

Development Standards

Sign Permit

Information Packet

&

Application



The purpose of this division it to protect public safety, promote public welfare and to ensure the maintenance of an attractive community environment, while attempting to meet the needs of sign users for adequate identification, communication and advertising.

Anderson County Code of Ordinances Chapter 24, Article II, Division 8- **Sign Regulations**

Sec. 24-241. - Purpose.

The purpose of this division is to protect public safety, promote public welfare and to ensure the maintenance of an attractive community environment, while attempting to meet the needs of sign users for adequate identification, communication and advertising.

(Code 2000, § 38-251; Ord. No. 03-007, § 1, 4-15-2003)

Sec. 24-242. - Applicability and conformance.

- (a) This division regulates the number, size, placement and physical characteristics of signs, exempts certain signs, prohibits certain signs, and requires permits for certain signs.
- (b) From and after the adoption of the ordinance from which this division is derived, or the adoption of any amendment thereto, no sign permit shall be issued unless the proposed sign conforms with the requirements of this division.

(Code 2000, § 38-252; Ord. No 03-007, § 1, 4-15-2003)

Sec. 24-243. - Exempt signs.

The following signs are exempt from the provisions of this division, and require no permit:

- (1) Traffic, directional, warning or informational signs authorized by any public agency.
- (2) Official notices issued by any court, public agency or public officer.
- (3) Campaign or political signs erected, displayed or placed on private property. In accordance with state law, no campaign or political sign may be erected, displayed or placed with 200 feet of any polling place.
- (4) Real estate signs erected, displayed or placed on private property outside of any defined public right-of-way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined, relating to the sale or lease of real property and/or improvements thereon, provided the signs do not exceed a total signage area of six square feet for residential property and 32 square feet for commercial, agricultural and industrial properties (for definition of the term "total signage are" see section 24-247).
- (5) Open house, garage sale and yard sale signs erected, displayed or placed on private property outside of any defined public right-of-way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined. Said signs must note the address of the property where the event is taking place and must be removed within five days following the date of the event.

- (6) Institutional signs erected, displayed or placed on private property outside of any defined public right-of-way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined, not to exceed 20 square feet in total signage area, for any public, charitable, educational, hospital (including urgent care and outpatient ambulatory care facilities) or religious institution.
- (7) Building nameplates with related inscription.
- (8) Flags and flagpoles erected, displayed or placed on private property outside of any defined public right-of-way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway, measured from the base of the flagpole, where the right-of-way is undefined and erected, placed or displayed for any use other than business advertisement or identification.
- (9) Window Signage
- (10) On-site directional signs erected, displayed or placed on private property outside of any defined public right-of-way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined, where each sign does not exceed nine square feet in total signage area.
- (11) One-time auction signs erected, displayed or placed on private property outside of any defined public right-of-way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined. Said signs may not be placed, erected or displayed more than 60 days prior to the auction and shall be removed within ten days following the auction. Auction signs may not exceed a total signage area of six square feet for residential properties with a total area of five acres, commercial properties, agricultural properties, and industrial properties.
- (12) Signs carved or built into a structure with materials which are an integral part of the building and approved by the building and codes department.
- (13) Temporary construction projects signs erected, displayed or placed on private property no closer than five feet from any defined right-of-way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined, with a maximum of 64 square feet in total signage area for residential projects and 150 square feet in total signage area for commercial, agricultural and industrial projects. These signs shall not be erected, placed or displayed more than 30 days prior to start of construction and shall be removed within 30 days after completion of construction.
- (14) Temporary mobile or portable signs providing notice of events of widespread community interest and providing a public health benefit erected, placed or displayed not more than two weeks prior to the event and removed within two weeks after the event.
- (15) One on-premises temporary mobile or portable sign per business used to advertise a business, a business event or business's products which is attached to a vehicle, trailed, movable structure, or attached to a sign structure which is not securely anchored into the ground, or which may be transported or is designed to be transported; provided, however, that no portion of any such sign shall be placed or displayed within five feet of any defined right-of-way or property line, nor within 15 feet from the edge of any paved or unpaved

roadway where the right-of-way is undefined. If a sidewalk is present, the temporary mobile or portable sign must be not less than five feet from any edge of the sidewalk.

- (16) Other on-premises temporary signs providing advertising of the products or services offered by the business; provided, however, that the aggregate total signage area of said signs shall not exceed 20 percent of the square footage of the business's building frontage area. Any temporary signage area exceeding the 20 percent square footage maximum is subject to the permitting requirements of section 24-245(5).

(Code 2000, § 38-253; Ord. No. 03-007, § 1, 4-15-2003)

Sec. 24-244. - Prohibited signs.

The following signs are prohibited:

- (1) Strobe lights and signs containing strobe lights or flashing lights which are visible beyond the property line.
- (2) Signs placed on or painted on a motor vehicle or trailer and parked with the primary purpose of providing a sign not otherwise allowed by this division, For purposes of this section, it shall be presumed that any motor vehicle or trailer validly licensed, tagged, and insured so that it can legally be public roadways or offered for sale, is not parked for the primary purpose of providing a sign not otherwise allowed by this division.
- (3) Rooftop signs, excluding flush pitched roof signs as defined in section 24-24
- (4) Any sign that encroaches upon any right-of-way for a street, road or highway other than those exempted in section 24-243 (1) and (2)
- (5) Signs painted on or attached to trees, rocks or other natural features, or telephone or utility poles, street signs, or poles for spotlights.
- (6) Abandoned signs as defined in section 24-24.

