

STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

**ORDINANCE 25 – 03**

**AN ORDINANCE TO AMEND THE IRMO MUNICIPAL ORDINANCE, CHAPTER 22 - OFFENSES AND MISCELLANEOUS PROVISIONS; AS WELL AS APPENDIX A OF THE IRMO MUNICIPAL ORDINANCE; ZONING AND LAND DEVELOPMENT REGULATION, ARTICLE 2 - CONDITIONAL USES FOR ACCESSORY APARTMENTS, ARTICLE 3 - SETBACKS ON CORNER LOTS AND ARCHITECTURAL STANDARDS, ARTICLE 5 - PROHIBITED SIGNS AND SIGN REGULATIONS BY TYPE, AND ARTICLE 13 - DEFINITIONS**

**WHEREAS**, the Town of Irmo desires to strengthen its Municipal Ordinance and its Code of Zoning and Land Development Regulations, amending said Code to address noted errors, omissions, vague language, and add appropriate standards; and

**WHEREAS**, the following text amendment to the Irmo Municipal Ordinance and Code of Zoning and Land Development Regulations has been proposed through collaboration with the Planning Commission; and

**WHEREAS**, the Planning Commission, at their March 10, 2025, meeting, voted to recommend approval of this amendment, as attached; and

**WHEREAS**, Council wishes to amend the Code of Municipal Ordinance as attached;

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 15<sup>th</sup> day of April, 2025, that the Town of Irmo Code of Municipal Ordinance is hereby amended.

**PASSED AND ADOPTED this 15<sup>th</sup> day of April, 2025.**

  
William O. Danielson, *Mayor*

ATTEST:

  
Lisa Hancock, *Municipal Clerk*

1<sup>st</sup> Reading: March 18, 2025

2<sup>nd</sup> Reading: April 15, 2025

Public Hearing: April 15, 2025

## ORDINANCE 25 – 03

### Changes to the Municipal Code of Ordinance

#### Sec. 22-108.-Noise

*Add new subsection (c)*

- c) Noise created in conjunction with a valid building permit shall not be governed by this ordinance if generated during acceptable construction hours. During the hours of 7 a.m. to 7 p.m., Monday - Friday; and 8 a.m. to 5:00 p.m., Saturday. Any construction work generating noise perceptible from an adjacent lot performed outside of these hours under a building permit will be subject to this noise ordinance unless expressly permitted by the Zoning Administrator.

### Changes to Appendix A of the Municipal Code of Ordinance

#### Section 2-3 Conditional Uses and Special Exceptions

##### 2-3.6 Conditional Uses for Accessory Apartments

*Remove current Condition H*

~~H. Neither the primary residence nor the accessory apartment shall be a manufactured home or mobile home.~~

*Replace with the following:*

H. Neither the primary residence nor the accessory apartment shall be a mobile home. The accessory apartment may be prefabricated but must meet all applicable building codes.

#### Section 3-4 Yard and set-back modifications.

##### 3-4.1. Setbacks on corner lots.

*Remove current 3-4.1 text*

~~Where a side yard abuts a street, the minimum side yard requirements along the street shall be not less than the minimum front yard setback prescribed by Table 2 for the district in which the lot is located.~~

*Replace with the following:*

For lots located on a street corner, all property lines abutting a street shall be considered a front yard. The side and rear yard shall be determined by the Zoning Administrator in consultation with the property owner.

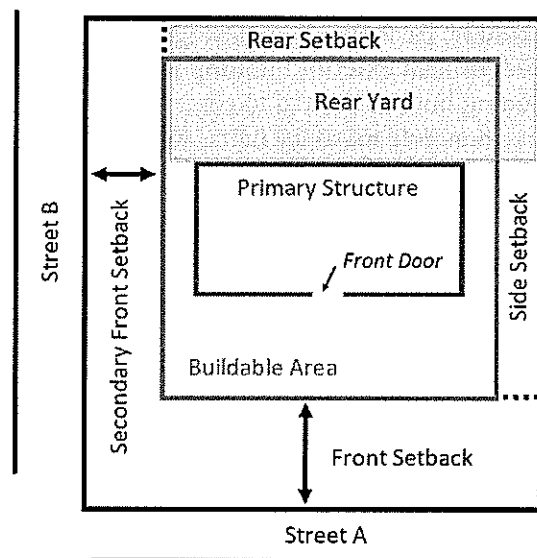
## ORDINANCE 25 – 03

Accessory structures permitted only in the rear yard must be placed behind the rear building line and outside of the front setback. Automobiles, boats, trailers, campers, and other vehicles not parked in an approved space in the front or side yard must be parked in the rear yard outside of the front setback.

Fences taller than 4' are permitted in the rear yard and side yard. Any fence in the front setback may be no taller than 4'.

On residential lots, the yard in front of the front door is considered the primary front yard and has a front setback as shown in Table 2. The front yard not in front of the front door is considered the secondary front yard and has a setback equal to one half the front yard setback as shown in Table 2. Where the primary structure sits diagonally on the lot, both front yards will be considered primary and will have the front setback described in Table 2.

On non-residential lots, all front yard setbacks are equal to the setback laid out in Table 2.



### Section 3-12 Architectural Standards

*Add new Section 3-12*

#### Purpose

The Town of Irmo seeks to promote architectural design which is harmonious with adjacent structures and sensitive to the natural environment. No single architectural style will be mandated within Irmo. However, the reliance on or use of a standardized “corporate or franchise” style is strongly discouraged, unless it can be shown to the Town administrations’ satisfaction that such

## ORDINANCE 25 – 03

style meets the objectives noted below. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box, and service stores are discouraged and, if utilized, will be recommended to be modified to be compatible with the Town's design objectives.

