



ZONING ORDINANCE

2023-2033



Prepared by
Lower Savannah Council of Governments
on behalf of the
Town of Jackson Planning Commission



Town of
JACKSON
South Carolina



LOWER SAVANNAH
Council of Governments

ORDINANCE 23-05

AN ORDINANCE ADOPTING THE ZONING ORDINANCE FOR THE TOWN OF JACKSON, SOUTH CAROLINA, TO IMPLEMENT THE COMPREHENSIVE PLAN ADOPTED PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

§ 1-100 Zoning ordinance published separately.

The zoning ordinance shall be published in a separate volume, a copy of which shall be filed with the Town Clerk.

§ 1-101 Authority and title.

The zoning ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.) This ordinance may be cited as "Town of Jackson Zoning Ordinance, 2023."

§ 1-102 Jurisdiction and purposes.

The provisions of this ordinance shall apply to all land and improvements within the corporate limits of the Town of Jackson, South Carolina. The purposes of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710

§ 1-103 Conflict With Other Laws

Whenever the regulations of this ordinance require a greater width or size of yards, or require a greater percentage of a lot to be left unoccupied, or impose other more restrictive standards than are required in or under any other statute, the requirements of this ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this ordinance, the provisions of each statute shall govern.

§ 1-104 Repeal of Conflicting Ordinances

All ordinances or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Jackson, South Carolina that: pursuant to the mandates set forth in S.C. Code §§ 6-29-310, et seq. (1994 Supp.), the Town of Jackson hereby adopts the Town of Jackson Zoning Ordinance as proposed by the Town of Jackson Planning Commission.

DULY ADOPTED THIS 27th day of June, 2023 under corporate seal of the Town of Jackson.

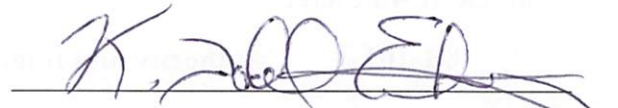
First Reading: May 09, 2023

Second Reading: June 27, 2023

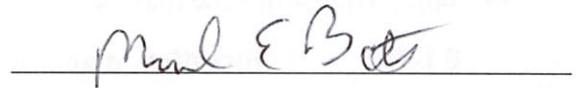
Public Hearing: June 27, 2023



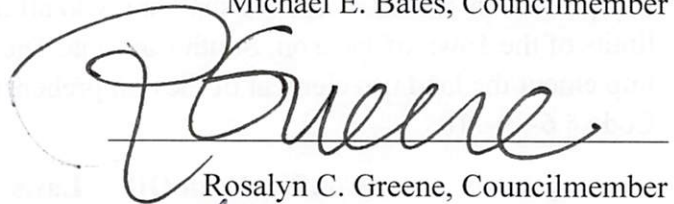
Bonnie L. Stikeleather-Town Clerk/Treasurer
C. EmmaLee Salvo



K. Todd Etheredge, Mayor



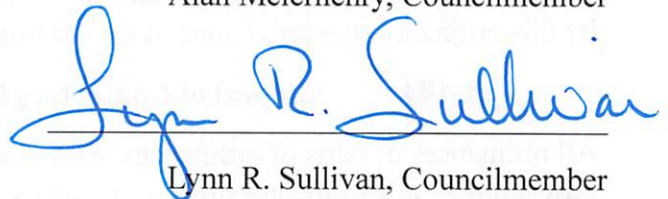
Michael E. Bates, Councilmember



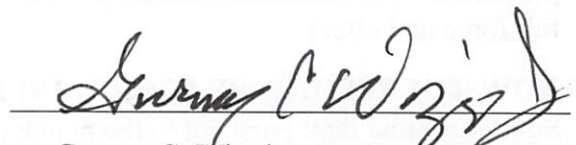
Rosalyn C. Greene, Councilmember



Alan Meierhenry, Councilmember



Lynn R. Sullivan, Councilmember



Gurney C. Wiggins, Jr., Councilmember

K. Jordan Willingham, Councilmember

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**ZONING ORDINANCE
TOWN OF JACKSON, SOUTH CAROLINA
2023**

**CHAPTER 1
ADOPTION AND INTERPRETATION**

**Article I
Authority**

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§ 1-103 Conflict With Other Laws

Whenever the regulations of this ordinance require a greater width or size of yards, or require a greater percentage of a lot to be left unoccupied, or impose other more restrictive standards than are required in or under any other statute, the requirements of this ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this ordinance, the provisions of each statute shall govern.

§ 1-104 Repeal of Conflicting Ordinances

All ordinances or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

**Article II
Definitions**

§ 1-200 Interpretation.

(a) Words used in this ordinance shall have their customary and ordinary meanings as defined in a standard dictionary, except for specific words and phrases defined in this ordinance.

(b) The present tense includes the past and future tenses. Singular words shall include the plural, and plural words shall include the singular.

(c) The word “person” includes an individual, a firm, association, partnership, trust, company, corporation or any other legal entity.

(d) The word “shall” is mandatory; the word “may” is permissive.

(e) References to NAICS codes shall mean those codes assigned to businesses in the 2007 US North American Industry Classification manual published by the US Census Bureau. NAICS codes are listed in the tables of uses for each district as an aid in interpretation and determination of those specific uses included in a general class of uses.

§ 1-201 Definitions.

1. **Accessory.** A building or use subordinate to and serving a principal building or use which is subordinate in area, extent or purpose to the principal building or use served; designed for the comfort, convenience or necessity of occupants of the principal use served; located on the same lot as the principal building or use served, except for permitted off-site accessory uses; and which meets all setback requirements for the principal structure. Accessory uses shall include, but not be limited to: barns, sheds, home tennis courts, swimming pools, boat houses, docks, automobile garages, decks, patios, and private recreation areas.
2. **Alley.** A minor right-of-way used or intended to be used primarily for service access to the rear or side of properties otherwise abutting a street. An alley is not considered to be a street for purposes of this ordinance.
3. **Alteration of building.** Any change in the supporting members of a building, such as bearing walls, columns, or girders; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.
4. **Antenna.** Any device for radiating or receiving electromagnetic waves, including, but not limited to, radio, television, telephone, communication, microwave, and satellite dish antennas.
5. **Apartment.** A portion of a building consisting of a room or rooms intended, designed, or used as a residence by an individual or family.
6. **Automobile service station.** [See NAICS Codes 447110 and 447190.] Use involving the sale of gasoline, lubricating oils, merchandise such as tires, batteries, auto parts, minor repairs, and may include limited sale of groceries or carwashes, but may not include storage of dismantled or wrecked vehicles or parts.
7. **Bed and breakfast.** An owner occupied dwelling or portion thereof offering five or fewer guest rooms to transient lodgers in return for compensation, with or without meals. If meals are served, they shall be restricted to breakfast only. The use of a dwelling as a Bed and Breakfast Inn shall not be considered as an accessory use or a customary home occupation. New
8. **Boarding house.** [See NAICS Code 721310- rooming and boarding houses.] A dwelling other than a motel or hotel in which rooms are rented, with or without meals, on a fee basis. A structure in which five (5) or more rooms are rented shall be classified as a hotel or motel.
9. **Buildable area.** That portion of any lot which may be used or built upon in accordance with regulations governing the given zoning district within which the particular lot is located once the various front, side, and rear yard requirements required for the district have been subtracted from the total lot area.

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10. Building. Any structure having a roof supported by columns or walls and which is designed for shelter, support or enclosure of persons, animals or property of any kind.
11. Building line. That line which represents the distance a building or structure must be set back from a lot boundary line or a street right-of-way line or a centerline according to the terms of this ordinance. In all cases, the building lines of a lot shall be determined to run parallel to and set back from the appropriate distance required within the district in which the lot is located from street right-of-way lines, street centerline's or other boundary lines.
12. Camper. A mobile home, tent, trailer, or other self-contained vehicle, designed for recreational purposes, mounted on two or more wheels, self-propelled or towed, and not used for residential purposes in the City.
13. Community residential care facility. An institution providing for a period exceeding 24 consecutive hours room, board, some personal assistance in feeding, dressing or other living activities to two or more individuals not related to the operator, including chemical abuse residential treatment facility or half-way house providing inpatient or detoxification services.
14. Conditional use. A use permitted by the district regulations upon compliance with specified conditions without review by the Board of Zoning Appeals.
15. Day care. The care, supervision or guidance of an unrelated person, unaccompanied by the parent, guardian or custodian, on a regular basis for periods of less than 24 hours per day in a place other than the operator's own home.
16. Day care facility. A state licensed facility providing day care, for profit or nonprofit. This definition includes, but is not limited to, day nurseries, nursery schools, kindergartens, day care centers, group day care homes and family day care homes. It does not include education facilities for grades one or above, shopping center or office building temporary care facilities, summer or day camps, or vacation Bible schools.
17. Density. The number of dwelling units per acre of land developed or used for residential purposes. Unless otherwise clearly stated, density requirements in this ordinance are expressed in dwelling units per net acre, that is, per acre of land devoted to residential use exclusive of land for streets, alleys, parks, playgrounds, school ground or other public uses.
18. District. A geographical area assigned a zoning district designation pursuant to the provisions of this ordinance.
19. Drinking place. [See NAICS Code 722410.] Establishment primarily engaged in retail sale of alcoholic drinks for consumption on premises. Sale of food may account for a substantial portion of receipts.
20. Drive-in. A retail or service enterprise oriented to automobile driving patrons

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wherein service is provided to the customer on the outside and/or inside of the principal building. The term “drive-in” includes drive-in restaurants, dairy bars, theaters, banks laundries, food stores, car washes, or other similar retail service activities.

21. Dwelling. A building or portion thereof designed, occupied, or intended for human residential occupancy, not including a hotel, motel, rooming or boarding house.

22. Dwelling, group. A dwelling occupied by several unrelated persons or families, but in which separate cooking facilities are not provided for each group. Group dwellings include rooming houses, apartment hotels, and similar facilities. Hotels, motels and tourist homes are not group dwellings.

23. Dwelling, multi-family. A dwelling containing three or more separate dwelling units in one building. Apartments, tenements, condominiums, cooperatives and similar structures are multi-family dwellings.

24. Dwelling, one-family. A detached dwelling, other than a mobile or manufactured home, designed, occupied or intended for occupancy by a single-family unit.

25. Dwelling, two-family. A detached dwelling, other than a mobile or manufactured home, containing two (2) separate dwelling units in one building, commonly known as a duplex.

26. Dwelling unit. A dwelling for occupancy by a single-family unit.

27. Family. One or more persons related by blood or marriage, or not more than five unrelated persons, occupying a single dwelling unit. Domestic employees may be housed on the premises.

28. Garage, private. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

29. Garage, public. Any garage other than a private garage which is used for storage, minor repair, rental, servicing, washing, adjusting or equipping of automobiles or other vehicles.

30. Garage, repair. Building and premises designed or used for purposes indicated under “automobile service station” and/or major commercial repairs; provided body work and painting shall be conducted within fully enclosed buildings and provided further that self-propelled vehicles in process of repair shall be stored in a fully enclosed and secluded area.

31. Gross floor area. The total horizontal area of all floors of a building, including exterior balconies and mezzanines, measured from the faces of the exterior walls.

32. Historical. A site or structure that has historic or architectural importance or significance to the area. These sites or structures may or may not be listed in the National Register of Historic

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Properties or with the State Historic Preservation Office (South Carolina Department of Archives and History).

33. Home occupation. A customary occupation, profession, or trade carried on by an occupant of a one-family dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the unit, whose use does not involve more than 25% of the total floor area of the unit, and whose operation is conducted entirely within a one-family dwelling unit.

34. Hotel. [See NAICS Code 721110.] A building in which lodging for pay is offered to the public, with or without meals, for transient or permanent guests, including motel or tourist court, containing five (5) or more guest rooms.

35. Junk, salvage, scrap, or wrecking yards. [See NAICS Code 423930.] Any use involving storage or processing of inoperable, unused, dismantled, or wrecked vehicles, equipment, or machinery or the storage or processing of scrap metal, waste paper, rags, food processing wastes, construction wastes, industrial wastes, secondhand building materials, or other scrap, salvage, waste, or junk materials.

36. Lane. A narrow public way for vehicular and pedestrian travel which provides the principal means of access to abutting property, but not including an alley.

37. Learning Center. Establishments primarily engaged in academic tutoring and instruction; includes educational facilities for grades one or above, and excludes business, computer, management, technical, trade, fine arts, athletic, driving and language instruction. Also excluded are academic schools, colleges and universities.

38. Loading space, off street. Space locally and conveniently located for pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled.

39. Lot. An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed as filed in the official records of Aiken County, as maintained in the Aiken County court house. The terms "lot", "plot", "lot of record", "property", or "tract" whenever used in this ordinance, are interchangeable.

40. Lot, corner. A lot located at the intersection of two or more streets.

41. Lot depth. The mean horizontal distance between front and rear lot lines.

42. Lot, double frontage. A lot which has frontage on more than one street, other than an alley. A corner lot is not a double frontage lot unless it has frontage on three or more streets.

43. Lot, interior. A lot other than a corner lot, with only one street frontage, not including

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alley frontage.

44. Lot width. The distance between side lot lines measured at the front building line.

45. Manufactured home. A structure manufactured after June 15, 1976, bearing certification of compliance with HUD standards pursuant to S.C. Code § 40-29-70, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or forty body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in it.

46. Manufactured home park. A lot providing rented parking space for five or more manufactured homes used for dwelling units, including service buildings and facilities. Manufactured home sales or storage lots for unoccupied units are not manufactured home parks.

47. Miniwarehouse. [See NAICS Code 531130.] A building or group of buildings on a fenced or unfenced lot which contain individual locked compartments for storage of personal property.

48. Mobile home. A structure manufactured prior to June 15, 1976, or manufactured after June 15, 1976 without certification of compliance with HUD standards pursuant to S.C. Code § 40-29-70, which is a movable or portable dwelling unit over thirty (30) feet in length constructed to be towed on its own chassis, without permanent foundation, consisting of a single or two or more connected components. The term does not include prefabricated, modular or unitized dwelling on a permanent foundation, or travel trailer, camper, or similar recreational unit.

49. Modular building. A structure consisting of one or more prefabricated components designed to be transported to a lot and placed on a permanent foundation, and which is certified by the South Carolina Building Codes Council as conforming to Southern Building Code standards for site built units. A mobile home, house trailer, or manufactured home is not a modular building.

50. Motel. [See NAISC Code 721110.] A building or buildings in which lodging, with or without meals, is offered to the public for compensation, including a hotel, tourist court, or inn.

51. Nonconforming. A term applied to lots, structures, uses of land or structures, and characteristics of use of land or structures which were lawful before the passage or amendment of this zoning ordinance, but which are prohibited by this ordinance or are not in compliance with the requirements of this ordinance.

52. Open Space. A natural area, such as a swamp or body of water, typically prone to flooding, or used for recreational purposes, or having natural beauty or historical significance, or serves as a wildlife refuge.

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53. Park. A public or private lot or facility for active or passive recreation, exercise, sports or similar activities, enhancement of natural features or beauty, but not including a commercially operated amusement park.
54. Parking lot. A public or private open lot for parking motor vehicles as a principal use or as an accessory to a commercial or industrial use.
55. Parking space. An area on a lot designated for parking a motor vehicle.
56. Permanent building. A structure on a separately constructed permanent foundation intended to remain in one location and last indefinitely.
57. Permitted use. A use permitted outright by district regulations.
58. Principal structure or use. A structure or use which is significant or primary rather than accessory.
59. Residence. A building or portion of a building arranged or designed to provide living quarters for one or more families.
60. Service Station. See definition of “automobile service station”.
61. Setback. The depth or width of any required yard; the minimum distance between a structure and an adjacent lot or street; the area required to be unobstructed except for fences, flagpoles, clothes lines, bird houses or yard accessories.
62. Sign. Any device designed to inform, advertise or attract attention such as a billboard, poster, painted surface, announcement, display, ribbon, pennant, flag, banner, illustration, or insignia, lighted or unlighted, stationary or moving.
63. Special exception. A use specifically permitted after review and approval by the Board of Zoning Appeals, subject to ordinance standards and additional conditions set by the Board of Zoning Appeals.
64. Street. A public thoroughfare for vehicular and pedestrian travel which provides the principal means of access to abutting property, but not including an alley.
65. Street centerline. The line surveyed and monumented by the governing body shall be the centerline of a street; or in the event that no centerline has been so determined, it shall be that line running midway between, and parallel to the general direction of, the outside right-of-way lines of such street.
66. Structure. Anything constructed or erected, the use of which requires location on the

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ground, or attachment to something located on the ground, including buildings, mobile homes, travel trailers, signs, swimming pools, fences, and antennae, but excluding minor landscaping features such as ornamental pools, planters, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles, and mailboxes.