(Code 2000, § 38-254; Ord. No. 03-007, § 1, 4-15-2003)

Sec. 24-245. - Permitted signs.

The following signs, when properly permitted pursuant to the applicable permitting requirements of [section 24-55](#), and meeting the applicable development standards contained in [section 24-246](#), are allowed:

- (1) *Permanent freestanding business identification signs.*
 - a. *Allowable area.* Freestanding signs may contain 1½ square feet of total signage area per linear foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area.
 - b. *Number.* Only one freestanding sign is allowed for each developed site, lot or parcel on which a nonresidential use is constructed. Where a developed site, lot or parcel fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage; provided, however, one sign using up to the total signage area calculated for both street frontages may be erected, displayed or placed on a single street frontage if all other requirements of this division and applicable permitting requirements are met. Where two or more detached buildings occupy the same lot or parcel, each may have one

freestanding sign, provided the total combined signage area does not exceed the allowable limits specified by subsection (1)a of this section, based on linear street frontage of the site or parcel on which they are located. Where two or more attached businesses occupy the same site or parcel (i.e., a shopping center), only one freestanding sign for all the businesses located within the shopping center shall be permitted based upon the total public street frontage for the shopping center. Outparcels, defined as lots having street frontage created by a division of lots from a shopping center, shall be considered a part of the shopping center for the purpose of determining the size allowance for the sign for the shopping center. Each outparcel lot may have one freestanding sign per publicly dedicated street frontage not to exceed 25 feet in height and 1½ square feet of signage area per linear foot of public street frontage for the outparcel up to a maximum of 100 square feet in total signage area.

- c. *Location.* No portion of any freestanding sign shall be located closer than five feet from any defined right-of-way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined, or in any way impair the sight lines of drivers or pedestrians at driveway or street intersections.
- d. *Height.* No freestanding sign shall exceed 50 feet in height measured from the grade of the road at the point closest to the sign to the highest point of the sign, including structural components of the sign, except those signs located on public road frontage within 1,000 linear feet of an interstate highway interchange, measured from the outermost edge of the interstate on-ramp or off-ramp and proceeding along the edge of the intersecting roadway and interstate in each direction (see appendix H (section [24-257](#))), in which case said freestanding sign may be a maximum height of 100 feet measured from the grade of the road at the point closest to the sign to the highest point of the sign, including structural components of the sign.

(2) *Permanent business identification signs attached to buildings.*

a. *Allowable area.*

- 1. If there is no freestanding business identification sign on the developed site, lot or parcel, one permanent business identification sign may be attached to the building provided it contains not more than 1½ square feet of total signage area per linear foot of principal building frontage.
- 2. If there is a freestanding business identification sign on the developed lot, parcel or site, one permanent business identification sign containing not more than one square foot of total signage area per linear foot of principal building frontage may be placed, erected or displayed on said building.

b. *Types of signs.* Fascia, projecting, marquee, awning and flush pitched roof signs are allowed provided they meet all other requirements of this division and all permitting requirements.

c. *Number of signs.* Only one projecting sign as defined in [section 24-24](#) is allowed per building frontage, except for shopping centers, which may have one projecting sign for each business use, plus one aggregate freestanding business identification sign for the shopping center as prescribed in subsection (1)b of this section.

(4) *Off-premises changeable message signs.*

a. Changeable message signs shall not contain or display flashing, intermittent or moving lights.

b. All changeable message signs shall meet all provisions set forth in this article regarding billboards and will be considered a billboard.

- c. In addition to current billboard spacing requirement, no changeable message sign shall be permitted within 1,000 feet of existing changeable message sign on same road.
- d. Each message displayed shall remain fixed for at least six seconds.
- e. When a message is changed, it shall be accomplished within an interval of two seconds or less.
- f. Changeable message signs shall not be side by side or stacked.
- g. If an existing sign is to be revised to a changeable message sign, an application shall be submitted noting the sign is to become a changeable message signs and requesting approval for this change.
- h. Light produced by a digital billboard should not exceed 0.3 footcandles over ambient light levels.
- i. Automatic dimming capability. A digital billboard must be able to automatically adjust as ambient light levels change. An automatic light sensing device (such as photocell or similar technology) should be utilized for adjusting the digital billboard's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.

(5) *Off-premises business and directional signs.*

a. *Off premises directional signs.* The following requirements relate to all off-premises directional signs:

- 1. *Off-premises directional signs defined.* Any permanent sign, excluding billboards as defined above, the purpose of which is limited exclusively to the identification of a use or occupancy located elsewhere and which tells or shows the location, direction of or route to such use or occupancy.
- 2. *Location.* Off-premises business signs shall only be permitted in areas zoned R-A, R-M1, R-M2, R-M7, R-MA, R-MHP, O-D, C-1N, C-1R, C-1, C-2, C-3, S-1, I-1, and I-2, and unzoned areas, Off-premises business signs shall be located at least five feet from any defined right-of-way or property line, or at least 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined.
- 3. *Maximum allowable display area.* Maximum allowable sign face area shall be 32 square feet.

