

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CAMDEN PERTAINING TO CREATION OF A NEW HISTORIC CAMDEN ZONING DISTRICT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Camden, South Carolina (the “*City*”) was created as a municipal corporation under the laws of the State of South Carolina (the “*State*”) and is authorized, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act, Chapter 29 of Title 6 of the Code of Laws of South Carolina 1976, as amended (the “*Act*”) to adopt a zoning ordinance regulating land use within the City; and

WHEREAS, the City Council of the City of Camden (the “*City Council*”) did, on February 24, 2015, adopt the Zoning Ordinance of the City of Camden, South Carolina, codified at Chapter 157 of Title XV of the City of Camden, South Carolina Code of Ordinances (the “*Zoning Ordinance*”); and

WHEREAS, the property owned by the Historic Camden Foundation is zoned R-15, which is a single-family residential zoning that restricts certain activities at the historical park; and

WHEREAS, the Planning Staff of the City (the “*Staff*”), in cooperation with staff at Historic Camden, has recommended that the City Council enact certain changes to the Zoning Ordinance to create a new Historic Camden zoning district for the historical park to provide appropriate zoning for the use of the property; and

WHEREAS, in compliance with Section 6-29-760 of the Act, the requested changes were brought before the City of Camden Planning Commission (the “*Planning Commission*”) on May 26, 2026, which conducted a public hearing on the matter where both proponents and opponents of the proposed changes were permitted to speak, and, after due consideration, the Planning Commission recommended that the City Council adopt the proposed changes.

NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CAMDEN AS FOLLOWS:

Section 1. By and through the enactment of this Ordinance, the applicable subsections of Chapter 157 of Title XV of the City of Camden, South Carolina, Code of Ordinances, shall be amended and restated as set forth in **Exhibit A** attached thereto. Items marked with an underline represent additions and items marked with a ~~strike through~~ represent deletions. To the extent that any text or subsection is not included, such item is unchanged.

Section 2. The amendments, modifications, and supplements provided in Section 1 above shall be effective upon due enactment of this Ordinance.

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Nothing in this Ordinance hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this ____th day of _____, 2026.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

By: _____
Vincent Sheheen, Mayor

Attest:

By:

Brenda Davis, City Clerk
City of Camden, South Carolina

First Reading: _____, 2026
Second Reading: _____, 2026

Exhibit A

Add new section 157.026(A)(14) as follows:

(14) Historic Camden District (HC). The intent of this zoning district is to provide for uses related to the interpretation of the history of Camden at the site of the Historic Camden historical park through the uses of exhibits, museums, and living history scenarios.

Add new section 157.033 as follows:

157.033 Historic Camden Zoning District

- (A) The Historic Camden zoning district includes all of the property for the Historic Camden historical park. The intent of this zoning district is to provide for uses related to the interpretation of the history of Camden through the uses of exhibits, museums, and living history scenarios.
- (B) Permitted Uses. The only uses permitted in the district are listed below.
- (1) Museums and gift/souvenir shops
 - (2) Accessory uses for non-residential uses (fences, walls, open storage, etc.)
 - (3) Residential units on upper floors of buildings
 - (4) Construction of traditional 18th century buildings, homes, and outbuildings for historic lodging (maximum of 15 sleeping rooms allowed for entire zoning district)
 - (5) Mobile food vending
 - (6) Farming (includes allowing sheep, hogs, mules, horses, oxen, chickens, and guinea hens)
 - (7) Trade artisans
 - (8) Arboreta and botanical gardens
 - (9) Historic sites
 - (10) Nature parks, public parks
 - (11) Libraries, archives
 - (12) Restaurant/Brewpub
 - (13) Open air markets
- (C) Setbacks and heights. Due to the unique design features of Historic Camden, the requirements of this Zoning Ordinance contained in § 157.082 – 157.084 are hereby waived and the following requirements are imposed relating to setbacks and heights:
- (1) The minimum building setback from any exterior property line is 10 feet.
 - (2) There shall be a minimum of 10 feet between structures.
 - (3) The maximum height allowed for any structure is 60 feet.
- (D) Sign Requirements. Due to the unique design features of Historic Camden, the requirements of this Zoning Ordinance contained in § 157.103 – 157.111 are hereby waived and the following requirements are imposed for all such signage:
- (1) General
 - (a) All sign types not expressly permitted in this section are prohibited.
 - (b) No permanent sign shall be installed before obtaining a valid sign permit as required in § 157.211.
 - (c) Requirements found in § 157.112 – 157.117 remain applicable.