The primary purpose of this policy statement is to achieve the following goals: enhance and protect the Irmo quality of life and community image through agreed upon architectural design objectives and protect and promote long-term economic vitality through architectural design objectives which encourage high quality development, while discouraging less attractive and less enduring alternatives.

### Design Objectives

The following architectural design objectives are intended to apply to all nonresidential, attached and multi-family residential development within the Town. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance.

Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. Metal exteriors are not permitted unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning Administrator. Metal warehouse-type architecture shall not be permitted except in the Light Manufacturing Zone. External Insulation Finished Systems (E.I.F.S.) material shall be utilized only on the building trim and accent areas.

Building colors should accent, blend with, or complement surroundings. Façade colors are recommended to be earth tone colors which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the surface of said product. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged. Primary colors are requested to be reserved for trim and accent areas.

Exposed neon tubing, LEDs, marquee lights or other bright lighting used for the purpose of attracting attention is not an acceptable feature on buildings or windows facing the exterior. This does not prevent the use of lighting as an accent (such as goose neck lamps with white lights lighting the roofline) or the use of interior-lit signage. Pitched roof designs are highly recommended for lowrise retail, office, and multi-family residential buildings utilizing architectural asphalt shingles or standing-seam metal panels. Flat roofs are not encouraged.

In the case of strip malls, big box stores, and shopping centers; such buildings shall provide elevations which reflect this objective through variations in facade setback and parapet wall presentations. Roof colors are requested to be muted and compatible with the dominant building color; long blank walls on retail buildings are to be avoided through the use of foundation landscaping, architectural details and features, or murals.

## ORDINANCE 25 – 03

Large scale retail buildings are encouraged to have height variations to reduce scale and give the appearance of distinct elements; and lastly, roof top mechanical installations shall be appropriately screened so as to block the view from adjacent public and private streets and properties. Such screening shall match or compliment the overall theme of the building.

### Signs

Signs provide important functions of both advertising and navigation by motorists and pedestrians. However, signs often dominate a site and can be counterproductive to the primary function of directing patrons. Through careful and well-planned site design, signs should be designed with the following elements in mind:

1. Compatible with their surroundings in terms of size, shape, color, texture, and lighting and not promote visual competition with other signs along the corridor.
2. Architecturally integrated with the site's primary building(s).
3. Located such that they do not restrict sight distances of pedestrians or motorists, especially at driveways and intersections.
4. Limit the number necessary to direct patrons throughout the site. Discourage the use of pole, pylon, and temporary signs.
5. Limited to necessary information, regardless of the size permitted by the sign ordinance. Repetitive information shall not be permitted, such as dual signs on corner building when one sign is highly visible from the intersection.

It shall be the duty of Zoning Administrator, Building Official, and Town Administrator to determine whether any specific request shall be considered in accordance with the Architectural Standards.

Any party who disagrees with the decision regarding the Architectural Standards may appeal the decision to the Board of Zoning Appeals.

### **Section 5-3 Sign Regulations by Type**

#### *Add new Subsection B. Construction Signs*

##### **B. Construction Signs**

1. Definition: Any temporary sign located at a construction site, generally to inform the public of the construction company, finance source, etc.
2. Permitted Zones: All Zones
3. Requirements:
  - a. Height: Eight (8) feet
  - b. Area: In the RS, RG, CO, CN districts: Twenty (20) square feet per exposed side; forty (40) square feet aggregate. In the CN and LM Districts, forty (40) square feet per exposed side, eighty (80) square feet aggregate.
  - c. Location: At least ten (10) feet from any street right-of-way.
  - d. One sign per street frontage

## ORDINANCE 25 – 03

- e. At least 50% of the surface area shall directly reference the specific project under construction, including the name of the development, any specific business(es), and a picture or rendering of the project. An expected completion date is encouraged.

### Section 5-4 Prohibited Signs

*Add new Subsection 2 under 5-4.B. Nonconforming Signs, and renumber all other subsections*

2. Large format outdoor advertising, commonly known as billboards, may be repaired or upgraded from standard, poster-style billboards, to digital billboards even if such repair or upgrade is worth more than 50% of the existing billboard. A billboard may be fully removed during the repair/upgrade process. Construction of the replacement billboard must commence within six months of removal. If construction of the replacement billboard does not commence within six months of removal, the replacement will be prohibited. Repaired, replaced, or upgraded billboards shall not be taller or larger in area than the existing billboard.

Should the owner of the billboard seek a larger or taller billboard, Town Administration may enter into a negotiation to remove existing billboards from Town in exchange for larger and taller billboards elsewhere in Town. The primary goal of this ordinance is to move billboards to the I-26 corridor and out of the lower density portions of Town, although that need not be the only consideration of Town Administration.

### Section 13-1 General Definition Rules

*Add new bullet point below the bullet point for Planning Official in order to define Zoning Administrator*

- The term *Zoning Administrator* officially refers to the Town Administrator, who has been designated the Zoning Administrator in the Town Administrator job description. However, for the purposes of Town of Irmo Code of Ordinance and this appendix, the term Zoning Administrator is interchangeable with the term Planning Official and is defined as the Town Administrator or other town employee, consultant, or contractor designated by the Town Administrator assigned duties in the administration of this appendix.