67. Tiny home. A detached single-family dwelling of no greater than 1000 ft² and no less than 500 ft². Tiny houses can either be stick built or modular and must be fixed to a permanent foundation with connections to potable water and connections to an approved sanitary waste disposal system. Each dwelling must be built to all building codes of the International Residential Code for stick-built dwellings and must comply with South Carolina Department of Health and Environmental Control regulations for stick-built dwellings.

68. Tourist (guest) home. A dwelling in which lodging is provided in not more than three (3) rooms for paid guests, with or without meals. A tourist home shall not be considered an accessory use or customary home occupation.

69. Trailer. Any vehicle or structure capable of moving, or being moved, over streets and highways on its own wheels or on flat beds or other carriers, which is designed or utilized to:

1. Provide temporary or permanent quarter for the conduct of a business, professional, trade or
2. Serve as a carrier of people, new or used goods, products or equipment;
3. Be used as a selling, advertising or display device.

For the purpose of this ordinance, the term “trailer” shall not include the terms “camper”, “mobile home”, or “house trailer”.

70. Variance. Relief granted by the Board of Zoning Appeals from the strict application of zoning regulations in an individual case of unnecessary hardship based on factual findings required by law.

71. Yard. A required open space unoccupied and unobstructed by structures except those specifically permitted.

72. Yard, front. A yard situated between the front building line and the front lot line extending the full width of the lot.

73. Yard, rear. A yard situated between the rear building line and the rear lot line and extending the full width of the lot.

74. Yard, side. A yard situated between the side building line and a side lot line and extending from the front yard to the rear yard.

**CHAPTER 2
DISTRICTS AND MAP**

§ 2-100 Establishment of districts.

The following zoning districts are hereby established in the Town of Jackson:

District	Uses	Minimum Lot Size*
R-1	Single Family Residential	20,000 sq. ft.
R-5	Single Family Residential/Manufactured Housing	12,000 sq. ft.
R-7	Multi-Family Residential	20,000 sq. ft.
R-9 R-MHP	Manufactured Home Park	3 Acres 5,000 sq. ft. - minimum lot area for manufactured homes within a manufactured home park
GCD	General Commercial	6,000 sq. ft.
NHC	Neighborhood Commercial	6,000 sq. ft.
IDD	Industrial Development District	5 Acres
AGR	Agricultural District	2 Acres
OSP	Open Space District	2 Acres

* If a lot is served by well and/or septic tanks, SCDHEC regulations shall determine the minimum area of lot(s). However, if SCDHEC regulations allow the area of a lot or lots to be smaller than what is required by this table, then the minimums established by this table shall apply.

No amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum requirement does not apply to extension of an existing district, or addition of a new residential district adjacent to an existing residential district, or addition of a new Industrial or Commercial district adjacent to one another.

§ 2-101 District purposes.

The zoning districts established in this ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S. C. Code § 6-29-710. The following statements of intent shall be used in interpretation and application of the district regulations.

The residential district regulations are designed to encourage a stable and healthy environment for residential purposes and to discourage encroachment by commercial, industrial, or other uses adversely affecting the residential character of the district.

R-1- Single Family Residential District. R-1 districts are intended to be developed and reserved for low-to-medium density residential purposes. Use regulations allow limited recreational uses which are compatible with the character of the district. Refer to § 4-101 for all district regulations, permitted uses, conditional uses, and special exceptions.

R-5 – Single Family and Manufactured Home Residential Districts. R-5 Single Family and Manufactured Home Districts are intended to be developed and reserved for low to medium density residential purposes which allow manufactured homes as a housing choice for district residents. All “permitted uses” in R-1 Single Family Residential Districts are allowed in R-5 Single Family/Manufactured Home Districts. Refer to § 4-102 for all district regulations, permitted uses, conditional uses, and special exceptions.

R-7 –Multi-Family District. R-7 Multi-Family Districts are intended to be developed and reserved for medium to high density residential purposes. The district allows multifamily and two-family dwellings (Duplexes), and all “permitted uses” allowed in R-5 Single Family and Manufactured Districts. Refer to § 4-103 for all district regulations, permitted uses, conditional uses, and special exceptions.

R-9 R-MHP –Manufactured Home District. R-9 Manufactured Home Districts are intended to provide a sound and healthy residential environment sufficient to meet the unique needs of inhabitants living in mobile homes, to protect mobile home parks from encroachment by incompatible uses, and to encourage the consolidation of mobile homes into parks. All “permitted use” allowed R-1, R-5, and R-7 Districts are permitted in R-9 Manufactured Home Districts. Refer to § 4-104 for all district regulations, permitted uses, conditional uses, and special exceptions.

NC – Neighborhood Commercial District – This district is intended for commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. R-5 residential uses are permitted. Commercial uses permitted are intended to be relatively small in size and service area.

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GCD – General Commercial District. The GCD General Commercial District zoning district is intended to be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses capable of adversely affecting the basic commercial character of the district. Refer to § 4-105 for all district regulations, conditional uses, and special exceptions.

IDD – Industrial Development District. The IDD Industrial Development District is intended to promote the development and continued use of land for basic or primary industrial purposes which involve extensive manufacturing, processing or assembly operations; and to preserve undeveloped sizeable tracts of land with industrial potential for industrial uses Refer to § 4-106 for all district regulations, conditional uses, and special exceptions.

AGR – Agricultural District. It is the intent of the AGR District to provide for agricultural, horticultural, forestry, conservation, and buildings incidental to these purposes but excluding any animal husbandry or related activities. The provisions of this district are intended to prevent haphazard development or the establishment of undesirable development patterns in the predominately rural areas of the planning and zoning jurisdiction. Further, it is intended that AGR Districts shall act as holding zones for areas presently undeveloped, but likely to be in the path of future development, in order that their qualities shall not be spoiled by inappropriate development until such time as their most appropriate future uses can be determined and orderly rezoning accomplished. Refer to § 4-107 for all district regulations, conditional uses, and special exceptions.

FPD – Flood Plain District OSP – Open Space District. Open Space Preservation districts are intended to control development in and preserve or enhance the character of certain natural, swamp, or wet areas which have any of the following characteristics:

- a. Are subject to periodic or occasional flooding;
- b. Are utilized for outdoor recreation purposes;
- c. Provide needed open space for the present and future residents of the area;
- d. Possess great natural beauty or are of historical significance;
- e. Serve as wildlife refuges.

The provisions of this district are intended to protect these areas from indiscriminate encroachment and loss by residential, commercial, industrial, or other inappropriate development; to allow their appropriate development and enhancement as open space for the benefit and general welfare of the residents of the community; and to prevent flood damage to urban development by prohibiting certain used in areas subject to flooding. Refer to § 4-108 for all district regulations, conditional uses, and special exceptions.

PD – Planned Development District. This district designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district may be predominately residential or predominately commercial, and may be proposed for any area.

§ 2-102 District boundaries on map.

The boundaries of the zoning districts established by this ordinance shall be as shown on the Town of Jackson Zoning Map.

§ 2-103 Official Zoning Map.

The official copy of the Town of Jackson Zoning Map shall be maintained in the office of the Town Clerk. All zoning district boundaries shall be clearly shown on the Zoning Map, and amendments shall be recorded immediately after adoption. The official copies of the Zoning Map shall be identified by the signature of the Mayor and dated and attested by the Town Clerk, and shall be available for public inspection. The official Zoning Map and any amendments adopted by Town Council shall constitute the final authority for determination of zoning district boundaries. It shall be unlawful for any person to make unauthorized changes to the Zoning Map.

§ 2-104 Interpretation of district boundaries.

The Zoning Administrator shall interpret the Zoning Map and determine the location of zoning district boundaries, using the following rules of interpretation:

1. District boundaries indicated as approximately following the center lines of streets, alleys, railroads, or bodies of water shall be construed to follow those center lines.
2. District boundaries indicated as approximately following platted lot lines or tax map lot lines shall be construed as following those lot lines.
3. District boundaries indicated as approximately following town limits shall be construed as following City limits.

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4. District boundaries indicated as approximately parallel to or extensions of features indicated in subsections above shall be so construed for the distances indicated on the Zoning Map. Distances not specifically indicated shall be determined by scale of the map.

§ 2-105 Lot divided by district boundaries.

No structure or accessory use may be placed, structurally altered, or have a change in use where the structure or use is or would be included within two or more zoning districts unless such structure or use conforms to the requirements of all applicable district regulations.

**CHAPTER 3
GENERAL REGULATIONS**

§ 3-100 Application of regulations.

a. No structure or land shall hereafter be erected, constructed, reconstructed, moved, structurally altered, used or occupied unless in conformity with the regulations in this ordinance applicable to the district in which it is located.

b. District regulations shall apply uniformly to each class of structure or land, and shall be interpreted as minimum requirements adopted for the purposes of zoning. When requirements of this ordinance are at variance with requirements of any other applicable rule, regulation, ordinance or statute, the most restrictive requirements, or those imposing the higher standards shall apply.

§ 3-101 Street access required.

Except as otherwise specifically provided, no building shall be located, used or occupied on a lot without direct vehicular and pedestrian access to a publicly dedicated, accepted or maintained street with a right-of-way of not less than fifty (50) feet.

§ 3-102 Structures required to be on lots of record.

Any new structure erected after the effective date of this ordinance shall be on a lot of record.

§ 3-103 Reserved.

§ 3-104 Reduction of lot or yard area prohibited.

No lot or yard existing on the effective date of this ordinance shall be reduced in dimension or area below the applicable district minimum requirements. New lots or yards shall meet the applicable district minimum requirements.

§ 3-105 Annexation.

The zoning district shall be designated for property annexed by ordinance as follows:

a. Town Council, after receiving a recommendation from the planning commission, shall specify an interim zoning district classification or classifications in the annexation ordinance. Such classification or classifications shall become effective on the effective date of annexation and permits for permitted uses may be issued.

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b. If the zoning district classification recommended by the planning commission for the annexed area is different in character and standards from the existing county zoning district of the area, the planning commission report shall contain the reasons for the recommendation, and Town Council shall hold a public hearing on the proposed annexation and the proposed interim zoning of the property to be annexed.

c. Notice of the public hearing shall be published in the same manner as required for rezoning.

d. Immediately after the effective date of the annexation, the Zoning Administrator shall initiate zoning amendment procedures to confirm or establish the appropriate zoning classifications for the annexed area.

§ 3-106 Nonconforming structures or uses.

Nonconforming structures or land uses are declared to be incompatible with permitted uses in the districts established by this ordinance. It is the intent of this ordinance to allow non conformities to continue until they are removed, but not to encourage their survival. The lawful use of any structure or land on the effective date of this ordinance may be continued subject to the following regulations

1. A nonconforming structure or use shall not be changed to any other nonconforming structure or use.
2. A permitted use in a structure which is on a nonconforming lot or which does not meet minimum yard requirements may be converted to another permitted use without enlargement.
3. A nonconforming structure damaged to any extent or destroyed by fire, or a natural disaster event may be restored within two years after such destruction or damage but may not be enlarged or built to be nonconforming in ways that did not previously exist prior to its damage or destruction. In the case of residentially used structures which are nonconforming in density, the number of dwelling units or density units rebuilt may be equal to but may not exceed the number of units which existed before the casualty.
4. A nonconforming structure shall not be removed or demolished and replaced with a nonconforming structure.
5. A nonconforming structure or use shall not be extended, enlarged, or intensified except in conformity with this ordinance; provided, however, a nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but

the use shall not be extended outside the building.

6. A nonconforming use shall not be reestablished after vacancy, abandonment, or discontinuance for a period of six (6) consecutive months.
7. Nothing in this section shall prevent work on a structure which is necessary to protect public safety upon the order of the Zoning Administrator.
8. Ordinary repairs to a nonconforming structure, such as repairs to interior non-bearing walls, fixtures, wiring or plumbing to meet building codes may be permitted, provided the cubic content of the structure is not increased.

§ 3-107 Mobile home declared nonconforming structure; removal required.

A mobile home, as defined in §1-201, manufactured prior to June 15, 1976, or manufactured after June 15, 1976 without certification of compliance with HUD standards, is declared a nonconforming structure. All nonconforming mobile homes shall be removed from the City limits when they have been vacant for a period of six (6) months. The Board of Zoning Appeals may grant an extension of not more than twelve (12) months in an individual case upon appeal for a variance and findings of fact that the occupant of the mobile home will suffer an unnecessary hardship by reason of strict application of this section.

§ 3-108 Temporary nonconforming uses.

A temporary use permit may be issued by the Zoning Administrator for appropriate periods of time not to exceed 12 month increments for a nonconforming structure or use incidental to building construction or land development upon the condition that the structure or use be removed upon expiration of the permit.

§ 3-109 Non-Conforming Lots of Record.

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance, notwithstanding limitations imposed by other provisions of this ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for either area or width, or both, that are applicable to the zoning district in which the lot is located. The lot and any future uses or structures located on the lot shall be in compliance with the requirements set forth in this ordinance for the zoning district in which the lot is located. Variance of yard requirements shall be obtained only through action of the board of adjustment.

§ 3-110 Repairs and Maintenance.

On any non-conforming structure or portion of structure containing a non-conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

§ 3-111 Uses under conditional use provisions are not non-conforming uses.

Any use which is permitted as a conditional use in a district under the terms of this ordinance shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use. If a non-conforming structure or lot is also present, the regulations outlined in this ordinance apply to them.

CHAPTER 4
DISTRICT REGULATIONS

§ 4-100 District use classifications.

General Regulations in Chapter 3, District Regulations in Chapter 4, and Supplemental Regulations in Chapter 5 are applicable to all following classes of uses:

(a) Permitted uses. Permitted uses listed in the district use tables in this Division are permitted outright.

(b) Conditional uses. Conditional uses in the district use tables are permitted by the Zoning Administrator without further review upon compliance with conditions specified in the tables.

(c) Special exceptions. Special exceptions are permitted after review and approval by the Board of Zoning Appeals upon compliance with general conditions in the regulations.

(d) Tables of uses. References to NAICS codes in the following tables of uses shall mean those codes assigned to businesses in the 2007 US North American Industry Classification manual published by the US Census Bureau. NAICS codes are listed in the tables of uses for each district as an aid in interpretation and determination of those specific uses included in a general class of uses.

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§ 4-101 R-1 Single Family Residential District Uses.