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- (d) Permanent signs shall be designed in keeping with 18th century styles.
- (2) Location
 - (a) No sign shall be located within the visual clearance areas as defined in § 157.191.
 - (b) Signs shall relate in their placement and size to other building elements without obscuring building elements such as windows, cornices, or decorative details, except that signs may be placed on the inside of windows where permitted by and according to such standards set forth in this ordinance.
- (3) Pedestrian area clearance. When a sign extends over a sidewalk, walkway or other spaces accessible to pedestrians, the bottom of the sign structure shall be at least eight feet above the ground.
- (4) Vehicle area clearance. When a sign extends over an area where a vehicle travels or is parked, the bottom of the sign shall be at least 14 feet above the ground. Vehicle areas include driveways, alleys, parking lots, and loading and maneuvering areas.
- (5) Construction. All signs must:
 - (a) Be constructed in compliance with all applicable provisions of the International Building Code;
 - (b) Consist of durable all-weather materials; and
 - (c) Be maintained in good condition.
- (6) Illumination.
 - (a) Only external illumination of signs is allowed. Light sources used to illuminate signs shall only use white lights, must be shielded and shall be directed so that all light falls entirely on the sign face.
 - (b) Light sources used to illuminate signs shall neither be visible from any street right-of-way nor cause a glare hazardous to pedestrians or vehicle drivers, and shall not create a nuisance to adjacent properties.
 - (c) No illumination simulating traffic control devices or emergency vehicles shall be used; nor shall lights that are intermittently switched on and off, changed in intensity or color, or otherwise displayed to create the illusion of flashing or movement be permitted.
 - (d) Illumination using exposed bulbs is prohibited.
 - (e) Lights used to illuminate signs must remain at a constant intensity.
 - (f) Neon lights or strip lights are not allowed.
 - (g) Signs shall not have light-reflecting backgrounds or lettering.
 - (h) Digital signs are prohibited.
- (7) Colors
 - (a) No fluorescent colors shall be used.
 - (b) Colors shall be of *low reflectance, subtle, neutral, or earth tone colors* or shall relate to historic building colors found within the city generally or on neighboring historic buildings. Contrasting colors shall be in tone with the primary color.
- (8) Freestanding signs
 - (a) A maximum of 3 freestanding signs is allowed.
 - (b) The maximum width allowed is 8 feet.
 - (c) The maximum height allowed is 6 feet.
 - (d) The maximum area allowed is 40 square feet.

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- (e) Any permanent freestanding sign must be either a monument style sign with no empty space between the bottom of the sign and the ground, or a sign hung from a pole.
 - (f) Sidewalk signs are allowed provided they are a maximum height of 4 feet and a maximum width of 2.5 feet, and are not illuminated.
 - (g) Incidental signs shall have a maximum sign area of 4 square feet and a maximum height of 2.5 feet.
- (9) Building signs
- (a) The total area allowed of all building signs on a building is 2 square feet per linear foot of building frontage.
 - (b) The maximum area of all building signs shall not exceed 300 square feet per building.
 - (c) The area of an awning or canopy sign may not exceed 30 percent of the area of the awning or canopy.
 - (d) Projecting signs must conform to the following requirements:
 - I. The maximum sign area allowed for a projecting sign is 10 square feet.
 - II. A minimum clearance of 8 feet is required between the bottom of the sign and the sidewalk, pavement or ground surface.
 - III. The maximum distance a projecting sign shall project from a building is 4 feet.
 - IV. Projecting signs shall not be mounted higher than 12 feet.
 - V. All projecting signs shall be mounted at right angles to the building wall.
 - VI. Projecting signs may be illuminated as specified in the illumination provisions of this section.
- (10) Wall signs must conform to the following requirements:
- (a) The maximum area allowed for a wall sign is 2 square feet per linear foot of building frontage.
 - (b) The maximum height allowed is 20 feet.
 - (c) Wall signs may be illuminated as specified in the illumination provisions of this section.
 - (d) No wall sign shall project more than 12 inches from the wall to which it is mounted.
 - (e) No wall signs may extend above the roofline of the building.
 - (f) Window signs may not exceed 30 percent of the area of a window.
- (11) Temporary signs must conform to the following requirements:
- (a) Maximum duration shall be 30 days.
 - (b) Maximum area allowed is 32 square feet.
 - (c) Signs shall not be illuminated.
 - (d) Signs are prohibited in the public right-of-way, utility poles, or street signs.
 - (e) Directional signs of a temporary nature for events may be erected 48 hours before such events, must be removed within 48 hours after such an event.
- (E) Design Standards
- (1) Any new structures built in the zoning district after July 1, 2026, and any alterations to structures built after July 1, 2026, shall require a Certificate of Appropriateness

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approved by the Historic Landmarks Commission that complies with the requirements in this section.