(6) *Temporary signs.* A temporary sign is any on-premises sign, not exempted in [section 24-243](#), that disseminates information about the business. No portion of any temporary sign shall be placed within five feet of any defined right-of-way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined. No temporary sign shall be permanently attached to the ground, a building, or any other permanent structure, and all temporary signs must be maintained in a presentable fashion acceptable to the development standards manager. Any temporary sign, not exempt from the permitting requirements, must be permitted in accordance with this article prior to being displayed, erected, placed or constructed. No developed lot, parcel or site shall have a non-exempt temporary sign permitted more than once in any six-month period and the permit must expire within 30 days of issuance. A security deposit shall be required for each permit for temporary signs. Such deposit shall be returned to the permit holder provided the sign has been removed after the expiration of the 30-day period or the deposit will be forfeited. The following temporary signs, when properly permitted, are allowed:

- a. Banners
 - 1. Allowed in commercial and industrial areas and zoning districts only, or as Otherwise provided in the zoning ordinance.
 - 2. One banner is allowed per street frontage for each developed lot, parcel or site. No banner is allowed per street frontage for each developed lot, parcel or site. No banner may have greater total signage area than the allowed permanent freestanding business identification sign for that developed lot, parcel or site or provided in subsection (1)a of this section.

3. In the case of long pennant type banners with multiple flags or banners attached to a banner string or rope, the total length of the pennant banner string or rope shall not exceed the total street frontage of the developed lot, parcel or site. For example, if a lot has 200 feet of frontage, then the pennant banner string shall not exceed 200 feet in length.
 4. The height of the pennant banner shall be no lower than eight feet and no higher than 14 feet measured from grade of the property line closest to the pennant banner and shall not exceed 20 feet in height at any point measured from grade of the property line closest to the pennant banner.
 5. No individual pennants and flags on any banner string shall be greater 18 inches in width and 24 inches in length at their widest and tallest points.
 6. Multiple strands are allowed, so long as the aggregate length of the banner strings is no greater than the allowed length and all other requirements of this section are met.
- b. Balloon or inflatable signs, subject to the following conditions:
1. Allowed in commercial and industrial areas and zoning districts only.
 2. Only one balloon or inflatable sign may be permitted for any developed lot, parcel or site.
 3. No balloon or inflatable sign may have greater total signage area than that allowed for a permanent freestanding business identification sign for that developed lot, parcel or site as provided in subsection (1)a of this section and may not be displayed above the height limitations of subsection (1)d of this section.

(Code 2000, § 38-255; Ord, No. 03-007, § 1, 4-15-2003; Ord, No. 2012-004, § 2(att.), 3-5-2012)

Sec. 24-246. - Development standards.

All signs allowed under this section division, including, but not limited to, billboards, must comply with the following development standards:

- (1) *Visual clearance.*
 - a. No sign may be located within a vision clearance area as defined in subsection (1)b of this section and no support structure for a sign may be located in a vision clearance area unless the diameter is 12 inches or less.
 - b. Location of vision clearance areas. Vision clearance areas are triangular shaped areas located at the intersection of any combination of streets, private roads, alleys or driveways (collectively referred to as the "roadways"). The sides of the vision clearance triangle extend 15 feet from the intersecting point of the roadways in both directions along the edge of each roadway. The vertical dimensions of the vision clearance area commences 42 inches above the grade of the roadway at any point along the edge of the vision clearance area to ten feet above said grade (see appendix I (section [24-258](#))).
- (2) *Vehicle area clearances.* When any sign or billboard extends over vehicle travel areas, including driveways, alleys, parking lots and loading and maneuvering areas, the bottom of the sign structure shall be at least 14 feet above the ground directly below the sign or billboard.
- (3) *Pedestrian area clearances.* When a sign extends over private sidewalks or walkways, the bottom of the sign structure, including, but not limited to, billboards, shall be at least 8½ feet above the ground directly below the sign.

(4) *Required yards and setbacks.* Except for exempt signs under [section 24-243](#)(1) and (2), the sign face of any sign structure may be erected in required yards and setbacks as defined in this article, but shall be placed, erected or displayed no closer than five feet from any defined right-of-way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right-of-way is undefined.

(5) *Illumination.*

- a. Except where otherwise prohibited, signs may be illuminated either through the use of backlighting or direct lighting provided the following standards are met:
 1. Information on any illumination proposed as part of a sign must be provided on any sign permit application.
 2. No light source from any illuminated sign shall be visible or cause direct glare into or upon any building other than the building to which the sign is related.
 3. No light source from any illuminated sign shall be visible or cause direct glare onto any adjoining piece of property or any adjoining right-of-way.
- b. Any permanent or temporary sign containing electrical components shall conform to current building code standards, as well as current UL, ETL, CSA, or ULC standards and display a label from one of these recognized testing labs. All electrical power shall be supplied from an underground source.

(Code 2000, § 38-256; Ord. No. 2012-004, § 2(att.), 3-5-2012)

Sec. 24-247. - Sign measurement.