R-1 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Single-family dwelling (other than manufactured or mobile home)	814110	Private households	Two (2) for each dwelling unit
2. School, government building or facility [except jails]	611, 921, 922, 921130, 923, 924110, 924120, 925110, 925120, 926110	Public schools; General government and administration; justice, safety & public order, except jails.	<u>School</u> : Two (2) per classroom or office, plus one (1) for each four (4) seats in senior high auditorium. <u>Other</u> : One (1) per 200 sq. ft. gross area
3. Public park or playground, recreational facilities such as tennis court, ball field, swimming pool or golf course	713	Public and membership recreation services	One (1) per 200 sq. ft. of building area plus four (4) for each golf hole
4. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, in permanent structures	813110	Religious organizations, churches, etc.	One (1) for each four (4) seats in main assembly room
<p>5. Accessory use on same lot with principal use, as follows:</p> <p>(1) private garage for motor vehicles not to exceed the following storage capacity; 4 automobiles per one or two family dwelling.</p> <p>(2) open parking area for two motor vehicles per dwelling unit, may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit;</p> <p>(3) shed for storage of building or lot maintenance equipment;</p> <p>(4) private kennel for not more than three (3) dogs or three (3) cats, four (4) months of age or older, with minimum 6 foot fence for exterior kennel;</p> <p>(5) private swimming pool, including deck, bath house or cabana; boat dock;</p> <p>(6) private garden; greenhouse up to eight (8) feet high;</p> <p>(7) Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.</p> <p>(8) private tennis, outdoor recreation and picnic facilities.</p>			

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R-1 CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES
<p>1. Public utility substation, water tower, [see Chapter 5 for communication tower], provided all following conditions are met:</p> <ul style="list-style-type: none"> a. structures enclosed by a painted or chain-link fence or wall at least six (6) feet above finish grade; b. no office, commercial operation, or storage of vehicles or equipment is permitted; c. a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines. 	221	Electric, gas, water, sanitary services	One (1) space
<p>2. Cemetery, provided all following conditions are met:</p> <ul style="list-style-type: none"> a. minimum five(5) acre lot; b. no crematorium or dwelling except caretaker; c. front yard setback ten (10) feet from street right-of-way line; or front yard setback at least (70) feet from the centerline of the street, whichever is further d. non-illuminated sign not over thirty (30) square feet in area or ten (10) feet in height. 	812220	Cemetery	None
<p>3. Temporary contractor office and equipment shed, provided all following conditions are met:</p> <ul style="list-style-type: none"> a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once. 	236115, 236118	General contractors, single-family houses	One (1) for each 300 square feet of office area.
<p>4. Private kindergarten, pre-school nursery, day care, special instruction, tutoring, provided the following conditions are met:</p> <ul style="list-style-type: none"> a. applicable State regulations are met; b. minimum 20,000 square foot lot; c. structures minimum of 25 feet from residential property; d. conditions imposed for safety, traffic, impact on district; e. the use is compatible with the district. 	61110, 624120, 624410, 611699	Kindergarten (with academic program) Day care services Learning center offering remedial instruction, exam preparation or tutoring to school-aged children only	One (1) per employee, plus one off-street, drop-off & pick-up space
<p>5. Customary home occupation in single-family dwelling, provided all following conditions are met:</p> <ul style="list-style-type: none"> a. conducted inside dwelling by resident family members; b. utilizes not more than 25% of total dwelling floor area. c. no change in exterior appearance of dwelling; d. no outside display of products; e. no sale of products except those made on premises or consumables incidental to a service; f. creates no health or safety hazard, noise, offensive emission, traffic hazard, unsightly condition or nuisance; g. activity is not visibly evident outside dwelling, except for a wall-mounted nonilluminated nameplate not over two (2) square feet in area. 			

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R-1 SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Tourist (guest) home, as defined in §1-201			One (1) for each guest room
2. Clustered single-family development, provided the Board of Zoning Appeals determines: <ul style="list-style-type: none"> a. detached single-family units on minimum of 2 acre development parcel; b. maximum density of three (3) dwellings per acre; c. lot requirements per house may be waived; d. zero interior lot line setback may be allowed; e. Subdivision Regulations are met; f. adequate provisions for access and traffic safety; g. the use is compatible with the district. 	814110	Private households	Two (2) for each dwelling unit
3. Conversion of existing dwelling to multi-family, provided the Board of Zoning Appeals determines: <ul style="list-style-type: none"> a. large dwelling (over 3,000 square feet in total area) existed prior to 1970, has little economic value or usefulness as single-family dwelling, or other conforming use; b. minimum 25,000 square foot lot, plus 8,000 square feet for each dwelling unit over two; c. no enlargement or exterior change to building permitted; d. not more than 4 dwelling units are permitted; e. the use is compatible with the district. 	N/A		Two (2) for each dwelling unit in rear yard
4. Conversion of dwelling to a bed and breakfast inn, provided the Board of Zoning Appeals determines: <ul style="list-style-type: none"> a. all conditions for home occupation are met; b. provision of one (1) parking space per room. c. compliance with all State and local laws and ordinances. d. no meals other than breakfast may be served to guest. e. maintenance of a guest registry. f. advertising limited to one four (4) square foot sign mounted flat against a wall of the principal structure. 	721191	Bed and breakfast inn	Location set by Board; minimum: 1 for each guest room plus 2 for resident innkeeper

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§ 4-102 R-1 Single Family Residential District Regulations.

The following regulations apply to all uses in R-1 districts:

Minimum heated square footage for single-family dwelling:	One thousand (1000) square feet
Minimum residential lot area:	Twenty thousand (20,000) square feet
Minimum lot width at building line:	One hundred (100) feet
Minimum front yard depth:	Thirty (30) feet, or average of existing setbacks from same street in same block in district, but not less than fifteen (15) feet.
Minimum setback from second street frontage:	Side street on corner lot - 15 feet. Rear street on double frontage lot - 25 feet. –
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 5 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 20 feet from interior rear lot line. <u>Accessory structure</u> - 5 feet from interior rear lot line.
Maximum structure height:	Thirty (35) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae, silos, smokestacks, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.]
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 2 ½ and 10 feet above finished street level within twenty (25) feet of intersection of street right-of-way lines. . <u>Private drive</u> : no obstruction over 2 ½ feet high within 10 feet of street.
Off street parking area requirements:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

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§ 4-103 R-5 Single Family/Manufactured Home Residential District Uses.

R-5 Permitted Uses	NAICS Code	NAICS Description	Parking Spaces Required
1. All permitted in R-1 districts		See R-1	See R-1
2. Manufactured Homes	531190	Private Household	Two (2) for each individual dwelling unit.

R-5 Conditional Uses [approved by Zoning Administrator if all conditions are met]	Parking Spaces Required
1. All Conditional Uses permitted in R-1 districts	See R-1 conditional Uses

R-5 Special Exceptions [approved by Zoning Administrator if all conditions are met]	Parking Spaces Required
1. All Special Exceptions permitted in R-1 districts	See R-1 Special Exceptions

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§ 4-104 R-5 Single Family/Manufactured Home District Regulations.

The following regulations apply to all uses in R-5 districts:

Minimum heated square footage for single-family dwelling:	Five hundred (500) square feet
Minimum residential lot area:	Twelve thousand (12,000) square feet
Minimum lot width at building line:	One hundred (100) feet
Minimum front yard depth:	Thirty (30) feet, measured from nearest street right-of-way, or average of existing setbacks from same street in same block in district, but not less than twenty (20) feet.
Minimum setback from second street frontage:	Side street on corner lot - 15 feet. Rear street on double frontage lot - 25 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 5 feet from interior side lot line
Minimum rear yard:	<u>Principal structure</u> - 20 feet from interior rear lot line. <u>Accessory structure</u> - 5 feet from interior rear lot line.
Maximum structure height:	Thirty five (35) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae, silos, smokestacks, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.]
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 2 ½ and 10 feet above finished street level within twenty five (25) feet of intersection of street right-of-way lines. <u>Private drive</u> : No obstruction over 2 ½ feet high within 10 feet of street
Off street parking area requirements:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

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§ 4-105 R-7 Multi-Family Residential District Uses.

R-7 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	Parking Spaces Required
1. All uses permitted in R-1 districts		See R-1	See R-1
2. Two family dwellings (duplex) & Multi-Family Dwellings	814110	Private households	Two (2) for each dwelling unit

R-7 CONDITIONAL USES (approved by Zoning Administrator if all conditions are met)	PARKING SPACES REQUIRED
1. All Conditional Uses permitted in R-1 districts	See R-1 Conditional Uses

R-7 SPECIAL EXCEPTIONS - All Special Exceptions permitted in R-1 districts

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§ 4-106 R-7 Multi-Family Residential District Regulations.

The following regulations apply to all uses in R-7 districts.

Minimum residential lot area:	Twenty thousand (20,000) square feet
Minimum lot width at building line:	One hundred (100) feet
Minimum front yard depth:	Thirty (30) feet, or average of existing setbacks from same street in same block in district, but not less than twenty (20) feet
Minimum setback from second street frontage:	Side street on corner lot - 15 feet. Rear street on double frontage lot - 25 feet.
Minimum side yard:	<u>Principal structure</u> – Ten (10) feet from interior side lot line, provided that the total of both side yards is no less than thirty (30) percent of the total lot width. <u>Accessory structure</u> – Three (3) feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - Twenty (20) feet from interior rear lot line. <u>Accessory structure</u> – Three (3) feet from interior rear lot line.
Maximum structure height:	Sixty (60) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae] Multi-family dwellings may exceed sixty (60) feet in height only after approval of the fire chief and building official.
Visibility requirements:	<u>Corner lot:</u> no obstruction between heights of two and one half (2 ½) and ten (10) feet above finished street level within twenty five (25) feet of intersection of street right-of-way lines. <u>Private drive:</u> no obstruction over 30 inches high within 10 feet of street.
Off street parking area requirements:	See supplemental regulations, Chapter 5 –
Signs:	See supplemental regulations, Chapter 5 –
Supplemental regulations:	See Chapter 5

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§ 4-107 R-MHP – Manufactured Home Park District Uses.

R-MHP PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
All uses permitted in R-5 districts	N/A	N/A	N/A
Manufactured Home Parks	531190	Private households	Two (2) for each individual dwelling unit
Recreational facilities, and other uses required and intended for the exclusive use of the residents of only the particular R-MHP District within which such uses are located.	N/A	Recreational and other facilities for the exclusive use of residents of the MH District	One (1) per 200 sq. ft. of building area; plus one (1) for each 2,000 sq. ft. of recreation area.

R-MHP MANUFACTURED HOME PARK DISTRICT CONDITIONAL USES <small>[approved by Zoning Administrator if all conditions are met]</small>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Single family dwelling for manager/ caretaker, provided all following conditions are met: a. dwelling is located on premises of permitted use; b. head of household is employed in a permitted use as manager or caretaker.	814110	Private household	Two (2) for each dwelling unit.
2. Customary home occupation in single-family dwelling, provided all following conditions are met: a. conducted inside dwelling by resident family members; b. utilizes not more than 25% of total dwelling floor area. c. no change in exterior appearance of dwelling; d. no outside display of products; e. no sale of products except those made on premises or consumables incidental to a service; f. creates no health or safety hazard, noise, offensive emission, traffic hazard, unsightly condition or nuisance; g. activity is not visibly evident outside dwelling, except for a wall-mounted non-illuminated nameplate not over two (2) square feet in area.			

SPECIAL EXCEPTIONS <small>[approved by Board of Zoning Appeals after hearing]</small>	PARKING SPACES REQUIRED
All special exceptions permitted in MH districts.	See MH use.

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§ 4-108 R-MHP - Manufactured Home Park Residential District Regulations.

The following regulations apply to all uses in MH districts:

Minimum heated square footage for single-family dwelling:	Five hundred (500) square feet (excludes mobile/manufactured homes)
Minimum lot area:	Three (3) acres.
Minimum land area per unit:	Five thousand (5,000) square feet;
Maximum dwelling units per net acre:	Five (5) dwelling units
Minimum lot dimensions:	Fifty (50) feet by one hundred (100) feet.
Minimum front yard depth:	Fifteen (15) feet from interior street right of way line and fifty (50) feet from public street right of way.
Minimum setback from second street frontage:	<u>Interior side street on corner lot:</u> fifteen (15) feet; <u>Interior rear street on double frontage lot:</u> fifteen (15) feet. <u>Public street right of way line:</u> not less than fifty (50) feet.
Minimum side yard:	<u>Principal structure:</u> twelve (12) feet from interior side lot line; <u>Accessory structure:</u> three (3) feet from interior side lot line.
Minimum rear yard:	<u>Principal structure:</u> fifteen (15) feet from interior rear lot line. <u>Accessory structure:</u> three (3) feet from interior rear lot line.
Maximum structure height:	Thirty-five (35) feet to roof line [not applicable to church spires, belfries, cupolas, domes, utility and communications towers, chimneys, flag poles, antennae]
Visibility requirements:	<u>Corner lot:</u> no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive:</u> no obstruction over height of 30 inches within 10 feet of street
Off street parking area requirements:	See supplemental regulations, Chapter 5.
Signs:	See supplemental regulations, Chapter 5.
Supplemental regulations:	<ul style="list-style-type: none"> a. There shall be 2,500 square feet of common open space for each acre or major fraction of an acre in the park; b. Home spaces will be accessible by an interior roadway at least thirty (30) feet wide, paved at least twenty (20) feet in width with unobstructed access to a public street; c. A greenbelt is required along all exterior lot lines, in width of ten (10) feet but not less than side yard requirements for an adjoining residential district consisting of two or more rows of plants not more than six (6) feet apart which grow to a height of seven (7) feet after two (2) growing seasons; and not less than five (5) feet in width adjacent to non-residential districts with

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	<p>the same growth requirements;</p> <p>d. The home must be properly installed per manufacturer’s Installation manual. In the event that the Manual is not provided, the home must be installed according to Section 19-425.39, Manufactured Home Minimum Installation, as promulgated by the South Carolina Manufactured Housing Board. Additionally, manufactured homes must be installed by an installer or contractor licensed by the South Carolina Manufactured Housing Board;</p> <p>e. All manufactured homes located in a manufactured home park must be securely attached to a permanent foundation within three (3) months of placement in a space;</p> <p>f. All homes, whether on temporary or permanent foundations, shall have visual screening approved by the building official between the walls and ground surface to conceal all utilities, foundations, wheels and to discourage and prevent children from accessing or playing under structures.</p> <p>g. A site plan showing the details of development shall be submitted for approval upon compliance with additional conditions imposed to implement the intent of this ordinance.</p>
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§ 4-109 NC - Neighborhood Commercial District Uses.

NC PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Residential uses permitted in RMF	814110	Private households	Two (2) per unit
2. Retail business - sale of merchandise on premises including but not limited to: 1) drug store or pharmacy; 2) small convenience store; 3) florist shop; 4) antique store; 5) books, magazines, etc.; 6) bakery.	446110, 445120, 453110, 453310, 451211, 451212, 311811, 445291	Drug store. Convenience food store Florist. Antiques, used goods. Book store; newsstand. Retail bakery.	One (1) for each 200 square feet of retail floor space.
3. Personal services including but not limited to: 1) branch bank, savings & loan, small loan company; 2) barber or beauty shop; 3) dressmaker, seamstress, tailor; 4) insurance agency; 5) professional office: doctor, lawyer, engineer, accountant, 6) realty office.	522, 812112, 812113, 811490, 315 524 621, 541, 531	Depository, bank, Small loan company. Barber and beauty shops. Dressmaking; tailors. Insurance agents. Doctor, health Legal services; Engineer, accounting; Real estate agent, manager	One (1) for each 300 square feet of gross floor area.
4. Membership organizations , including business & professional associations; unions & political organizations; civic, social & fraternal organizations	813	Membership organizations.	One (1) for each four (4) seats in assembly room.
5. Church, synagogue, temple, or place of worship , including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	813110	Religious organizations, churches, etc.	One (1) for each four (4) seats in assembly room.

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NC PERMITTED USES (CONT.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
6. Schools and government buildings or facilities [except jails]	611, 921, 922, 921130, 923, 924110, 924120, 925110, 925120, 926110	Public schools; General government and administration; justice, safety & public order, except jails.	<u>School</u> : 1 per classroom or office, plus 1 for each 20 seats for public assembly in senior high school. <u>Other</u> : one (1) per 200 sq. ft. of area.
7. Accessory use on same lot with principal use, as follows: <ol style="list-style-type: none"> a. Off-street parking or storage area for vehicles owned by members, customers or employees of business; b. Completely enclosed building for storage of supplies or merchandise for use in the principal business. 			

