between a street and the building is limited according to the following:
 - i. Uses up to 50,000 square feet: No more than 60 feet of parking depth
 - ii. Uses between 50,000 and 100,000 square feet: No more than 150 feet of parking depth
 - iii. Uses over 100,000 square feet: No more than 220 feet of parking depth
8. Pedestrian plazas: A pedestrian zone including sidewalks, landscaping, and amenities such as benches, fountains, or public art must be provided along the entrance side of every retail building in scale with the size of the building. While the width may vary, it must average 50% of the façade height, with a minimum requirement of 10 feet and a maximum requirement of 25 feet. See 6-800(E)(7).

INFILL DESIGN STANDARDS (RHZO 6-800(F))

These apply to development in Old Town, except:

- Multi-family uses in Old Town follow the Design Standards for Multi-Family below.
1. Orientation: The long axis of new buildings must be consistent in orientation with the majority of other buildings on the same block face, or in the case of corner lots, with the majority of other buildings addressed off the same street. RHZO 6-800(F)(3)(a).
 2. Entrances: An operable building entrance must face the street. RHZO 6-800 (F)(3)(b).
 3. Setbacks: Front and side yard setbacks must be within 25% of the average of the existing setbacks found along the same block face. RHZO 6-800(F)(3)(c).
 4. Scale is determined by the surrounding buildings. See RHZO 6-800(F)(3)(d) for more information.
 5. Parking:
 - a. Parking and loading areas cannot be located between the building and the street it fronts except under rare conditions specified under RHZO 6-800(F)(3)(e).
 - b. Parking and loading areas should be located as far as possible away from existing single-family detached uses or vacant land that is zoned for single-family detached uses.
 6. Roofs: (RHZO 6-800(F)(3)(f))
 - a. Roof design must be compatible with the roof form of existing structures of the same type use on the same block face.
 - b. Roof-top equipment must be located to the rear of the structure or screened to the maximum extent practicable.
 7. Building materials are dictated by the predominant façade materials along the block face. Where no predominant material is present on 70% or more of the cumulative façade area, any material that is used on the block face may be used, except corrugated metal and smooth-face block are prohibited along any wall facing a street. See RHZO 6-800(F)(3)(g).
 8. Street trees must be provided. RHZO 6-800(F)(3)(h). Where the block face includes street trees, new development must continue the existing conditions in terms of species, configuration, and average spacing. Where the block face does not include street trees, new trees must be provided in accordance with the regular requirements of Section 6-800 (A)(2)(g).
 9. Street lighting: The existing street lighting conditions (fixture types, pole types, height, lamp type, etc.) along the block face must be continued. RHZO 6-800(F)(3)(i).

10. Front facades: The front façade width must not exceed 130% or be less than 50% of the average width of existing non-residential structures on the same block face. In cases where no such buildings exist on the block face, the maximum front façade width shall not exceed 150 linear feet in length. Wall offsets are required on front facades when facades exceed average width of the front facades on the block face, and on side facades that front existing single-family dwellings or land zoned for single-family use. See RHZO 6-800(F)(5) (a).
11. Windows and doors:
 - a. Heavily tinted or mirrored glass is prohibited on any façade facing a public street, vacant land zoned for single-family detached use, or existing single-family detached dwellings.
 - b. For all facades facing a public street, the ratio of window and door glazing to solid wall area cannot deviate by more than 30% from the average ratio for non-residential buildings on the same block face.

DESIGN STANDARDS FOR MULTI-FAMILY

The design standards for multi-family uses are found in both the Zoning Ordinance at 6-800(B)(3) and a separate design standards manual, which is available here: <http://www.cityofrockhill.com/Home/ShowDocument?id=9198>.

1. Orientation of buildings: The primary entrance must face the street, and at least 10% of the units must front onto open space. RHZO 6-800(3)(a).
2. Building size: Maximum of 15,000 square feet per building, or 25,000 square feet if at least 25% of the ground floor is reserved for commercial uses. RHZO 6-800(3)(b).
3. Building massing and consistency of façade design: Must include a distinct base, middle, and top. All sides must be treated the same in terms of design, materials, and colors, unless a side exclusively faces a service area or alley, or is not visible to the public. RHZO 6-800(3)(c) and (e).
4. Design of facades: Facades must have wall offsets every 30 feet and must contain several different design features. See RHZO 6-800(3)(d) for more information.
5. Design of building entries: Entries must contain significant architectural features. Breezeways are prohibited. All units should be either accessed directly from the exterior or through enclosed, shared access points that are monitored by a security system or on-site management/security and are accessed by a keypad, card access, or similar secured system. RHZO 6-800(3)(f).
6. Building foundations: For setbacks of 10 feet or more, the finished floor elevation of the front façade must be a minimum of 18 inches above grade. For setbacks of less than 10 feet, the finished floor elevation of the front façade must be a minimum of 24 inches above grade. RHZO 6-800(3)(g).
7. Garages and carports: Must be located to the side or rear of buildings. Garage doors cannot front a street. The exterior materials, design features, and roof form of garages and car ports must be compatible with the building it serves. Garage doors facing a street (other than an alley) must be recessed and contain detailing elements. RHZO 6-800(3)(h).
8. Parking: No parking lots can be located between the structure and the street it fronts. Parking located beside a building must not occupy more than 25% of the parcel's street frontage. RHZO 6-800(3)(i).
9. Building materials: Buildings must have a minimum of 50% brick, stone, or stucco on facades facing a public street or open space, and 30% on facades that front service areas, alleys, or are otherwise not visible to the public. Synthetic stucco (EFIS) may only be used above the first level. Vinyl siding, plywood, and exposed smooth-finished concrete block are prohibited. RHZO 6-800(3)(j).
10. Windows, doors, balconies, patios and porches: Windows and doors should be recessed within the façade or have dimensional surrounds or trim at least 4 inches wide. False balconies should not be used unless the depth is at least 12 inches from the façade. RHZO 6-800(3)(k).
11. Roof-top equipment: Roof-top equipment must be located on the rear or configured to have as minimal impact from the street as possible. Where wall-mounted equipment is visible from the street or any public area, it should be of a similar color to the façade and be integrated into the overall design. RHZO 6-800(3)(l).
12. Accessory site buildings such as service and delivery area, outdoor storage, trash storage, mail buildings, and other site amenities should be subordinate in size and consistent with the overall building material, architectural style, and character of development. RHZO 6-800(3)(m).
13. Open space must be functional, promoting outdoor recreation, scenic amenity, or shared exterior space for people to gather. RHZO 6-800(3)(n).
14. Pedestrian walkways must connect parking area with primary building entrances and the public sidewalk system. See RHZO 6-800(3)(o) for more information.