
Section 5-13. Ladson Road overlay district:

- (a) *Boundaries.* The Ladson Road Overlay District boundaries shall be the Dorchester County line, Ashley Phosphate Road from the county line east to I-26, I-26 from Ashley Phosphate Road to Ancrum Road to include those properties abutting Ancrum Road, Ancrum Road to Ladson Road to include those properties abutting Ladson Road, Ladson Road to the Dorchester County line.
- (b) *Required buffers.*
1. Ladson Road.
 - A. *Commercial front buffers.* The front buffer for commercial and office establishments shall be fifteen (15) feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:
 - Three (3) canopy trees two and one-half (2½) inches caliper minimum
 - Three (3) understory trees six (6)—eight (8) feet height minimum
 - Twenty-five (25) shrubs, three (3) gallon minimum
 - B. *Commercial side and rear buffers.* Side and rear buffers shall be provided per City of North Charleston standards, including section 6-12 of the Ordinance.
 - C. *All buffer areas.* All buffer areas must accommodate required plant material within the buffer. Drainage swales and storm water detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner. Storm water detention ponds may not occupy more than twenty-five (25) per cent of the buffer area. Driveways may pass through a buffer to gain access to parking. Structures other than permitted freestanding signs may not be placed within the buffer.
 - D. *Required screening:*
 - i. Loading zones: Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
 - ii. Reserved.
- (c) *Reserved.*
- (d) *Signs:* In addition to the city's normal sign code, the following special regulations shall apply:
- (1) Freestanding signs: Must be "monument" or "pedestal" in design, not to exceed fifty (50) square feet per sign face and ten (10) feet in height of the sign structure. One (1) sign per major road frontage.
 - (i) Shopping center freestanding signs: A shopping center may erect one (1) "monument" or "pedestal" freestanding sign per street frontage, up to a maximum of two (2) signs per center. One (1) square foot of freestanding signage will be permitted per each linear foot of shopping center building frontage, up to a maximum of one hundred fifty (150) square feet per sign.
 - (ii) Illumination of freestanding signs: Internal illumination will be permitted in areas of fifteen-foot buffers. In areas of fifty-foot buffers, no internal illumination will be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs will be permitted.

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- (2) Wall signs and window signs (commercial): One (1) square foot of wall and window signage combined will be permitted per each linear foot of building frontage, up to and not exceeding fifteen (15) per cent of the area of the building façade on which the signs are to be displayed.
 - (3) Prohibited signs: Off-premises signs, portable signs, and temporary signs shall be prohibited within the corridor.
 - (e) *Building material*: No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way.
 - (f) *Utilities and lighting*:
 - (1) Utility lines. All utility lines such as electric, telephone, CATV, or other similar lines serving new sites as developed after adoption of this section as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with sufficient vegetation so as to completely obscure it from view. All utility pad features and meters should be shown on the site plan.
 - (2) Reserved.
 - (g) *Reserved*.
 - (h) *Variance and appeals*. Variances and appeals shall be handled through the board of zoning appeals as provided within Chapter 7 of the Zoning Ordinance of the City of North Charleston.
 - (i) *Severability*. If any subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

(Ord. No. 2002-56, 8-22-02; Ord. No. 2006-45, 7-25-06; Ord. No. 2006-46, 7-25-06; Ord. No. 2006-47, 7-25-06; Ord. No. 2007-81, 11-29-07; Ord. No. 2012-011, 4-26-2012; Ord. No. 2012-047, 10-25-2012; Ord. No. 2019-034, 6-27-2019; Ord. No. 2021-041, Exh. A, 5-27-2021)