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NC CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
<p>1. School of dance, art, music, drama, martial arts, etc. provided all following conditions are met:</p> <ul style="list-style-type: none"> a. not more than 25 students will be enrolled; b. instruction is limited to art, music, dancing, drama, martial arts, or similar cultural activity. 	713990, 611	Dance schools. Schools and educational services: art, drama, music, etc.	One (1) for each classroom & each administrative office.
<p>2. Contractor's office, Provided there will be no storage of vehicles, equipment or materials on the premises</p>	N/A	Contractor - office only	One (1) for each 300 square feet of floor space.
<p>3. Dry cleaning or laundry pickup agency, provided laundering, cleaning or pressing on premises involves only articles delivered to premises by individual customers</p>	812320	Garment pressing, & agents for laundries & drycleaners	One (1) for each 250 square feet of floor area not for storage.
<p>4. Public utility substation, water tower, [see Chapter 5 for communication tower], provided all following conditions are met:</p> <ul style="list-style-type: none"> a. structures enclosed by six (6) foot fence; b. no office, commercial operation, or storage of vehicles or equipment is permitted; c. a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines 	221	Electric, gas, water, sanitary services. Communications.	One (1) space.
<p>5. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days</p>	N/A		None
<p>6. Contractor's office & equipment shed, provided all following conditions are met:</p> <ul style="list-style-type: none"> a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once. 	N/A		One (1) for each 300 square feet of office area.

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NC SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
<p>1. Automobile service station, including limited sale of groceries, provided the Board determines:</p> <ul style="list-style-type: none"> a. the use is compatible with the district; b. parking & service areas are separated from adjoining residential property by planting screen, fence or wall at least 6 feet high; c. no major repairs or sale of vehicles to be conducted on premises; d. adequate provisions are made for access and traffic safety; e. conditions are imposed to protect adjacent property from adverse impact; 	447110, 447190	Gasoline service stations	Two (2) for each fuel pump, plus three (3) for each service bay or wash rack
<p>2. Car wash, either automatic or self-service, provided the Board of Appeals determines:</p> <ul style="list-style-type: none"> a. the use is compatible with the district; b. adequate spaces for vehicles awaiting entry are required; more than minimum may be required; c. the area is required to be adequately screened from adjoining residential property; d. adequate provisions are made for access and traffic safety; e. hours of operation are limited to prevent late night noise. 	811192	Car washes	<u>Self-service wash:</u> three (3). <u>Automatic wash:</u> set by Board; minimum six (6).
<p>3. Delicatessen, restaurant, soda fountain or other eating/drinking establishment, provided the Board of Appeals determines:</p> <ul style="list-style-type: none"> a. the use is compatible with the district; b. no outside loud speaker is allowed; c. exterior and vehicle lights will be directed away from residential property; d. parking & service areas will be separated from residential areas by planting screen, fence or wall at least 6 feet high; e. adequate provisions are made for access and traffic safety; f. hours of operation are limited to prevent late night noise. 	722	Eating places	One (1) for each four (4) seats, plus one (1) for each two (2) employees on shift with maximum employment.
<p>4. Funeral home</p>	812210	Funeral home, mortuary	One (1) for each 4 seats

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§ 4-110 NC Neighborhood Commercial District Regulations.

The following regulations apply to all uses in NC districts:

Minimum heated square footage for single-family dwelling:	One Thousand (1000) square feet
Minimum lot area:	Commercial uses: none. Residential uses: single-family - 20,000 square feet; Multi-family - 20,000 square feet for first unit, plus 2,500 square feet for each additional unit.
Minimum lot width at building line:	Commercial uses: none. Residential uses: fifty (50) feet.
Maximum dwelling units:	Seven (7) dwelling units per acre
Minimum front yard depth:	Twenty-five (25) feet from street right of way line
Minimum setback from second street frontage:	<u>Side street on corner lot:</u> ten (10) feet; <u>Rear street on double frontage lot:</u> twenty-five (25) feet.
Minimum side yard:	<u>Principal structure:</u> six (6) feet from interior side lot line; <u>Accessory structure:</u> five (5) feet from interior side lot line.
Minimum rear yard:	<u>Principal structure:</u> fifteen (15) feet from interior rear lot line. <u>Accessory structure:</u> three (3) feet from interior rear lot line.
Maximum structure height:	Sixty (60) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Visibility requirements:	<u>Corner lot:</u> no obstruction between heights of 2 1/2 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive:</u> no obstruction over height of 30 inches within 10 feet of street
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5.
Signs:	See signs, supplemental regulations, Chapter 5.
Supplemental regulations:	See Chapter 5.

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§ 4-111 HC - General Commercial District Uses.

GCD PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Telephone, telegraph, radio, television services, [except communications towers - see conditional uses]	515, 517	Communications	One (1) per 200 sq. ft. gross public area
2. Public utility including water tower, substation	221	Electric, gas, water, sewer	One (1) per 200 sq. ft. gross public area
3. Wholesale trade, durable and nondurable goods	423, 424 425	Wholesale trade: Durable goods; Nondurable goods.	One (1) per 300 square feet of gross sales area
4. Retail trade, involving sale of merchandise on premises	441 444 445, 446 441 448 442 722	Building material, paint, hardware, nursery and garden supply stores, mobile home dealers; General merchandise, department & variety stores; Food stores & markets; Automotive dealers, Service stations, Auto supply stores, boat dealers, motorcycle dealers, Farm equipment dealers; Apparel & accessory; Home furniture, & equip; Eating & drinking places, including drive-in; Miscellaneous retail, including drug stores, liquor stores, fuel dealers.	<u>Eating & drinking places:</u> One (1) for each four (4) seats. <u>All other:</u> One (1) per 200 square feet of gross sales area
5. Finance, insurance, and real estate	521, 522, 523, 524, 525, 531	Depository institutions; Credit institutions; Security dealers, etc.; Insurance carriers; Insurance agents; Real estate agents, etc.; Investment offices.	One (1) per 200 square feet of gross floor area

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GCD PERMITTED USES (CONT.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
6. Church, synagogue, temple, or place of worship , including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	813110	Religious organizations, churches, etc.	One (1) for each four (4) seats in sanctuary
7. Government building or facility , including postal facility	491110 921, 922, 923, 924, 925, 926	U.S. Postal Service; General government, justice, public order, safety, finance, etc.; Human resources; Housing programs; Economic programs.	One (1) for each 200 square feet of floor area
8. Services to individuals, business and government establishments, amusement, recreation, health and professional services	721110, 721310, 811, 812, 512, 518, 561, 711, 532111, 532112, 238220, 442299, 443, 444, 448, 451110, 532230, 532292, 561, 611, 713, 812990 339116, 621, 541110, 519120, 623, 624, 813, 712, 561599, 541	Hotels, motels, rooming & boarding houses; Personal services; Business services; Auto rental, carwashes & tire shops; Miscellaneous repair, including welding; Motion picture theaters, Video tape rental; Amusement & recreation, including bowling, golf, & coin-operated machines; Health services, hospitals; Legal services; Schools & libraries; Social services; Museums & gardens; Membership organization; Engineering, accounting, research & management; Services not classified.	<u>Hotel, motel</u> : One (1) for each guest room. <u>Service, repair</u> : One (1) per 250 sq. feet of work area. <u>Club, library, funeral home, theater</u> : One (1) for each 4 seats. <u>Hospital</u> : 1.5 for each patient bed <u>Elementary School</u> : Three (3) spaces for each classroom. <u>High School</u> : One (1) for each four (4) seats in auditorium. <u>All Other</u> : One (1) per 250 square feet of gross floor area.

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GCD CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Communications tower , see Chapter 5, Supplemental Regulations	N/A	Communications	One (1) space
2. Open yard use for sale, rental and/or storage of materials or equipment (excluding junk or other salvage) that includes but is not limited to <ul style="list-style-type: none"> • building supply stores; • automotive, boat, motorcycle, and farm equipment dealers; • automotive, boat, motorcycle, and farm equipment rental services. provided all following conditions are met: <ol style="list-style-type: none"> a. uses are separated from adjoining residential properties or zoning districts by a suitable planting screen, fence, or wall at least six feet in height above finish grade. 	4411, 4412, 4413, 4441, 5321, 532411,	Automobile dealers; Other Motor vehicle dealers; Automotive parts, accessories, and tire stores; Automotive equipment rental and leasing; Commercial air, rail, and water transportation equipment rental and leasing.	<u>Auto & motor vehicle equipment dealerships:</u> One (1) per 200 square feet of gross sales area. <u>Building supply dealers:</u> One (1) per 200 square feet of gross sales area. <u>Automotive & motor vehicle equipment rental establishments:</u> One (1) per 250 square feet of gross floor area.
3. Automatic car wash facilities , provided all following conditions are met: <ol style="list-style-type: none"> a. off-street paved parking area capable of accommodating not less than one-half of hourly vehicle washing capacity; b. a waiting entrance to the washing process is suitably located and maintained on the premises; c. no safety hazard or impediment to traffic movement is created . 	811192	Car washes	
4. Gas Stations , provided the following conditions are met: <ol style="list-style-type: none"> a. all gas pumps are set back at least twenty-five feet from Street ROW line. b. parking & service areas are separated from adjoining residential property by planting screen, fence or wall at least 6 feet high; 	4471	Gasoline Service Stations	Two (2) for each fuel pump, plus three (3) for each service bay or wash rack

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c. no major repairs or vehicle sales conducted on premises; d. adequate provisions are made for access and traffic safety; e. conditions are imposed to protect adjacent property from adverse impact;			
5. Motor Vehicle Service and/or Repair Garage, provided the following conditions are met: a. no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.	8111, 8113	Automotive repair and maintenance	One (1) per 200 square feet of gross floor area.
6. Newspaper publishing plant, provided the following conditions are met: a. Requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Chapter 5 Supplemental Regulations	5111	Newspaper, periodical, book, and directory publisher	One (1) per 300 square feet of inside work area
7. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days	N/A		None
8. Contractor's office & equipment shed, provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.

GCD SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Transportation terminals for bus and railroad service, provided the Board of Appeals determines: a. adequate maneuvering and parking spaces are set; b. adequate provisions are made for access and traffic safety; c. the area is adequately screened from residential areas; d. the use is compatible with the district.	482111, 482112, 488210, 488490	Railroad; Terminal for motor vehicle passenger transportation	Set by the Board; minimum: one (1) for each 200 square feet of gross floor space
2. Tourist Home (as defined in §1-201)	N/A		One (1) for each guest room

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§ 4-112 GCD - Highway Commercial District Regulations.

The following regulations apply to all uses in GCD districts:

Minimum lot area:	600 square feet
Minimum lot width at building line:	None
Minimum front setback:	50 feet from a street right of way
Minimum side setback:	None, except: (1) when use abuts a residential zone a setback equal to that required for the residential zone shall be provided; (2) when a setback not required is provided, it shall be not less than 3 feet.
Minimum rear setback:	Twenty-five (25) feet
Maximum structure height:	Sixty (60) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5. <u>Open sales yards:</u> Yards used for sale, rental or storage of materials or equipment must be screened from adjoining residential property or other zoning districts by a planting screen, fence or wall at least 6 feet high.
Signs:	See signs, supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.
Maximum curb cuts:	Lot width of 100 feet or less: 36 feet of total curb cuts. Lot width of more than 100 feet: 36 feet of total curb cuts with a minimum of 100 feet between the centerlines of curb cuts on same lot.

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§ 4-113 IDD- Industrial Development District Uses.

IDD PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Horticultural nursery	111421, 111422	Ornamental floriculture and nursery products	One (1) per 200 sq. ft. of office area
2. Manufacturing, processing and packing, limited to the NAICS classes listed: [See special exceptions for other manufacturing.]	115111, 311, 312, 314, 315, 337110, 511110, 516110, 323, 325, 316, 327	Cotton gin; Canned & frozen foods; Bakery products; Candy & confections; Soft drinks; Potato chips & snacks; Ice; Food preparations; Apparel; Wood kitchen cabinets; Newspaper publishing; Commercial printing; Perfumes & cosmetics; Leather products; Pottery, related products.	One (1) per 300 square feet of inside work area
3. Transportation terminal and storage, including miniwarehouses	482111, 482112, 488210, 488490, 485, 484, 493, 531130	Railroad transportation; Passenger transportation; Trucking & warehousing.	One (1) per 200 square feet of gross floor space
4. Telephone, telegraph, radio, television services, [except communications towers - see conditional uses]	515, 517	Communications	One (1) per 300 sq. ft. of floor area
5. Public utility including water tower, substation, landfill [except hazardous waste disposal]	221	Electric, gas, water, sewer, refuse [except hazardous waste]	One (1) per 300 sq. ft. of floor area
6. Wholesale trade, durable and nondurable goods [except scrap metal and petroleum products]	423, 425, 424	Wholesale trade [except scrap metal and petroleum products]	One (1) per 300 sq. ft. of sales area

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IDD PERMITTED USES (CONT.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
7. Retail trade , involving sale of merchandise on premises	444, 452, 311, 445, 441110, 441, 442, 443, 451, 711, 722, 339, 446, 448, 453, 454, 445310	Building material, hardware, garden supply; General merchandise; Food stores; Automotive dealers, service stations; Apparel & accessory; Home furniture, & equip.; Eating & drinking places; Miscellaneous retail; Liquor stores.	<u>Eating & drinking places</u> : One (1) for each four seats; <u>All other</u> : One (1) per 200 square feet of gross sales area
8. Finance, insurance, and real estate	522, 523, 524, 525, 531	Depository institutions; Credit institutions; Security dealers, etc.; Insurance carriers; Insurance agents; Real estate agents, etc.; Investment offices.	One (1) per 200 square feet of gross floor area
9. Services to individuals, business and government establishments	541940, 811, 238, 443, 487, 339116, 621, 622, 541110, 519120, 611, 623, 624, 541, 541	Pet veterinary services; Auto repair, services, wash, rental & parking; Miscellaneous repair; Amusement & recreation; Health services, hospitals; Legal services; Schools & libraries; Social services; Engineering, accounting, research & management; Services not classified.	<u>Service & repair</u> : One (1) per 250 sq. feet of work area. <u>Hospital</u> : 1.5 for each patient bed <u>Elementary School</u> : Three (3) spaces for each classroom. <u>High School</u> : One (1) for each four (4) seats in auditorium. <u>All Other</u> : One (1) per 250 square feet of gross floor area.
10. Government building or facility , including postal facility	491110, 921, 923, 924, 925, 926	U.S. Postal Service; General government, justice, public order, safety, finance, etc.	One (1) for each 200 square feet of floor area

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IDD CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. One-family dwelling for watchman or caretaker, provided all following conditions are met: a. dwelling is located on premises of permitted use; b. head of household is employed in a permitted use as watchman or caretaker.	N/A		One (1) space
2. Communications tower, see Chapter 5, Supplemental Regulations.	N/A	Communications	One (1) space
3. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days	N/A		None
4. Contractor's office & equipment shed, provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.
5. Religious meeting, in tent or temporary structure for a period not to exceed 60 days.			

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IDD SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
<p>1. Junk and scrap metals, provided the Board of Appeals determines:</p> <ul style="list-style-type: none"> a. the use is compatible with the district; b. the site is at least two (2) acres in size, is located no less than one thousand (1,000) feet from any residential use; and that any building or structure thereon is set back no less than fifty (50) feet from any side, rear, or front property line. c. adequate parking for employees & customers is provided; d. adequate provisions are made for access and traffic safety; e. no outside storage of junk or salvage is permitted; f. the entire site is secured with fencing six (6) feet in height and requirements for Type C buffer areas as set forth in §5-301 of this Ordinance are met. g. no nuisance will be created beyond the premises by noise, vibration, smoke, gas, fumes, odor, dust, etc.; h. conditions are imposed to protect adjacent property from adverse impact; and i. applicable environmental regulations are met. 	423930, 425110, 425120	Scrap, waste materials	Set by Board
<p>2. Oil and gas bulk sales</p>	424, 425, 454	Petroleum products	Set by Board
<p>3. Manufacturing, industry, processing, assembly and storage, provided the Board of Appeals determines:</p> <ul style="list-style-type: none"> a. the use is compatible with the district; b. adequate parking for employees & customers is provided; c. adequate provisions are made for access and traffic safety; d. no outside storage of junk or salvage is permitted; e. no nuisance will be created beyond the premises by noise, vibration, smoke, gas, fumes, odor, dust, etc.; f. conditions are imposed to protect adjacent property from adverse impact; and g. applicable environmental regulations are met. 	N/A	Manufacturing	Set by Board

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§ 4-114 IDD - Industrial Development District Regulations.