(a) *Total signage area.*

1. The total signage area of any sign or billboard enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see appendix J (section [24-259](#))). Total signage area does not include foundations or supports to the sign, unless said structures contain sign related display or decoration. Only one side of a double-faced or V-shaped (where the angle of the V is less than 45 degrees) freestanding sign or billboard is counted in total signage area.
2. When a sign or billboard is on a base material and attached without a frame, such as a wood board or plexiglass panel, the dimensions of the base material are to be used to determine total signage area unless it is clear that part of the base contains no sign related display or decoration.
3. When signs are constructed of individual pieces attached to a building wall, total signage area is determined by a perimeter drawn around all the pieces (see appendix J (section [24-259](#))).
4. For sign structures containing multiple modules oriented in the same direction, the modules together are counted as one sign face. (See appendix J.)
5. The maximum surface area visible at one time of a round or three-dimensional sign is counted to determine total signage area.
6. When signs are incorporated into awnings, the entire panel containing the sign is counted as the sign face unless it is clear that part of the panel contains no sign related display or decoration.

(b) *Primary building frontages.* Primary building frontages are derived for each ground floor occupant's qualifying exterior walls (See appendix K (section [24-260](#))).

(Code 2000, § 38-257; Ord. No. 03-007, § 1, 4-15-2003; Ord. No. 2012-004, § 2(att.), 3-5-2012)

Sec. 24-248. - Removal of signs.

- (a) The lawful use of any sign or billboard existing at the time of the enactment of the ordinance from which this article is derived, or any amendment thereto, may be continued although such use does not conform

with the provisions of this division, subject, however, to any re-permitting requirements contained herein and subject to provisions related to abandoned signs and billboards.

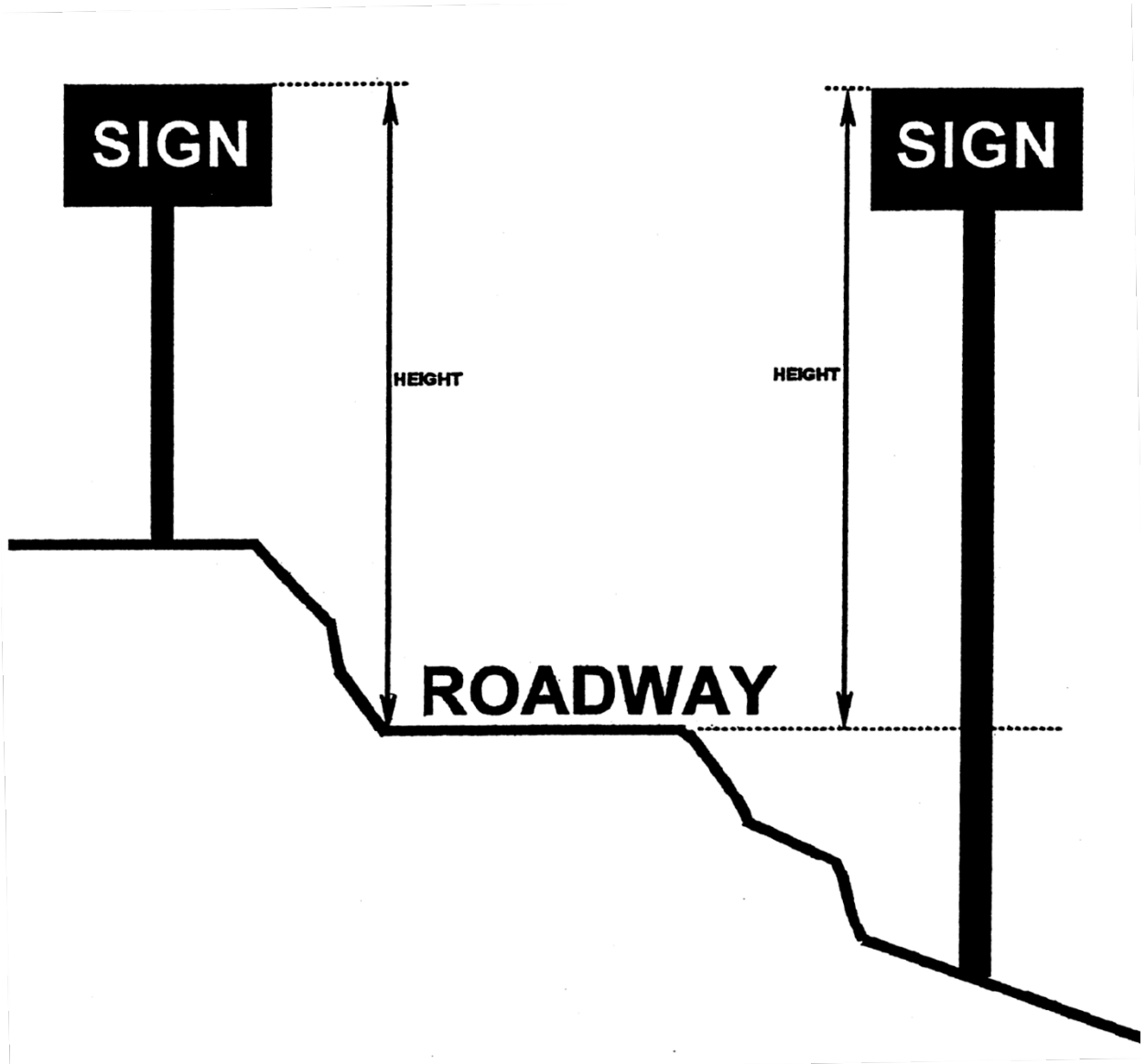
- (b) Any existing sign or billboard which is subsequently determined to have been abandoned after due notice as provided herein, shall be removed at the expense of the owner. Any existing sign exceeding the allowable total signage area by 25 percent, which is subsequently destroyed or damaged to the extent of 50 percent or more of its replacement cost, shall be removed or brought into conformity with these regulations. Any written notice required herein shall be mailed or personally delivered by the planning commission staff to the owner of such sign, or of the building or premises on which such sign is located, requiring compliance within the stated period of time. Upon failure to comply with such notice, the county may remove the sign and any costs of removal incurred by the county may be collected in a manner prescribed by law.