- (2) Architectural Style. New construction shall reflect the historic period surrounding the Historic Camden Foundation by focusing on compatibility with known historic Camden design traditions. Preferred styles include Colonial, Georgian/Federal, and Charleston Single house.
- (3) Exterior Description and Materials.
 - (a) Roofing shall be gable or hipped styles, traditionally utilizing slate or asphalt shingles.
 - (b) Brick may be allowed per review of proposed color, size, and bond (See Price House and Bishop Davis House as examples).
 - (c) New buildings shall be constructed using horizontal wood siding when possible. Cementitious siding is a permitted alternative to wood.
 - (d) Siding shall match historically represented widths and profiles – typically horizontal placement with a six to eight-inch exposure.
 - (e) Materials such as vinyl, aluminum, metal siding, tiled-faced or ceramic-faced masonry units, synthetic stucco, and synthetic siding, are not allowed.
- (4) Windows & Doors. Windows are often six-over-six or eight-over-eight, featuring classical proportions and shutters. Doors commonly feature four to six panels with classical door-surrounds, sidelights, or fanlights.
 - (a) Doors
 1. Entrance doors shall be wood with panels or some variation thereof. Fiberglass or other visually compatible (must look like wood) materials are permitted.
 2. Windows, sidelights, and transoms in entrance doors are permitted, provided that they are proportioned and appropriate to the specific style of the building.
 - (b) Windows
 1. Wood, vinyl-clad wood, and prefinished aluminum-clad wood windows are allowed.
 2. External muntins should be preferred as they add depth and dimension to the overall feel of a window.
 3. Windows shall be rectangular single, double, or triple hung or operable casement type.
 4. All windows on a building shall represent symmetry as well as function. Window openings on upper floors should be centered directly over openings on the ground floor whenever possible.
 5. Openings in gable ends should be symmetrical.
 6. Shutters, if proposed, shall be sized to fit the window opening with appropriate hardware (i.e. shutter dogs). Vinyl, and metal shutters are not allowed.
- (5) Porches, Stoops, and Columns.
 - (a) Porches and stoops shall be architecturally appropriate, constructed of wood or brick and contain appropriate-sized columns and rails for the design.

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- (b) Screened porches shall be located on the side or rear of the building.
 - (c) Columns are preferred to be Tuscan or Doric orders, although other types may be reviewed. When used, columns shall have correct proportions and profiles.
 - (d) Columns may be made of wood, although high-quality fiberglass columns and cellular PVC are acceptable.
- (6) Color Palette. Colors shall try to match a traditional color palette, such as white, pale tones, with some darker accents (like shutters, eaves, etc.) all with matte finishes. No overly vibrant or fluorescent colors are to be permitted.

**AN ORDINANCE APPROVING THE RE-ZONING OF PROPERTY
LOCATED AT THE HISTORIC CAMDEN HISTORICAL PARK, AND
OTHER MATTERS RELATED THERETO**

NOW THEREFORE, BE IT ENACTED by the City Council of the City of Camden (the "**City Council**"), the governing body of the City of Camden, South Carolina (the "**City**") in a meeting duly assembled as follows:

Section 1 Findings of Fact. The City Council make the following findings of fact in connection with the enactment of this ordinance (this "**Ordinance**"):

(1) Pursuant to Section 6-29-730 of the South Carolina Comprehensive Planning Enabling Act of 1994 (the "**Act**"), the City Council of the City of Camden (the "**City Council**"), the governing body of the City of Camden, South Carolina (the "**City**"), is authorized to establish the zoning designation and to re-zone property within the City.

(2) The City Council has requested that the City of Camden Planning Commission (the "**Planning Commission**") consider rezoning the following properties within the City located at the Historic Camden historical park (the "**Property**") from R-15 to Historic Camden (the "**Rezoning**"):

- 212A Broad Street, C299-00-00-005
- 212B Broad Street, C299-00-00-009
- 216 Broad Street, C298-08-00-013
- 222 Broad Street, C298-08-00-012
- 222A Broad Street, C298-08-00-014
- 416 Broad Street, C298-08-00-022
- 399 Bull Street, C299-00-00-001
- 399A Bull Street, C299-00-00-003
- 399B Bull Street, C299-00-00-006
- 401 Bull Street, C298-08-00-009
- 606 Bull Street, C284-20-00-324
- 611 Bull Street, C298-08-00-007
- 321 Church Street, C298-08-00-006
- 513 Fair Street, C285-17-00-056
- 601 Meeting Street, C298-08-00-011
- 200B Sumter Highway, C298-00-00-007
- 220 Sumter Highway, C298-00-00-012
- 220A Sumter Highway, C298-00-00-008

(3) In accordance with the notice and public hearing requirements of Section 6-29-760 of the Act, the Planning Commission has conducted the required and properly notice public hearing concerning reviewing the proposed Rezoning and has provided the City Council with its recommendation to approve the rezoning request.