The following regulations apply to all uses in I districts:

Minimum lot area:	Five (5) Acres
Minimum lot width at building line:	None
Minimum front yard depth:	Fifty (50) feet from street right of way line.
Minimum side yard:	Twenty-five (25) feet.
Minimum rear yard:	Twenty-five (25) feet.
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae].
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of three (3) and ten (10) feet above finished street level within fifteen (15) feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area and loading area requirements:	See parking, supplemental regulations, Chapter 5. <u>Truck terminal</u> : paved acceleration and deceleration lanes at least ten (10) feet wide and one hundred (100) feet long are required at entrance and exit of terminal site which must have access to and from a major street.
Screening:	See landscaping, supplemental regulations, Chapter 5. Planting screen, fence or wall at least six (6) feet high is required along all lot lines abutting any residential district and not separated by a street.
Signs:	See signs, supplemental regulations, Chapter 5.
Storage:	No open storage of junk or salvage materials is permitted with any use in the district, except in connection with a permitted special exception granted by the Board of Zoning Appeals.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.

§ 4-115

OSP Open Space Preservation District Uses.

Due to the precious and irreplaceable nature of these natural areas, all permitted uses are conditional in that they shall be submitted by reference from the Town Administrator to the Planning Commission for approval. The following uses may be permitted in any open space preservation zone subject to such safeguards and conditions as the Planning Commission shall see fit to prescribe in accordance with the peculiar characteristics of the area in question:

OSP CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Publicly owned and/or operated parks, open-space, or recreational facilities and necessary accessory uses and equipment, but not to include uses requiring major structures or generating large volumes of traffic such as stadiums or auditoriums.	712190, 712120, 712130	Historical sites, zoos and botanical gardens, nature parks	As required for each use and set forth in Chapter 4 and Article IV of this Ordinance.
2. Certain privately owned recreational uses of an appropriate nature, such as riding academies, boating facilities, golf driving ranges, nature camps.	713910, 611620, 713930, 713990, 611620		As required for each use and set forth in Chapter 4 and Article IV of this Ordinance.
3. Public utility substations , provided that there is no unduly noxious or offensive emission of odor, smoke, particulate matter, noise, or vibration; that any potentially dangerous facilities shall have adequate security fencing, and that any exterior machinery or equipment such as transformers, pumps, pipes, or tanks shall be visually screened to heights of six (6) feet or more as prescribed.	221		As required for each use and set forth in Chapter 4 and Article IV of this Ordinance.
4. Agricultural farming, dairying, ranching, and forestry; Horticultural farming.	111, 112		As required for each use and set forth in Chapter 4 and Article IV of this Ordinance.
5. Wildlife refuges, including any single-family dwelling units of caretakers necessary to maintain and protect the refuge.	712190, 814110		As required for each use and set forth in Chapter 4 and Article IV of this Ordinance.
6. Any use which the Planning Commission considers compatible with the neighborhood, use and the Comprehensive Plan of the Town of Jackson.	N/A		As required for each use and set forth in Chapter 4 and Article IV of this Ordinance.

OSP PROHIBITED USES

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| <p>1. Any use which by reason of size or type of structure, nature of use, intensity of activity or traffic, or offensive operating characteristics shall be determined by the Planning Commission to be incompatible with the character and intent of the district.</p> |
| <p>2. Any signs except those essential to identification of uses for the benefit of the public. Size and character shall be determined by the Planning Commission.</p> |

§ 4-116 OSP Open Space Preservation District Regulations.

The following regulations shall apply to all uses in OSP districts, other provisions in this ordinance to the contrary notwithstanding: lot size, yard requirements, construction characteristics, visual treatment and the like shall be prescribed by the Planning Commission according to the characteristics of the area and use in question. Particular attention shall be paid to excavation, drainage, paving, and clearing of land so as to minimize the disruption to the topography, ecological balance, and other natural characteristics of the site. Care shall be exercised and safeguards prescribed to prevent damage to the natural environment during construction.

§ 4-117

PD Planned Development District Uses.

Planned Development districts may permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

§ 4-118

PD Planned Development District Regulations.

The following regulations shall apply to all uses in PD districts, other provisions in this ordinance to the contrary notwithstanding:

Minimum district area:	5 acres
Minimum lot area for structure and maximum density:	Set in approved plan.
Minimum lot width, yards, setbacks:	Set in approved plan.
Maximum structure height:	Fifty (50) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Off street parking and loading requirements:	Set in approved plan.
Screening:	Set in approved plan, but not less than landscaping required by supplemental regulations, Chapter 5.
Signs:	Set in approved plan, but not greater than signs allowed by supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.

§ 4-119 PD Planned Development District Application and Review Procedures.

The following procedures shall apply to establishment of a PD district, other provisions in this ordinance to the contrary notwithstanding:

a. Zoning amendment required:	PD districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.
b. District regulations:	The applicable regulations in § 4-116, Chapter 5, and those in the approved plan and descriptive statement shall constitute the PD district regulations.
c. Pre-application conference optional:	Applicant for PD zoning is encouraged to contact the Planning Commission prior to submission of application for information and review of regulations and procedures applicable to the proposed plan and descriptive statement.
d. Amendment application required:	Initiation of a PD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.
e. Development plans required:	A site development plan is required with application for PD amendment. The site development plan shall indicate proposed uses of all land areas and other information the Zoning Administrator deems reasonably necessary for review.
f. Descriptive statement required:	<p>A descriptive statement is required with the application for PD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items:</p> <ol style="list-style-type: none"> 1. legal description of site boundaries, and total area of the site; 2. area and location of each type of use; 3. number and density of dwelling units by type; 4. description of open space locations, uses and proposed dedication for public use; 5. ownership and maintenance of streets, and proposed dedication to public; 6. methods for dealing with parking and the impact of projected traffic on the uses on the site and adjacent districts and streets; 7. steps proposed to comply with sediment control and storm drainage regulations; 8. steps proposed to comply with landscaping regulations; 9. details of association or organization involved in ownership and maintenance, including procedures and methods of operation; 10. outline for development phasing with anticipated time frames; 11. design standards, procedures and methods demonstrating that development will result in an integrated use district, functional and compatible with the area; 12. proposed restrictive covenants to be recorded to assure future compliance with the standards in the plan; and 13. such other information as may be appropriate for planning commission review.
g. Planning Commission review:	Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review and recommendation to Town Council as required for zoning amendments.

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PD Planned Development District Application and Review Procedures (Cont.)

h. City Council action:	Upon receipt of the Planning Commission recommendation, Town Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications accepted by applicant, or disapprove the proposed amendment.
i. Zoning and building permits:	Zoning and building permits shall not be issued until the zoning is approved by Town Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the Town Administrator/Clerk and the Aiken County Clerk of Court, and all required bonds are posted with the Town Administrator/Clerk.
j. District map:	The site development plan approved by Town Council shall be the zoning district map for the PD and shall be the basis for issuance of zoning and building permits.
k. Changes to plan:	<ol style="list-style-type: none"> 1. <u>Minor changes</u>. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within ten (10) days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures. 2. <u>Major changes</u>. Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD shall be submitted under normal zoning amendment procedures applicable to establishment of the PD. 3. <u>Permits</u>. No zoning or building permits involving a minor or major change of the PD descriptive statement or map shall be issued until the written change is filed with the Town Clerk and recorded in the office of the Aiken County Clerk of Court.
l. Failure to begin; failure to progress; failure to complete	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the zoning ordinance, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within two years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

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§ 4-120

AGR - Agricultural District Uses.

AGR PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Agricultural farming, dairying, ranching, and forestry; horticultural farming, including any accessory uses for purposes incidental to the principal use	111, 112		N/A
2. Recreational and amusement uses: ecotourism, golf course, active and passive outdoor recreation	712190, 712120, 712130, 713910		N/A
3. Institutional uses: assembly and worship, college and professional schools, neighborhood and community schools, residential institutional, government offices, public services, and local utilities	813110, 491110, 921-926, 611,		N/A
4. Residential uses: single family detached, manufactured home	814110		(2) per unit
5. Public utility substations, provided that there is no unduly noxious or offensive emission of odor, smoke, particulate matter, noise, or vibration; that any potentially dangerous facilities shall have adequate security fencing, and that any exterior machinery or equipment such as transformers, pumps, pipes, or tanks shall be visually screened to heights of (6) feet or more as prescribed.	221		N/A
6. Wildlife refuges, including any single-family dwelling units of caretakers necessary to maintain and protect the refuge.	712190, 814110		N/A
7. Any use which the Planning Commission considers compatible with the neighborhood, use and the Comprehensive Plan of the Town of Jackson.	N/A		N/A

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AGR CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Communications tower , see Chapter 5, Supplemental Regulations.	N/A		None
2. Temporary Christmas tree sales , on vacant lot for a period not to exceed (45) days.	N/A		N/A.
3. Bed and Breakfast , permitted as an accessory use only.	721191		N/A
4. Family daycare home , permitted as an accessory use only. Care is provided in a family home during the day for no more than (6) children including the daycare parents' own children.	624410		N/A
5. Home occupation , permitted as an accessory use only.	N/A		
6. Cemetery , provided all following conditions are met: a. minimum (2) acre lot; b. no crematorium or dwelling except caretaker; c. front yard setback (10) feet from street right-of-way line; d. non-illuminated sign not over (30) square feet in area or (10) feet in height.	812220	Cemetery	None

AGR PROHIBITED USES
1. Manufactured Home Park
2. All uses not listed as permitted or conditionally permitted

§ 4-121 AGR - Agricultural District Regulations.

The following regulations apply to all uses in **AGR districts**:

Minimum heated square footage for single-family dwelling:	One Thousand (1000) square feet
Minimum lot area:	(2) Acre.
Minimum lot width at building line:	(20) feet for a standard lot; (40) feet for a corner lot.
Minimum front yard setback:	(20) feet from street right of way line.
Minimum side yard setback:	(10) feet.
Minimum rear yard setback:	(20) feet.
Maximum structure height:	(35) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Silos and other agricultural accessory uses are exempt from the maximum structure height requirement.
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of (3) and (10) feet above finished street level within (15) feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over height of (30) inches within (10) feet of intersection of street line and line of drive.
Off street parking area and loading area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5.
Signs:	See signs, supplemental regulations, Chapter 5.
Storage:	No open storage of junk or salvage materials is permitted with any use in the district, except in connection with a permitted special exception granted by the Board of Zoning Appeals.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.

§ 4-122

Recreational Vehicle Regulations.

Recreational Vehicles. A recreational vehicle (including motor homes, campers, travel or camper trailers) may be parked or stored on any lot in a residential zoning district in accordance with the following standards.

1. In all zoning districts, a recreational vehicle (RV) shall not be used for the purposes of permanent human habitation while parked or stored on any lot. Temporary storage or parking of a recreational vehicle for housing of temporary guests shall be permitted on a residential lot for a period not to exceed two consecutive weeks during any one calendar year. Property owners that wish to use a recreational vehicle for the purposes of temporary housing must notify the Town and submit a permit application. A permit must be received from the Town before a recreational vehicle is used for temporary housing.
2. On any lot, the recreational vehicle is parked in an enclosed building, or in the rear yard, or in the side yard not projecting beyond the front of the roof line of the principal dwelling on the lot.
3. No recreational vehicle (RV) subject to state licensing and/or registration which does not display a current license plate or decal shall be stored on any real estate parcel.
4. The recreational vehicle is parked or stored entirely on the residential lot in a safe and orderly condition. The parking of a recreational vehicle is not permitted on any street. If temporarily parked on a driveway, a recreational vehicle shall not be a hazard to persons or vehicles entering or exiting the driveway, persons passing on the sidewalk, or persons in vehicles passing on any adjoining street.
5. A recreational vehicle may be parked anywhere on a residential lot for a period not to exceed 24 hours for the purposes of loading and unloading.
6. Any owner of the property where the RV is to be used, and/or the user of the RV, if different, is responsible for compliance with any SCDHEC regulations which apply to the use and occupancy of recreational vehicles otherwise permitted in this section.
7. The legal owner(s) of any property on which an RV is located is responsible for any violation of this code.

§ 4-123 Replacement of Manufactured Housing in Nonconforming Districts

Regulations That Would Apply to All Manufactured Housing inside the R-1, R-7, GCD and Agricultural Zoning Districts

Mobile homes in the R-1, R-7, GCD, and Agricultural zoning districts already occupying lots may be replaced with a single wide of five (5) years or newer (from the current calendar year) or double wide of five (5) years or newer (from the current calendar year). All must meet compliance with current HUD standards. No mobile home or manufactured home shall be used for any purpose other than that for which it was designed.

Newer manufactured housing, which replaces older manufactured housing, shall be built according to the Federal Manufactured Housing Construction and Safety Standards Code (24 CFR 3280), enacted June 15, 1976. Manufactured housing built prior to the effective date of that code shall not be permitted to be placed or relocated for any use within the Town of Jackson for reasons of safety, except for relocation to a manufactured-home dealer's lot or to an authorized recycling, salvage, or landfill facility.

§ 4-124 Fences and Walls

Purpose

The purpose and intent of this Section is to regulate the location, height, and appearance of fences and walls to:

1. Maintain visual harmony within neighborhoods and throughout the Town;
2. Protect adjacent lands from the indiscriminate placement and the unsightliness of fences and walls;
3. Ensure the safety, security, and privacy of land; and
4. Ensure that fences and walls are subject to timely maintenance, as needed.

General Standards

1. Fences and walls that comply with the standards in this subsection are allowed anywhere on a lot, or on a property line between privately-owned lots.
2. A fence or wall shall not unreasonably impede visibility of street traffic from vehicles or exiting driveways.
3. Gates shall not swing outward over a sidewalk or into the right-of-way.
4. Nothing in this Section shall be construed to prevent the installation of temporary fencing to protect existing trees, limit sedimentation, or control erosion.

Height Requirements

1. A fence or wall shall not extend into a street intersection sight area.

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2. Side or rear yard fences may not exceed a height of 7 feet.
3. Front yard fences may not exceed a height of 4 feet.
4. Fence posts and wall columns may extend above the maximum fence heights established above, provided no part of a fence or wall is greater than 8 feet (see section **§ 5-301** for exceptions regarding buffer areas).

Materials

Hazardous fences and fences constructed of fabric materials, fiberboard, garage door panels, plywood, rolled plastic, or vinyl or plastic tarps are prohibited.

Maintenance

Fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition. Maintenance of fences and walls shall include, but not be limited to, the replacement of missing, decayed, or broken structural or decorative elements and the repair of deteriorated or damaged fence materials, including, but not limited to, weathered surfaces visible from the public right-of-way, sagging sections, and posts that lean more than ten degrees from vertical.

Exemptions

1. Temporary fences and barricades around construction sites
2. Fences for tree protection (temporary and permanent);
3. Landscaping berms installed without fences; and
4. Fences and walls necessary for soil erosion and control.

**CHAPTER 5
SUPPLEMENTAL REGULATIONS**

**Article I
Communications Tower and Antenna**

§ 5-100 Definitions.

- a. "Communications tower" as used in this ordinance shall mean a tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, free-standing, guyed, or on a building.
- b. "Telecommunications," as defined in the federal Telecommunications Act of 1996, means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
- c. "Antenna" means a device, dish or array used to transmit or receive telecommunications signals.
- d. "Height" of communication tower is distance from base of tower to top of structure.

§ 5-101 Communications Tower and Antenna Permitted as Conditional Use.

A communications tower and/or antenna may be permitted by the Zoning Administrator without further review upon determination that all of the applicable conditions in this ordinance are met.

a. Districts in which conditional uses are permitted; height limitations.