(Code 2000, § 38-258; Ord. No. 03-007, § 1, 4-15-2003; Ord. No. 2012-004, § 2(att.), 3-5-2012)

Sec. 24-249. - Nonconforming signs.

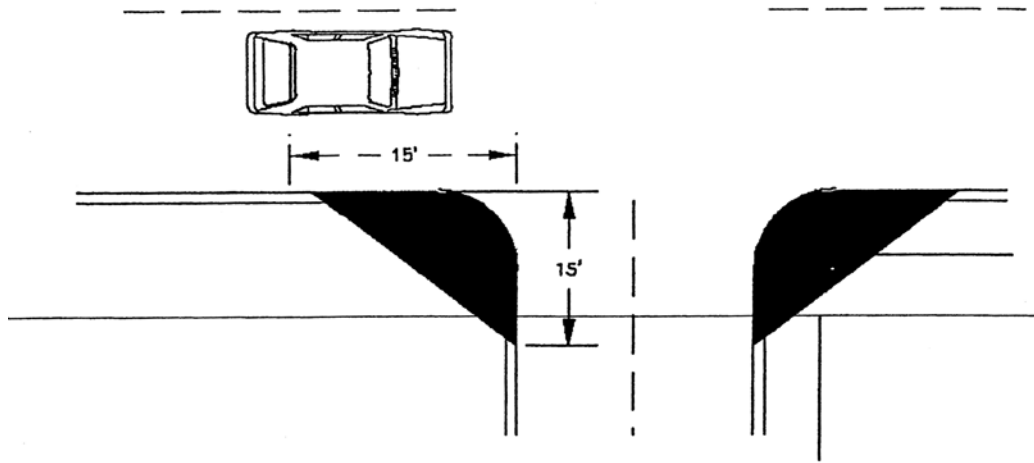
- (a) *Determination of existing nonconforming status.* Existing signs or billboards which do not conform to the specific provisions of this article, as amended, may be eligible for the designation "existing nonconforming," provided that:
1. The development standards manager determines such signs or billboards are properly maintained and do not in any way endanger the public.
 2. The sign was installed with a valid permit or variance, and/or complied with all applicable laws on the date of adoption of the ordinance from which this article is derived.
- (b) *Loss of existing nonconforming status.* An existing nonconforming sign or billboard may lose this designation if:
1. The sign or billboard is relocated or replaced.
 2. The structure or size of the sign or billboard is altered in any way except toward compliance with this article. This does not refer to change of copy or normal maintenance.
 3. *Maintenance and repair of nonconforming signs.* The legal nonconforming sign or billboard is subject to all requirements of this Code regarding safety, maintenance, and repair; provided, however, if the sign or billboard is damaged or destroyed to the extent that repair costs exceed 50 percent of the replacement cost, it must be brought into compliance with this Code or removed.

(Code 2000, § 38-259; Ord. No. 03-007, § 1, 4-15-2003; Ord. No. 2012-004, § 2(att.), 3-5-2012)

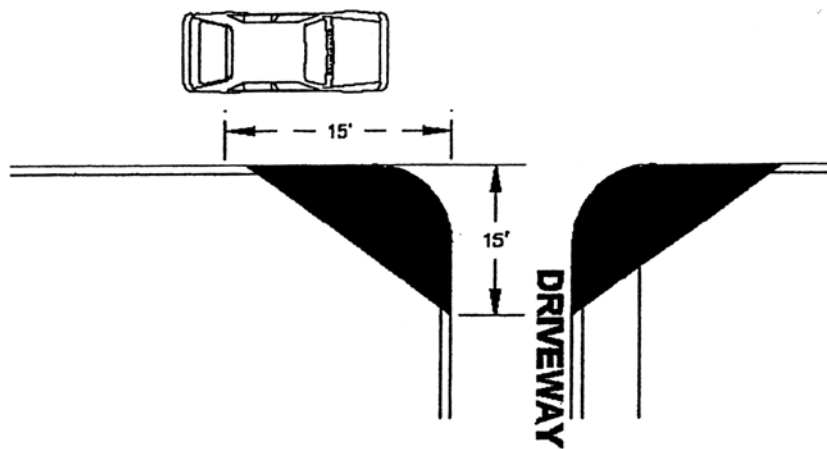


Sec. 24-258. - Appendix I.