Section 2 Approval of Rezoning. Having considered the proposed Rezoning, and having taken into account input provided by the City's Planning Staff addressing those matters that the City Council must take into account pursuant to Section 157.211(H)(9)(D) of the City of Camden Zoning Ordinance, the City Council hereby approves the Rezoning and rezones the Property to the zoning designation Historic Camden.

DONE AND ORDAINED in Council this ____ day of _____, 2026.

Vincent Sheheen, Mayor

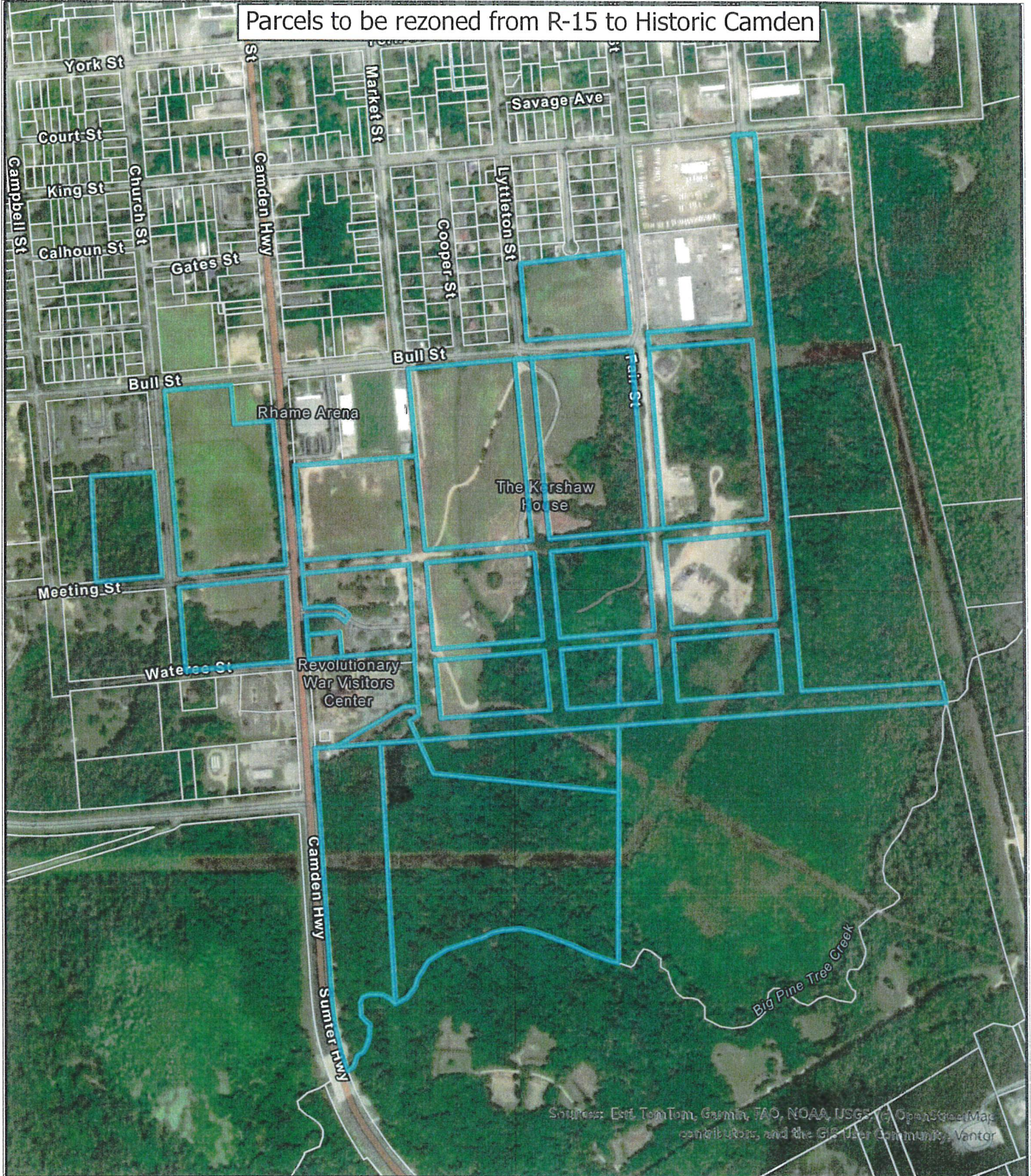
ATTEST:

Brenda Davis, Clerk to City Council

First Reading: _____

Second Reading: _____

Parcels to be rezoned from R-15 to Historic Camden



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