DISTRICTS	PERMITTED HEIGHT - FREE-STANDING OR GUYED TOWER
Residential: R-7, R-MHP, MH	Free-standing tower with height not exceeding 100 feet is a permitted conditional use; height exceeding 100 feet requires special exception.
Commercial: HC and NC	Free-standing or guyed tower with height not exceeding 180 feet is a permitted conditional use; height exceeding 180 feet requires special exception.
Industrial: IDD	Free-standing or guyed tower with height not exceeding 360 feet is a permitted conditional use; height exceeding 360 feet requires special exception.
Planned Development PD	Tower with height specified in approved plan is permitted under conditions set forth in plan.
PERMITTED HEIGHT ABOVE STRUCTURE	
All districts	Tower and/or antenna mounted on building, water tank or structure other than a free-standing or guyed communications tower must not extend more than 30 feet above the highest part of the structure.
SPECIAL EXCEPTIONS AND VARIANCES	
OSP	A tower may be permitted only by special exception applying basic district standards as a minimum.
All districts except PD - Planned Development	Free-standing or guyed tower and/or antenna exceeding height limitations may be permitted by the Zoning Board of Appeals as a special exception. See requirements for special exceptions in § 5-102.
All districts	Variations from conditions imposed by this section may not be granted by the Zoning

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	Board of Appeals. Variances from other general district regulations may be granted under standards in SC Code § 6-29-800.
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b. Application requirements: The applicant for a conditional use zoning permit for construction of a communications tower or placement of a commercial telecommunications antenna on an existing structure other than a tower previously permitted must file with the Zoning Administrator an application accompanied by a fee of \$200.00 and the following documents, if applicable:

specifications;	1. One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
site plan;	2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property; [site plan not required if antenna is to be mounted on an approved existing structure];
tower location map;	3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property within the City;
antenna capacity; wind load;	4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
antenna owners;	5. Identification of the owners of all antennae and equipment to be located on the site;
owner authorization;	6. Written authorization from the site owner for the application;
FCC license;	7. Evidence that a valid FCC license for the proposed activity has been issued;
visual impact analysis;	8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts;
removal agreement;	9. A written agreement to remove the tower and/or antenna within 120 days after cessation of use;
conditions met;	10. Evidence that applicable conditions in subsection c. are met; and
additional information.	11. Additional information required by the Zoning Administrator for determination that all applicable zoning regulations are met.

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c. Conditions: Applicant must show that all applicable conditions are met.

location, visual impact	1. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
inability to locate on existing structure	2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of applicant.
necessity for location in residential district	3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
public property or other private property not suitable	4. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
design for multiple use	5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
safety codes met	6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
paint; illumination	7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
distance from existing tower	8. A permit for a proposed tower site within 1,000 feet of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
indemnity; claim resolution	9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Administrator a written indemnification of the municipality and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the municipality, in form approved by the municipal attorney.
application of zoning regulations	10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this section apply.
minimum setbacks	11. A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirement or 25% of the tower height, whichever is greater.
	12. Prior to issuing a permit, the Zoning Administrator may use technical services of

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MASC technical assistance	the Municipal Association of South Carolina to determine that the standards in subsections c.2, c.3, c.4, c.5, c.7, and c.8 of § 5-101 of this ordinance are met.
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d. Appeal to Board Applicant may appeal to the Zoning Board of Appeals as follows:

time limit for action by zoning administrator on complete application	<ol style="list-style-type: none"> 1. Failure of the Zoning Administrator to act on an application which is determined to be complete under this section within 45 days, unless extended by agreement, may be considered by applicant to be a denial of a permit which is subject to appeal to the Zoning Board of Appeals. 2. Applicant may appeal to the Board for a variance from general zoning district regulations and setback requirements in this section, but not from any other conditions in this section. Towers exceeding height limitations may be permitted only by special exception pursuant to § 5-102. 3. Applicant may apply directly to the Board for a permit for any tower as a special exception pursuant to § 5-102.
variance	
special exception	

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§ 5-102 Special Exceptions.

A tower, pole, or antenna may be permitted by special exception granted by the Zoning Board of Appeals after public hearing and findings of fact based on the following criteria:

Special exception criteria:

The Zoning Board of Appeals must find and conclude:

application; conditions	1. All application requirements and conditions imposed by § 5-101 of this ordinance for conditional uses are met except height limitations and setbacks.
height limitations	2. If additional tower height is requested, total tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
necessity for additional height	3. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
setback requirements; additional conditions	4. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
MASC technical assistance on special exception or appeal from action on conditional use	5. Prior to approving a permit by special exception or on appeal from action of the Zoning Administrator on an application for a conditional use, the Board may use technical services of the Municipal Association of South Carolina to determine that the standards in subsections c.2, c.3, c.4, c.5, c.7, and c.8 of § 5-101 of this ordinance are met.
denial on substantial evidence	6. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
variance prohibited	7. The Board may not grant a variance from the standards imposed for a communications tower or antenna in connection with granting a special exception, except as permitted by § 5-101d.

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a. Districts in which conditional uses are permitted; height limitations.

DISTRICTS	PERMITTED HEIGHT - FREE-STANDING OR GUYED TOWER
Residential: R-7, R-MHP, MH	Free-standing tower with height not exceeding 100 feet is a permitted conditional use; height exceeding 100 feet requires special exception.
Commercial: HC and NC	Free-standing or guyed tower with height not exceeding 180 feet is a permitted conditional use; height exceeding 180 feet requires special exception.
Industrial: IDD	Free-standing or guyed tower with height not exceeding 360 feet is a permitted conditional use; height exceeding 360 feet requires special exception.
Planned Development PD	Tower with height specified in approved plan is permitted under conditions set forth in plan.
	PERMITTED HEIGHT ABOVE STRUCTURE
All districts	Tower and/or antenna mounted on building, water tank or structure other than a free-standing or guyed communications tower must not extend more than 30 feet above the highest part of the structure.
	SPECIAL EXCEPTIONS AND VARIANCES
OSP	A tower may be permitted only by special exception applying basic district standards as a minimum.
All districts except PD - Planned Development	Free-standing or guyed tower and/or antenna exceeding height limitations may be permitted by the Zoning Board of Appeals as a special exception. See requirements for special exceptions in § 5-102.
All districts	Variances from conditions imposed by this section may not be granted by the Zoning Board of Appeals. Variances from other general district regulations may be granted under standards in SC Code § 6-29-800.

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b. Application requirements: The applicant for a conditional use zoning permit for construction of a communications tower or placement of a commercial telecommunication antenna on an existing structure other than a tower previously permitted must file with the Zoning Administrator an application accompanied by a fee of \$200.00 and the following documents, if applicable:

specifications;	1. One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
site plan;	2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property; [site plan not required if antenna is to be mounted on an approved existing structure];
tower location map;	3. A current map, or update for an existing map on file, showing locations of applicant’s antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property within the Town;
antenna capacity; wind load;	4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
antenna owners; owner authorization;	5. Identification of the owners of all antennae and equipment to be located on the site; 6. Written authorization from the site owner for the application;
FCC license;	7. Evidence that a valid FCC license for the proposed activity has been issued;
visual impact analysis;	8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts;
removal agreement;	9. A written agreement to remove the tower and/or antenna within 120 days after cessation of use;
conditions met;	10. Evidence that applicable conditions in subsection c. are met; and
additional information.	11. Additional information required by the Zoning Administrator for determination that all applicable zoning regulations are met.

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c. Conditions: Applicant must show that all applicable conditions are met.

location, visual impact	<p>1. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant’s technical design requirements.</p> <p>2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant’s technical design requirements without unreasonable modifications on any existing structure or tower under the control of applicant.</p> <p>3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.</p> <p>4. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant’s technical design requirements.</p> <p>5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant’s present and future requirements.</p> <p>6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.</p> <p>7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.</p> <p>8. A permit for a proposed tower site within 1,000 feet of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant’s structural specifications and applicant’s technical design requirements, or that a collocation agreement could not be obtained.</p>
inability to locate on existing structure	
necessity for location in residential district	
public property or other private property not suitable	
design for multiple use	
safety codes met	
paint; illumination	
distance from existing tower	

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c. Conditions (cont.)

indemnity; claim resolution	9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Administrator a written indemnification of the municipality and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the municipality, in form approved by the municipal attorney.
application of zoning regulations	10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this section apply.
minimum setbacks	11. A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirement or 25% of the tower height, whichever is greater.
MASC technical assistance	12. Prior to issuing a permit, the Zoning Administrator may use technical services of the Municipal Association of South Carolina to determine that the standards in subsections c.2, c.3, c.4, c.5, c.7, and c.8 of §5-101 of this ordinance are met.

d. Appeal to Board Applicant may appeal to the Zoning Board of Appeals as follows:

time limit for action by zoning administrator on complete application	1. Failure of the Zoning Administrator to act on an application which is determined to be complete under this section within 45 days, unless extended by agreement, may be considered by applicant to be a denial of a permit which is subject to appeal to the Zoning Board of Appeals.
variance	2. Applicant may appeal to the Board for a variance from general zoning district regulations and setback requirements in this section, but not from any other conditions in this section. Towers exceeding height limitations may be permitted only by special exception pursuant to §5-102.
special exception	3. Applicant may apply directly to the Board for a permit for any tower as a special exception pursuant to §5-102.

Article II
Flood Plain Regulations

§ 5-200 Federal Emergency Management Agency Standards Applicable.

Compliance with applicable Federal Emergency Management Agency standards pursuant to the City Code shall be a prerequisite to issuance of a zoning permit.

**Article III
Landscaping**

§ 5-300 Purposes for Required Landscaping.

Landscaped open areas are required by this ordinance to provide buffer areas or screening between adjacent land uses to reduce the impact of incompatible activities; to improve, protect, preserve and promote the aesthetic character, natural beauty, and value of land; and to promote and protect public interests in recreation, safety, health, reduction of pollution, and tree protection. The standards in this division shall apply to all zoning districts.

§ 5-301 Buffer Areas.

Landscaped buffer areas along the perimeter of lots, but not in a street right-of-way, which areas may be used for passive recreation only, shall be maintained by property owners as follows:

TYPE	LAND USE	WHERE REQUIRED	BUFFER SIZE AND PLANTS REQUIRED
A	Multi-family complex, manufactured home park, non-residential use not adjacent to residential district, and all surface parking lots	Along street rights-of-way, except drive-ways & visibility angles.	<u>Minimum buffer width:</u> five (5) feet. <u>Plants required per 100 feet of street frontage:</u> 12 ornamental shrubs, 2 ever-green understory trees, and grass or other ground cover. Shrubs may be clustered.
B	Multi-family complex, manufactured home park, commercial or institutional use adjacent to single-family residential use not separated by street or alley.	Along adjacent residential property lines.	<u>Minimum buffer width:</u> ten (10) feet. <u>Plants required per 100 linear feet:</u> 2 deciduous canopy trees 40 to 60 feet on center, and 8 evergreen plants 10 feet on center.
C	Industrial, warehouse, outdoor sales or storage use adjacent to residential district not separated by street at least 18 feet wide.	Along adjacent residential district lines.	<u>Minimum buffer width:</u> fifteen (15) feet. <u>Plants required per 100 linear feet:</u> 2 deciduous canopy trees 40 to 60 feet on center, and 17 evergreen plants or understory trees in double staggered rows 10 feet on center.

Plant Standards:	<u>Minimum installation height:</u> Evergreen understory trees and shrubs - 6 feet; deciduous canopy trees - 8 feet. <u>Minimum mature size:</u> Evergreens - 10 feet; deciduous trees - 25 feet.
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Substitutions:	<u>Existing plants:</u> Existing plants meeting minimum standards may be retained to meet buffer requirements. <u>Evergreens:</u> Evergreen plants may be substituted for deciduous plants. <u>Fence or wall:</u> Where existing lot use, size, shape, configuration, topography or unusual circumstances prevent reasonable compliance with buffer landscaping requirements, the
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	Administrator may approve substitution of an opaque fence or wall at least six feet in height, but not exceeding ten feet in height, for a Type B or Type C buffer. Fences and walls shall be neat in appearance and have a finished surface facing adjacent property.
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§ 5-302 Open Space Landscaping Requirements.

The following open space landscaping requirements shall apply to land uses in all zoning districts.

LAND USE	OPEN SPACE REQUIRED	LANDSCAPING
Single-family and two-family residential, except clustered	District yard requirements.	None required.
Clustered residential	15% of land area.	Grass, shrubs and trees selected by owner.
Manufactured home park	2,500 square feet for each acre or major fraction of an acre in the park.	Greenbelt along all interior lot lines.
Multi-family residential, commercial and industrial, except surface parking lots	District yard requirements. Required buffer areas, woodlands and wetlands may be used to satisfy requirements.	Grass, shrubs and trees selected by owner.
Surface parking lots	100 square feet of planted area for each 20 parking spaces. Required buffer areas may be used to satisfy requirements.	One evergreen or deciduous tree for each 20 parking spaces. Grass and shrubs selected by owner.

**Article IV
Parking**

§ 5-401 Off-street Parking.

a. Off-street parking spaces required by district regulations shall be located on the same lot as the principal use, or on a lot within 400 feet of the main entrance to the principal use which under the same ownership as the principal use or has been legally restricted for parking in connection with the principal use, and shall have required buffer and landscaped areas.

b. Required off-street parking for a commercial or industrial use may extend up to 120 feet into a residential zoning district provided: (1) the parking area adjoins the property on which the principal commercial or industrial use is located; (2) the parking area access is to the same street as the principal use; and (3) the parking area has a Type B buffer area along residential lot lines and required landscaping.

c. Combined parking areas serving two or more principal uses shall contain spaces equal in number to the total of spaces required for all principal uses served.

§ 5-402 Parking Space Requirements.

Off-street parking spaces shall meet the following design standards.

Parking space dimensions:	<u>Angle parking</u> : 9 feet by 19 feet; provided, 10% may be 8.5 feet by 18 feet; <u>Parallel parking</u> : 9 feet by 24 feet; <u>Handicapped</u> : 12 feet by 20 feet, or 8 feet by 20 feet, with 8 foot isle.
Minimum isle widths:	<u>90 degree parking</u> - 25 feet; <u>60 degree parking</u> - 18 feet; <u>45 degree parking</u> - 13 feet; <u>parallel parking</u> - 10 feet. Minor street rights-of-way may be considered as isles for adjacent off-street parking.
Paving and marking requirements:	A parking area, including driveways, containing 10 or more parking spaces shall be surfaced with an all weather impervious material, and spaces shall be marked with painted lines.
Lighting requirements:	A parking area open for night use shall have a minimum of one 9000 lumen overhead light for each 25 parking spaces, or major portion thereof.
Parking spaces for handicapped persons:	One parking space for handicapped persons shall be provided for each 25 parking spaces, or fraction thereof, except for dwellings of less than 20 units, meeting federal and state requirements, with access to ramps, walkways, and entrances without moving behind parked vehicles.

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§ 5-403 Off-street Loading and Unloading Spaces.

Each lot used for commercial or industrial purposes, or multifamily residences with more than 10 units, shall provide off-street space for loading and unloading as follows.

Check for parking space discrepancies with Chapter 4

Access:	Each space shall have access from an alley or public street.																											
Dimensions:	Each space shall be a minimum of 12 feet by 40 feet, clear of obstructions.																											
Spaces required:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">Gross Floor Area [square feet]</th> <th style="text-align: center;">- No. of Spaces</th> </tr> </thead> <tbody> <tr> <td>Retail business -</td> <td style="text-align: center;">for each 5,000</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Wholesale, industrial, governmental, institutional, educational, medical, assembly -</td> <td style="text-align: center;">0 - 25,000</td> <td style="text-align: center;">1</td> </tr> <tr> <td></td> <td style="text-align: center;">25,000 - 40,000</td> <td style="text-align: center;">2</td> </tr> <tr> <td></td> <td style="text-align: center;">40,000 - 100,000</td> <td style="text-align: center;">3</td> </tr> <tr> <td></td> <td style="text-align: center;">100,000 - 160,000</td> <td style="text-align: center;">4</td> </tr> <tr> <td></td> <td style="text-align: center;">160,000 - 240,000</td> <td style="text-align: center;">5</td> </tr> <tr> <td></td> <td style="text-align: center;">each additional 100,000 of fraction</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Multifamily residence with 10 or more units -</td> <td></td> <td style="text-align: center;">1</td> </tr> </tbody> </table>	Use	Gross Floor Area [square feet]	- No. of Spaces	Retail business -	for each 5,000	1	Wholesale, industrial, governmental, institutional, educational, medical, assembly -	0 - 25,000	1		25,000 - 40,000	2		40,000 - 100,000	3		100,000 - 160,000	4		160,000 - 240,000	5		each additional 100,000 of fraction	1	Multifamily residence with 10 or more units -		1
Use	Gross Floor Area [square feet]	- No. of Spaces																										
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§ 5-404 Parking of Unlicensed Vehicles.

a. In a residential district, any vehicle or trailer subject to State licensing which does not display a current license plate shall be parked or stored within an enclosed building or parked behind the building set-back line and covered with a waterproof tarp or located under a shed roof.