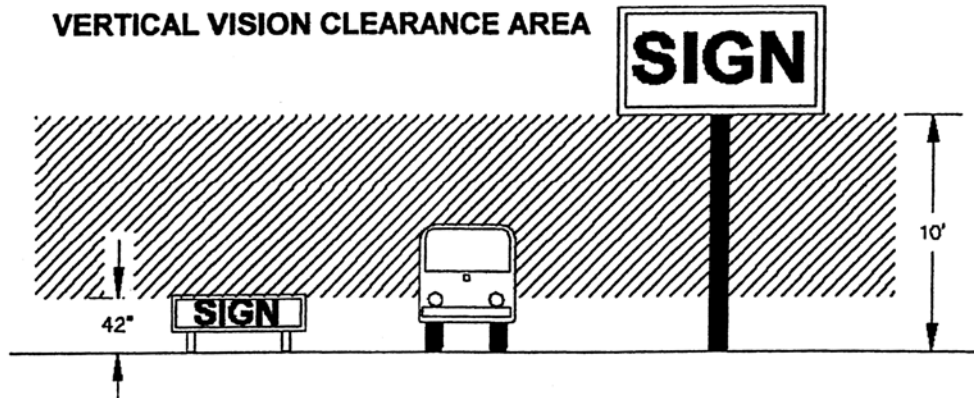
VISION CLEARANCE FOR STREET INTERSECTIONS



VISION CLEARANCE FOR DRIVEWAYS



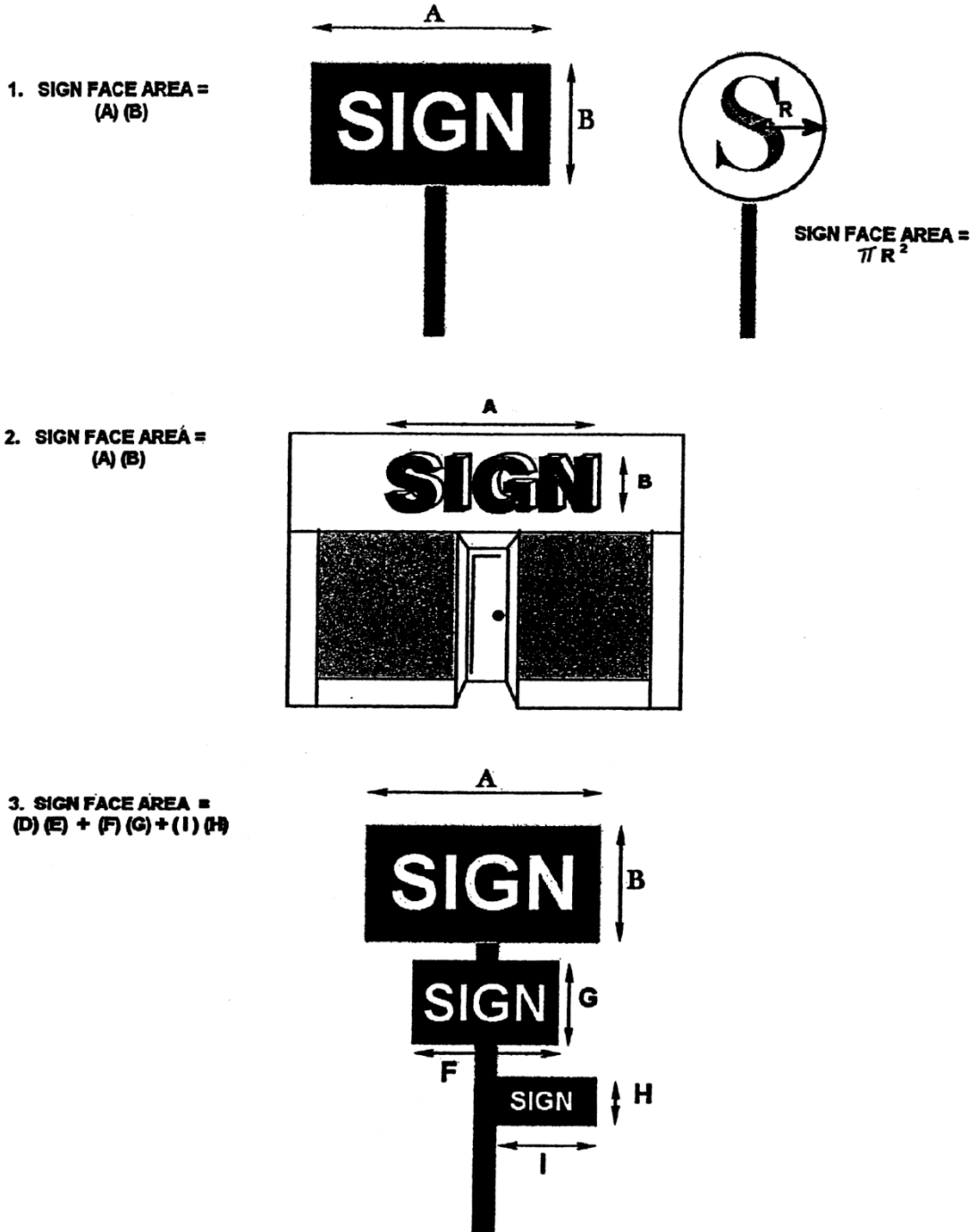
VERTICAL VISION CLEARANCE AREA



(Code 2000, ch. 38, art. II(app. I))