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Article V
Signs

§ 5-500 Sign Regulations.

The following sign regulations shall apply to signs in all zoning districts.

a. Permit required:	No sign shall be erected, altered or reconstructed without a permit issued by the Zoning Administrator and compliance with all applicable regulations.
b. Materials:	Signs must be constructed of durable materials and maintained in good condition.
c. Prohibited signs:	<p><u>Signs imitating traffic or emergency signals.</u> No private sign shall be permitted which imitates or gives the appearance of an official traffic or emergency sign or signal.</p> <p><u>Confusing signs:</u> No private sign shall be permitted within twenty-five (25) feet of a public right of way which utilizes flashing, blinking, or moving lights which are distracting to drivers of vehicles.</p> <p><u>Incompatible with residential district.</u> No private sign shall be permitted which casts into a residential district illumination of intensity or duration incompatible with the residential district.</p> <p><u>Trees, natural features, etc.</u> No sign shall be painted on or attached to a tree, fence, utility pole, tower, tank, rock or other natural feature.</p>
d. Exceptions - permit not required:	<p>A permit is not required for the following signs:</p> <p><u>Traffic.</u> Traffic, directional, street, warning, or information signs authorized by a public agency.</p> <p><u>Official.</u> Official notices issued by a court, public agency or office.</p> <p><u>Real estate.</u> One non-illuminated “for sale,” “for rent,” “for lease,” or similar sign not exceeding six (6) square feet in area in a residential district, or twenty (20) square feet in a non-residential districts, and located at least ten (10) feet from a street right-of-way or on the front wall of a building.</p>
e. Roof signs:	Not more than one (1) roof sign structure may be erected on the roof of any one (1) building. No roof sign shall extend more than twenty (20) feet above the peak of the principal roof of a building.
f. Construction signs:	One non-illuminated sign, not exceeding one hundred (100) square feet in area displaying the names of the building, contractors, architects, engineers, owners, and financial, selling and development agencies, is permitted on the premises for work involving construction, alteration, or removal. The sign shall be removed from the site within thirty (30) days after completion of the project.

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<p>g. Wall signs attached to, projecting from, or painted on the surface of the wall:</p>	<p><u>Front.</u> Total area of signs on the exterior front surface of a building shall not exceed twenty (20%) percent of the front surface or the maximum area permitted by district regulations, whichever is less.</p> <p><u>Side and rear.</u> Total area of signs on the exterior side or rear surface of a building shall not exceed twenty (20%) percent of that surface area or the maximum permitted by district regulations, whichever is less.</p> <p><u>Combined.</u> Total area of signs on the combined exterior surfaces of a building shall not exceed the area permitted by district regulations.</p> <p><u>Surface mounted.</u> Flat surface mounted signs may extend not more than twenty-four (24) inches from the wall.</p> <p><u>Projecting.</u> A projecting sign may extend outward from the wall of a building not more than six and one-half (6 ½) feet, but not closer than eighteen (18) inches to the vertical plane at the street curb line. A projecting sign may not extend above the roof line a distance greater than the height of the roof above the ground level. Signs may not project beyond property lines, except over sidewalks in a CC District at a minimum height of ten (10) feet above grade or sidewalk. Signs attached to a canopy over a sidewalk must have a minimum clearance of nine (9) feet above the grade or sidewalk.</p>
<p>h. Temporary signs:</p>	<p>Pennants, flags, and fluttering devices and similar exhibits to announce grand openings and mark special occasions are permitted; provided such exhibits are removed within thirty (30) days of the day they are permitted; further provided that no exhibit shall be permitted within three (3) months of the time it or a similar display is removed from the premises.</p>
<p>i. Temporary subdivision signs:</p>	<p>Temporary signs, not exceeding twenty (20) square feet in area announcing a land subdivision development, are permitted on the premises of the land subdivision not less than ten (10) feet from a street right-of-way or subdivision boundary line and spaced not less than three hundred (300) feet apart. Temporary signs shall be removed when seventy-five (75%) of the subdivision lots are conveyed.</p>
<p>j. Political signs:</p>	<p>Political signs not mounted on permanent or permitted signs are permitted, provided such signs are placed or posted no earlier than sixty (60) days prior to an announced election and are removed within two (2) weeks thereafter.</p>
<p>k. Private directional signs:</p>	<p>Off-premises signs, not exceeding six (6) square feet in area and four (4) feet in length, spaced not less than five hundred (500) feet apart, indicating location and direction to property available for or under development may be erected on private property, and may display the names of the owner, developer, builder, or agent.</p>
<p>l. Sign illumination:</p>	<p>Devices illuminating signs shall be placed and shielded in a manner such that the illuminating rays or reflections shall not be directed into any residential district, sleeping room in any district, or public right-of-way.</p>
<p>m. Sign height:</p>	<p>Zoning district height limitations shall apply to signs, except as otherwise specifically provided.</p>

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§ 5-501 Permitted Signs.

The following signs are permitted in the districts indicated.

ZONING DISTRICT	PERMITTED SIGNS
R-1, R-5, R-7, R-MHP, AGR, PD	<p>a. Signs for which permits are not required.</p> <p>b. For buildings other than dwellings, and for multi-family dwellings, hotels, and group dwellings, a single non-illuminated business identification sign or bulletin board not exceeding twenty (20) square feet in area, set back not less than ten (10) feet from a street right-of-way.</p> <p>c. Tourist home non-illuminated sign not exceeding six (6) square feet in area, set back not less than five (5) feet from a street right-of-way.</p> <p>d. Temporary subdivision signs, § 5-500h.</p> <p>e. Private directional signs, § 5-500i.</p> <p>f. Manufactured home park signs not exceeding a combined total of three hundred (300) square feet in area.</p> <p>g. One (1) non-illuminated professional or business name plate not exceeding one(1) square foot in area mounted flat against the wall of a building in which a permitted home occupation is conducted.</p> <p>h. One (1) non-illuminated church, institutional, or public facility sign not exceeding twenty (20) square feet in area, set back not less than ten (10) feet from a street right-of-way. ?? <i>non-illuminated church sign</i></p>
NC,HC IDD	<p>a. All signs permitted in residential and neighborhood commercial districts.</p> <p>b. <u>On a lot occupied by a business use:</u> not more than four (4) signs of any type having an individual surface area of three hundred (300) square feet and a combined total area of not more than six hundred (600) square feet.</p> <p>c. <u>On an unoccupied lot:</u> one (1) free standing single decked sign structure having not more than two (2) faces, with a total copy area not exceeding six hundred (600) square feet, or three hundred (300) square feet per face. Total area of all signs on property under single ownership shall not exceed three (3) square feet of sign area for each linear foot of lot frontage on a public right-of-way. A free standing sign structure shall not be placed within three hundred fifty (350) feet of another similar structure on the same side of the street, must be setback a minimum of twenty-five (25) feet from a street right-of-way, and must meet Department of Transportation regulations.</p> <p>d. Commercial or industrial uses located on major streets may include in total permitted sign area one (1) business identification pylon sign set back at least ten (10) feet from a street right-of-way.</p> <p>e. Roof and wall signs must meet requirements of §5-500.</p> <p>f. Illuminated signs must meet requirements of §5-500l.</p>

Article VI
Sexually Oriented Businesses

§ 5-600 Purpose and intent.

It is the purpose of this Article to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of the Town, and to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of sexually oriented businesses within the Town. The provisions of this Article have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of this Article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this Article to condone or legitimize the distribution of obscene material.

§ 5-601 Definitions.

a. *Adult arcade* means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "certain sexual activities" or "specified anatomical areas."

b. *Adult bookstore or adult video store* means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- (1) Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
- (2) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

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(c) *Adult cabaret* means a nightclub, bar, restaurant, or similar commercial establishment which regularly features:

- (1) Persons who appear in a state of nudity; or
- (2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
- (3) Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

d. *Adult motel* means a hotel, motel or similar commercial establishment which:

- (1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right of way which advertises the availability of this adult type of photographic reproductions;
- (2) Offers a sleeping room for rent for a period of time that is less than 10 hours; or
- (3) Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than 10 hours.

e. *Adult motion picture theater* means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

f. *Adult theater* means a theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

g. *Escort* means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

h. *Escort agency* means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

i. *Establishment* means and includes any of the following:

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- (1) The opening or commencement of any sexually oriented business as a new business;
- (2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;
- (3) The additions of any sexually oriented business to any other existing sexually oriented business; or
- (4) The relocation of any sexually oriented business.

j. *Permittee and/or licensee* means a person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.

k. *Nude model studio* means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

l. *Nudity or a state of nudity* means the appearance of a human bare buttock, anus, male genitals, female genitals, or female breast.

m. *Person* means an individual, proprietorship, partnership, corporation, association, or other legal entity.

n. *Semi-nude* means a state of dress in which clothing covers no more than the genitals, pubic region, and areolas of the female breast, as well as portions of the body covered by supporting straps or devices.

o. *Sexual encounter center* means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- (1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex;
or
- (2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude.

p. *Sexually oriented business* means an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

q. *Specified anatomical areas* means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

r. *Specified sexual activities* means and includes any of the following:

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- (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- (3) Masturbation, actual or simulated; or
- (4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

s. *Substantial enlargement* of a sexually oriented business means the increase in floor areas occupied by the business by more than 25 percent, as the floor areas exist on January 1, 1999.

t. *Transfer of ownership or control* of a sexually oriented business means and includes any of the following:

- (1) The sale, lease, or sublease of the business;
- (2) The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
- (3) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

§ 5-602 Classification.

Sexually oriented businesses are classified as follows:

- (1) Adult arcades;
- (2) Adult bookstores or adult video stores;
- (3) Adult cabarets;
- (4) Adult motels;
- (5) Adult motion picture theaters;
- (6) Adult theaters;
- (7) Escort agencies;
- (8) Nude model studios; and
- (9) Sexual encounter centers.

§ 5-603 Permit required.

a. A person commits a misdemeanor if he operates a sexually oriented business without a valid permit issued by the City for the particular type of business.

b. An application for a permit must be made on a form provided by the zoning administrator. The

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application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus 6 inches.

c. The applicant must be qualified according to the provisions of this chapter and the premises must be inspected and found to be in compliance with the law by the health department, fire department, and building official.

d. If a person who wishes to operate a sexually oriented business is an individual, he must sign the application for a permit as applicant. If a person who wishes to operate a sexually oriented business is other than an individual, each individual who has a 10 percent or greater interest in the business must sign the application for a permit as applicant. If a corporation is listed as owner of a sexually oriented business or as the entity which wishes to operate such a business, each individual having a 10 percent or greater interest in the corporation must sign the application for a permit as applicant.

e. The fact that a person possesses other types of state, county, or City permits and/or licenses does not exempt him from the requirement of obtaining a sexually oriented business permit.

§ 5-604 Issuance of permit and fee.

a. The City zoning administrator shall approve the issuance of a permit to an applicant within 30 days after receipt of an application unless he finds one or more of the following to be true:

- (1) An applicant is under 18 years of age.
- (2) An applicant or an applicant's spouse is overdue in his payment to the City of taxes, fees, fines, or penalties assessed against him or imposed upon him in relation to a sexually oriented business.
- (3) An applicant has failed to provide information reasonably necessary for issuance of the permit or has falsely answered a question or request for information on the applicant form.
- (4) An applicant is residing with a Person who has been denied a permit by the Town to operate a sexually oriented business within the preceding 12 months, or residing with a person whose license to operate a sexually oriented business has been revoked within the preceding 12 months.
- (5) The premises to be used for the sexually oriented business have not been approved by the health department, fire department, and the building official as being in compliance with applicable laws and ordinances.
- (6) The permit fee required by the ordinance codified in this section has not been paid.
- (7) An applicant of the proposed establishment is in violation of or is not in compliance with any of the provisions of the ordinance codified in this section.
- (8) The permit, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the sexually oriented business. The permit shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.

b. The annual fee for a sexually oriented business permit is \$500.00.

§ 5-605 Inspection.

An application of permittee shall permit representatives of the police department, health department, fire department, zoning department, or other Town departments or agencies to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business, and it is unlawful to refuse to permit such inspection of the premises at any time it is occupied or open for business.

§ 5-606 Expiration of permit.

a. Each permit shall expire twelve (12) months from the date of issuance and may be renewed only by making application as provided herein. Application for renewal should be made at least 30 days before the expiration date, and when made less than 30 days before the expiration date, the expiration of the permit will not be affected except for good cause shown.

b. When the zoning administrator denies renewal of a permit, the applicant shall not be issued a permit for one year from the date of denial. If, subsequent to denial, the zoning administrator finds that the basis for denial of the renewal permit has been corrected or abated, the applicant may be granted a permit.

§ 5-607 Suspension of permit.

The zoning administrator may suspend a permit for a period not to exceed 30 days if he determines that a permittee or an employee of a permittee has:

- (1) Violated or is not in compliance with any section of this ordinance;
- (2) Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises;
- (3) Refused to allow an inspection of the sexually oriented business premises as authorized by this chapter,
- (4) Knowingly permitted gambling by any person on the sexually oriented business premises.

§ 5-608 Revocation of permit.

a. The zoning administrator shall revoke a permit if a cause for suspension in § 5-607 occurs and the permit has been suspended within the preceding 12 months for willful and knowing violation of the ordinance codified in this section.

b. The zoning administrator shall revoke a permit if he determines that:

- (1) A permittee knowingly gave false or misleading material information in the application submitted to the zoning department during the application process;
- (2) A permittee or an employee has knowingly allowed possession, use, or sale of controlled substances on the premises;
- (3) A permittee or an employee has knowingly allowed prostitution on the premises;
- (4) A permittee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's permit was suspended;
- (5) A permittee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sexual conduct to occur in or on the permitted premises;

(6) A permittee is delinquent in payments to the Town, county, or state for any taxes or fees past due related to the sexually oriented business.

c. When the zoning administrator revokes a permit, the revocation shall continue for one year, and the permittee shall not be issued a sexually oriented permit for one year from the date revocation became effective. If, subsequent to revocation the zoning administrator finds that the basis for the revocation has been corrected or abated, the applicant may be granted a permit if at least 90 days have elapsed since the date the revocation became effective.

§ 5-609 Transfer of permit.

A permittee shall not transfer his permit to another, nor shall a permittee operate a sexually oriented business under the authority of a permit at any place other than the address designated in the application.

§ 5-610 Location of sexually oriented businesses; nonconforming uses.

a. A sexually oriented business may be located only within a Highway Commercial (HC) district.

b. A person commits a misdemeanor if he operates or causes to be operated a sexually oriented business outside of a designated HC district.

c. A person commits a misdemeanor if he operates or causes to be operated a sexually oriented business within 1,000 feet of:

- (1) A church;
- (2) A public or private elementary or secondary school;
- (3) A boundary of any residential district;
- (4) A public park adjacent to any residential district;
- (5) The property line of a lot devoted to residential use;
- (6) A day care facility.

d. A person commits a misdemeanor if he causes or permits the operation, establishment, substantial enlargement, or transfer of ownership or control of a sexually oriented business within 1,000 feet of another sexually oriented business.

e. A person commits a misdemeanor if he causes or permits the operation, establishment, or maintenance of more than one sexually oriented business in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business.

f. For purposes of this Article, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as

a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private elementary or secondary school, or to the nearest boundary of an affected public park, residential district, or residential lot.

g. For purposes of this Article, the distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.

h. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit, of a church, public or private elementary or secondary school, public park, residential district, or a residential lot within 1,000 feet of the sexually oriented business. This provision applies only to the renewal of a valid permit, and does not apply when an application for a permit is submitted after a permit has expired or has been revoked.