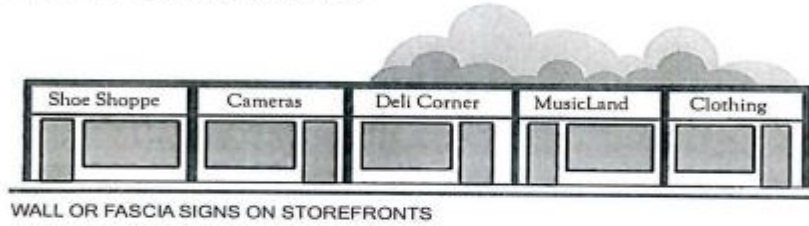
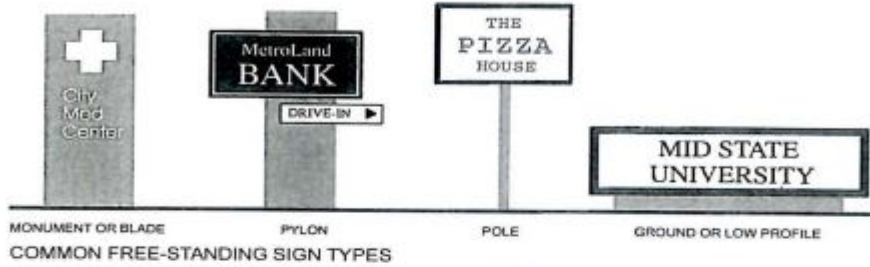
Sec. 24-259. - Appendix J.

Sign Face Measurement

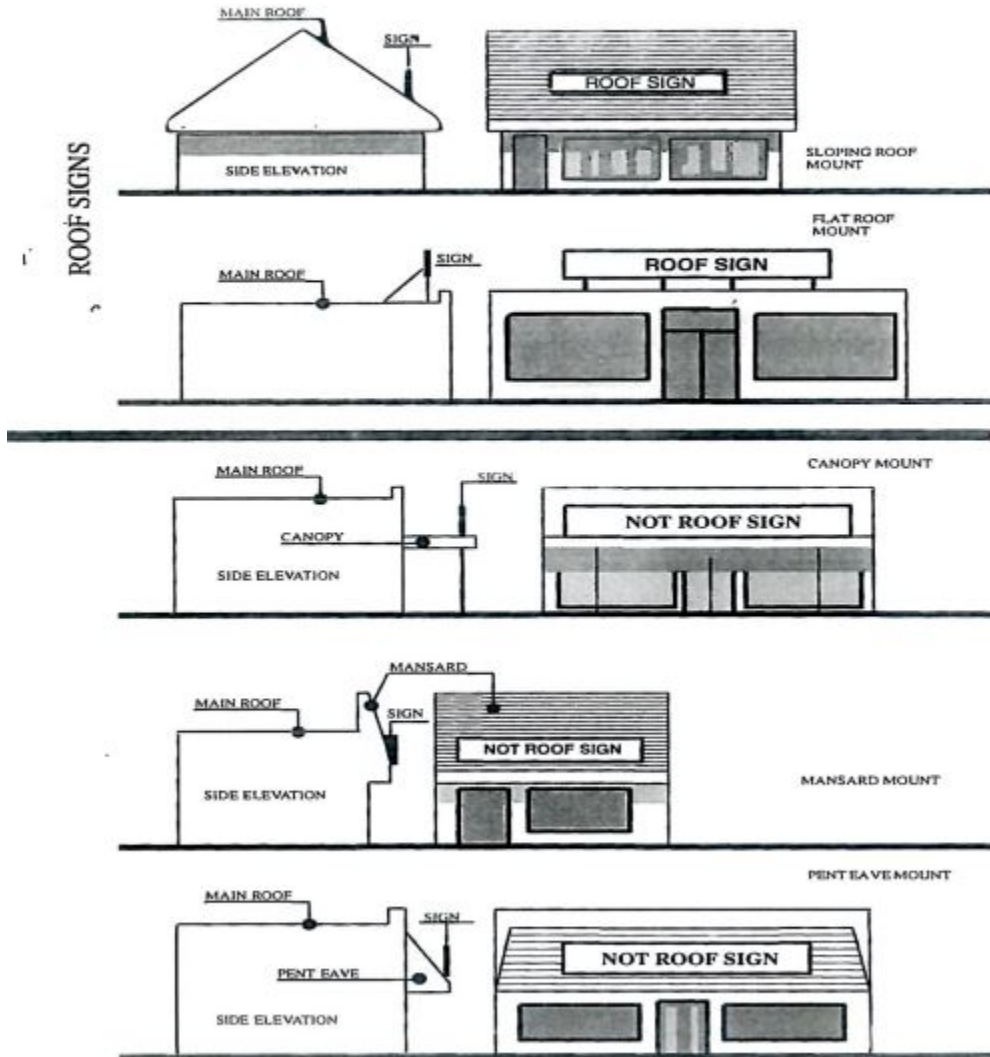


(Code 2000, ch. 38, art. II(app. J))

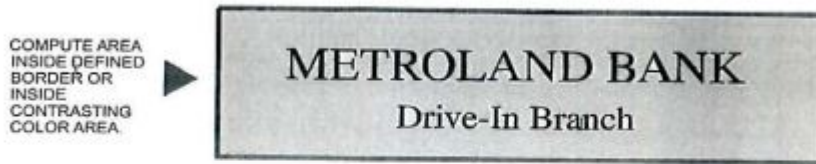
Examples of Free Standing Signage



Prohibited Roof Top Signage



**Examples of Signage Consisting of Individual Letters,
Elements or Logos Placed on Building Walls or Structures**





Sign Permit Application

Development Standards Department

Application Processing Fee \$75.00 Per Sign

Please submit applications, processing fees, and supporting materials (reference required checklist on page 3 of application) simultaneously to avoid delay in processing.

Applications can be submitted in-person, by mail, or by email.

For payment cash (in-person only), check (in-person or by mail), and cards (in-person or call or pay over phone) are accepted

Date Application Received: _____ Permit Status _____ Permit#: _____

****ALLOW 7 WORKING DAYS FOR REVIEW****

Owner's Information

Name: _____

Business Name (if applicable): _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Sign Company/Authorized Representative's Information

Name: _____

Company Name: _____

Mailing Address: _____

Telephone and Fax: _____

E-Mail: _____

Is this a New Project and has a Land Use Permit been Approved, If Applicable. Yes___ No___ N\A___

Project Information

Property/Sign Location: _____

Parcel Number(s)/TMS: _____

Existing Sign(s) on Site: (Please List Sign Type, Area and Height, 2 copies of rendering)

Nature of Work:

New Construction _____ Alteration _____ Repair _____

Proposed Type of Signage:

Permanent Free-Standing _____ Temporary _____ Business Identification _____

Monument _____ Pylon _____ Pole _____ Ground Tower _____

Off-Premises Directional _____ Attached to Building (Wall Sign) _____

	Type of Sign (Free-standing, Wall or Monumental)	Square Footage of Sign	Building Frontage for Sign (If a Wall Sign)	Sign Height
Sign One (1)	_____	_____	_____	_____
Sign Two (2)	_____	_____	_____	_____
Sign Three (3)	_____	_____	_____	_____

***Please attach a design/sketch of each sign with dimensions, show total height for free-standing signs.
(Reference Checklist on Page 3 to Read Requirements of Site Plan)**

Road Right-of-Way Verification (Road ROW List):

The right-of-way for an Anderson County maintained road can be obtained by contacting the Roads and Bridges Department at (864) 260-4190. If the sign is located on a state road, please contact the South Carolina Department of Transportation (SCDOT) at (864) 260-2215 for right-of-way verification.

Minimum Setback Requirements:

Five (5) feet from any defined right-of-way or property line or fifteen (15) feet from the edge of the pavement, if there is not a defined right-of-way.

You must contact the Building and Codes Department at (864) 260-4158 to obtain a separate building permit that will cover the structural, electrical and foundation.

As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Development Standards. I (We) further confirm that I (we) have read and understand the road right-of-way and minimum setback requirements and will adhere to them as stated in the Anderson County Code of Ordinances.

Applicant's Signature

Date

Applicant's Signature

Date

This sign permit is only valid for the sign(s) constructed, erected or installed in accordance with the application herewith and in compliance with all applicable provisions of the Anderson County Development Standards Ordinance, as amended.

For Office Use Only: Application

Received By: _____ Date Complete Application Received: _____

Application Fee \$75.00 Per Sign: _____ Check or Credit Card: _____

Date Application Approved: _____ Approved By: _____

Anderson County Development Standards
 401E River Street, Anderson, SC 29624
 Phone: 864-260-4719 | Fax: 864-260-4795
 Email: dsapplications@andersoncountysc.org

Checklist/Requirements for Submitting a Sign Application

This checklist has been developed in accordance with Anderson County Code of Ordinance –
Chapter 24- Article II- Division 2 - Section 24-55– Sign Regulations

ALL APPLICATIONS MUST BE MAILED, EMAILED, OR SUBMITTED IN PERSON WITH PAYMENT FOR PROCESSING

Applications: As of July 2024, our sign permits have been updated. We have also designed a separate application, specifically to process Upfit-signage. You can download the newest versions of both applications from our website. (Fees for new signage is \$75 per sign , fees for upfit-signage is \$60.00 per sign)

- Your site plan should include:
 - Exact sign renderings (**freestanding or wall**)
 - Exact sign locations
 - Exact Sign Heights/Measurements/Size
 - Lineal street frontage (**For freestanding signs**)
 - Distance from adjoining property line
 - Distance from a State or County Road Right of Way (For freestanding signs)
 - For right of way information on State Roads, contact SCDOT at 864-260-2215, for County roads contact Roads & Bridges at 864-260-4190.

Freestanding Signs are allowed 1½ square foot of signage per lineal foot of street frontage, with a maximum of 300 sf. and height maximum of 50’.

Wall Signs (with Freestanding) signs are only allowed (1 to 1) square foot of signage per linear ft of frontage. If there is no freestanding sign, you will be allowed 1½ square foot of wall signage per lineal foot of frontage. Wall signs must include, exact sign rendering, sign measurements/sizes, and lineal ft. of building frontage or display area.

Upfit Signage – Can only replace a sign being swapped out of an existing panel.

(Note: When erecting or displaying wall signage in a strip shopping center, your lineal frontage does not include the entire length of the strip shopping center building. Only count the area or space)

New Signage - Should include all items listed above. You will also be required to submit an application to the Building Codes Department (on a separate application), contact Building Codes for more information at 864.260-4158.

Off Premise Signs - Should not be larger than 32 square feet and must include a permission letter from the property owner. (cannot include directional arrow)

Directional Signs - Should not be larger than 9 square feet.

(Signs requiring additions, corrections, or resubmittals require additional time.)

Signs requiring a variance, please allow at least thirty (30) days for a scheduled hearing.

Site Plans must be approved by Development Standards Before Being Reviewed by Building and Codes