§ 5-611 Additional regulations for adult motels.

a. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two or more times in a period of time that is less than ten hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this chapter.

b. A person commits a misdemeanor if, as the person in control of a sleeping room in a hotel, motel, or similar commercial establishment that does not have a sexually oriented permit, he rents or subrents a sleeping room to a person and, within ten hours from the time the room is rented, he rents or subrents the same sleeping room again.

c. For purposes of this section, the terms “rent” or “subrent” mean the act of permitting a room to be occupied for any form of consideration.

§ 5-612 Regulations for exhibition of sexually explicit films or videos.

a. A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than 150 square feet of floor space, a film, video cassette, or other video reproduction which depicts specified sexual activities or specified anatomical areas, shall comply with the following requirements:

- (1) Upon application for a sexually oriented permit, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed 32 square feet of floor area. The

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diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The zoning administrator may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

- (2) The application shall be sworn to be true and correct by the applicant.
- (3) No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator or his designee.
- (4) It is the duty of the owners and operator of the premises to ensure that at least one employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
- (5) The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.
- (6) It shall be the duty of the owners and operator, and it shall also be the duty of any agents and employees present in the premises to ensure that the view area specified in subsection (5) of this section remains unobstructed by any walls, merchandise, display racks or other materials at all times and in every booth or room in which viewing of videos, as defined in subsection (a) of this section, is taking place the bottom of the door must be at least 18 inches above the floor level, and to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted in the application filed pursuant to subsection (a) of this section.
- (7) No viewing room may be occupied by more than one person at any time.
- (8) The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one footcandle as measured at the floor level.
- (9) It shall be the duty of the owners and operator and it shall also be the duty of any agents and employees present in the premises to ensure that the illumination

described above, is maintained at all times that any patron is present in the premises.

b. A person having a duty under this section commits a misdemeanor if he knowingly fails to fulfill that duty.

§ 5-613 Exemptions.

It is a defense to prosecution under this article that a person appearing in a state of nudity did so in a modeling class operated:

- (1) By a proprietary school, licensed by the state of South Carolina; a college, junior college, or university supported entirely or partly by taxation;
- (2) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
- (3) In a structure:
 - (a) Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and
 - (b) Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
- (c) Where no more than one nude model is on the premises

**CHAPTER 6
ADMINISTRATION**

§ 6-100 Zoning Administrator.

This ordinance shall be administered and enforced by the Town Administrator who shall have all powers and duties authorized by statute or ordinance for the Zoning Administrator. The duties of the Zoning Administrator shall include:

1. Interpretation of the terms and provisions of this ordinance;
2. Administration of this ordinance by the issuance of permits and certificates, including the collection of authorized fees;
3. Processing applications for appeals to the Board of Zoning Appeals from decisions of the Zoning Administrator, variances and special exceptions;
4. Preparation of the record for appeal to circuit court from decisions of the Board of Zoning Appeals;
5. Maintenance of a current zoning map, amendments to the zoning ordinance, and all public records related to zoning and planning;
6. Enforcement of the zoning ordinance, investigation and resolution of zoning complaints;
7. Administrative assistance to the Board of Zoning Appeals and *Historic Preservation Commission* (if applicable) when authorized; and
8. Such other duties as may be authorized.

§ 6-101 Zoning Permits.

a. Permits required. No building, sign or structure shall be erected, moved, enlarged, altered or demolished without a zoning permit issued by the Zoning Administrator. No zoning permit shall be issued by the Zoning Administrator except for a use which is in conformity with the provisions of this ordinance or for a use authorized by order of the Board of Zoning Appeals.

b. Fees for permits. A fee established by regulation of Town Council shall be paid for each zoning permit or certificate of zoning compliance issued by the Zoning Administrator.

c. Applications for permits. Applications for zoning permits shall be accompanied by plans in duplicate drawn to scale showing the actual dimensions and shape of the lot to be used, the sizes and locations of existing structures on the lot, the location and dimensions of a proposed structure or alteration. The application shall include such other information as may be required by the Zoning Administrator to determine conformance with this ordinance, including existing or proposed buildings or alterations, existing or proposed uses of buildings and land, number of families, housekeeping units, rental units, existing conditions on adjacent property. One copy of

the plans shall be returned to the applicant with the signed approval or disapproval of the Zoning Administrator noted on the copy within a reasonable time.

d. Expiration of permits. If the work described in a zoning permit has not begun within six (6) months from the date of the permit, or within the time specified in a special exception, the permit shall expire and be void upon written notice by the Zoning Administrator.

§ 6-102 Certificates of Zoning Compliance.

a. Certificates required. It shall be unlawful for any person to use occupy or permit the use or occupancy of any building or property hereafter created, erected, changed, converted, altered or enlarged, in whole or in part, until a certificate of zoning compliance has been issued by the Zoning Administrator stating that the proposed use conforms to the requirements of this ordinance.

b. Nonconforming uses or structures. Uses or structures made nonconforming by this ordinance may not continue without a certificate of zoning compliance issued by the Zoning Administrator which shall state that the use or structure was in existence at the time of adoption or amendment of this ordinance. Issuance of the certificate shall be predicated upon the official records of the County Tax Assessor, Town Business License records and utility records indicating the use of the property at the time of adoption or amendment of this ordinance. In the event such records are found to be inconclusive, the owner shall have the opportunity to provide documentation indicating use at the time in question for consideration and evaluation. The certificate of zoning compliance shall specify the features which are nonconforming, and may be used to establish a vested interest in continuation of the nonconformity.

c. Temporary uses. Certificates of zoning compliance may be issued and renewed by the Zoning Administrator for permitted temporary uses for the times permitted by zoning district regulations.

§ 6-103 Violations.

a. Misdemeanor; penalties. It shall be unlawful for any person to use property, or to construct, alter, enlarge or demolish any structure without a permit or permits required by this ordinance. Conviction for violation of this ordinance is punishable as a misdemeanor under the general penalty provisions of the Town Code.

b. Withholding permits. The Zoning Administrator shall deny a zoning permit for any use or work which fails to comply with this ordinance. The Zoning Administrator or other appropriate official shall withhold all other Town permits for work which violates this ordinance.

c. Complaints. A written complaint specifying facts showing a violation of this ordinance

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filed by any person shall be investigated by the Zoning Administrator. Upon determination that a violation has occurred, the Zoning Administrator shall take appropriate enforcement action authorized by this ordinance.

d. Stop work orders. The Zoning Administrator is authorized to issue a stop work order pursuant to SC Code § 6-29-950(A) requiring work to cease until specified code violations are corrected. Failure to comply with a stop work order of the Zoning Administrator is a misdemeanor punishable under the general penalty provisions of the Town Code. Issuance of a stop work order may be appealed to the Board of Zoning Appeals.

e. Ordinance summons. The Zoning Administrator is authorized to issue an ordinance summons pursuant to City Code provisions for violations of this ordinance.

f. Arrest warrant. The Zoning Administrator, with concurrence of the Town Attorney, is authorized to request the issuance of an arrest warrant for violations of this ordinance.

g. Injunction. The Zoning Administrator shall submit a request to the Town Attorney for institution of a civil action seeking an injunction prohibiting violation of this ordinance when appropriate.

**CHAPTER 7
APPEALS**

§ 7-100 Board of Zoning Appeals.

a. Board established. A board of zoning appeals is hereby established which shall consist of five (5) members appointed by Town Council for staggered terms of three (3) years. Initial appointment for the town's five (5) members shall be as follows: two (2) members for a term of three (3) years, two (2) members for a term of two (years), one (1) member for a term of (1) year, and one ex-officio member from the planning committee. A vacancy shall be filled for the unexpired term in the same manner as the original appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the board. Members of the board may be removed by Council for cause.

b. Officers. The board shall elect or reelect one of its members as chairperson for a term on one year. The board may elect other officers as provided by its rules of procedure. The board shall appoint a secretary who may be an officer of the Town approved by the Town Administrator or a member of the board.

c. Rules of procedure. The board shall adopt rules of procedure for the conduct of its meetings and hearings. A majority of the board shall constitute a quorum. Meetings of the board shall be held at the City Hall at the call of the chairperson or at such times as the board may determine. Public notice of all hearings shall be published in a newspaper of general circulation in the Town and shall be posted on the bulletin board at Town Hall. Notice of hearings on appeals for variances or special exceptions shall also be posted on or adjacent to property affected, with at least one notice visible from each public street abutting the property. The chairperson may administer oaths and compel attendance of witnesses by subpoena. The board shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote by reason of conflict, and shall keep records of its examinations and other official actions filed in the office of the secretary of the board as public records.

§ 7-101 Powers and Duties of Board of Zoning Appeals.

The board of zoning appeals has the following powers:

1. Appeal from Zoning Administrator. Any person aggrieved by a decision of the Zoning Administrator may appeal that decision to the board of zoning appeals in writing on a form provided by the Zoning Administrator within fifteen (15) days after actual notice of the decision. An appeal stays the implementation of the decision of the Zoning Administrator unless he certifies to the board that a stay would cause imminent peril to life or property. The board may affirm or reverse, wholly or in part, or may modify the decision by a written order separately

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stating findings of fact and conclusions of law.

2. Variances. An owner or authorized agent may appeal to the board on a form provided by the Zoning Administrator for a variance from the requirements of the zoning ordinance when the strict application of regulations would result in unnecessary hardship. A variance may be granted if the board makes all of the following findings and conclusions in a written order:

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b) these conditions do not generally apply to other property in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- (d) the authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance;
- (e) the effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district; would not extend physically a nonconforming use of the land; and would not change the zoning district boundaries shown on the official zoning map.

The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance. In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. Failure to begin or complete an action for which a variance is granted within the time limit specified as a condition of the variance shall void the variance.

3. Special exceptions. An owner or authorized agent may appeal to the board on a form provided by the Zoning Administrator for a special exception for a use permitted by district regulations as a special exception after review, subject to applicable criteria. The board shall consider the following factors in determining whether a special exception should be granted, in addition to specific criteria in district regulations: (1) traffic impact; (2) vehicle and pedestrian safety; (3) potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property; (4) adverse impact of proposed use on aesthetic character of the area; and (5) orientation and spacing of improvements or structures. The board may prescribe appropriate conditions and safeguards to relieve or reduce adverse impact of a special exception and to protect the character of the area.

§ 7-102 Fees for appeals to Board.

A fee of \$200.00 shall be paid for each appeal to the Board of Zoning Appeals from a decision of the Zoning Administrator, for a variance or special exception.

§ 7-103 Appeal to Circuit Court.

A person having a substantial interest in a decision of the board of zoning appeals, or an officer of the Town authorized by Town Council, may appeal to circuit court by petition for review on grounds that the decision is contrary to law, filed with the clerk of court and secretary of the board within thirty (30) days after the decision of the board is mailed. Within thirty (30) days after receipt of notice of filing a petition, the Zoning Administrator or secretary of the board, with assistance of the Town Attorney, shall file with the clerk of court a certified copy of the board proceedings, including a transcript of evidence and findings and conclusions of the board.

**CHAPTER 8
AMENDMENT**

§ 8-100 Initiation of Amendment.

a. An amendment to the zoning ordinance text or zoning map may be initiated by adopted motion of Town Council, adopted motion of the planning commission, or the Zoning Administrator. An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing. The application fee for a rezoning request by a property owner is \$500.00.

b. An identical amendment to the district designation of the same or a portion of the same property for which a rezoning has been denied shall not be initiated more often than once in each twelve (12) month period after denial unless the planning commission determines either (1) there has been a substantial change in the character of the area, or (2) evidence or factors exist which were not considered in previous deliberations which might substantially alter the basis for the planning commission recommendation.

c. A zoning map amendment shall be initiated by an owner or agent on an application form provided by the Zoning Administrator, accompanied by required documents and information, and a filing fee established by resolution of Town Council.

d. A complete application for amendment must be received at least two (2) weeks prior to a planning commission meeting in order to be considered at the meeting.

§ 8-101 Minimum district size.

No amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres; provided, the minimum area for a PD (Planned Development) district shall be five (5) acres. The minimum requirement does not apply to extension of an existing residential district, or addition of NC or HC to the CC district.

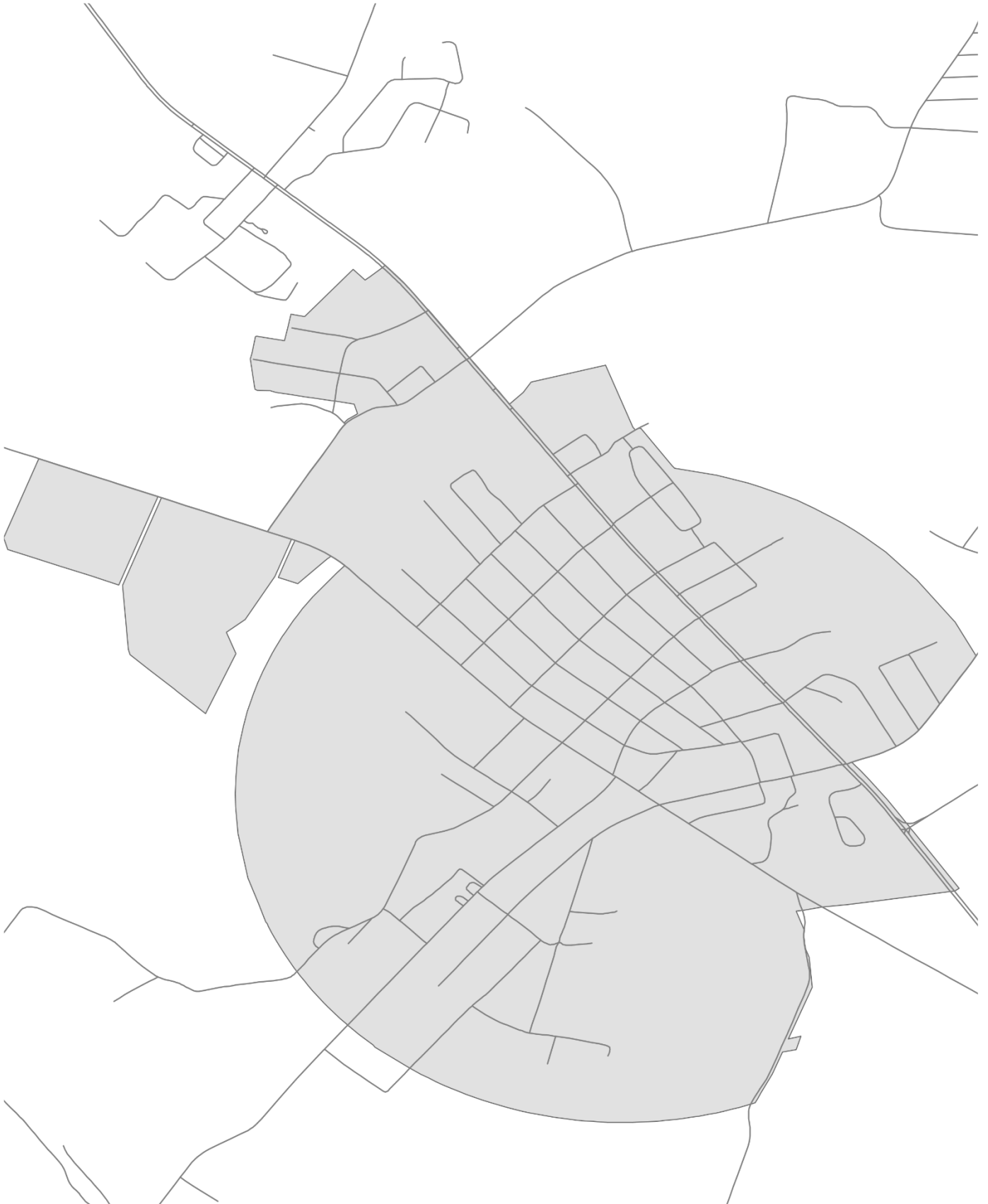
§ 8-102 Amendment Procedure.

The following procedural steps are required for adoption of a text or map amendment:

1. Amendment shall be initiated pursuant to § 8-100.
2. Amendment ordinance shall be prepared in written form required by Town Code.

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3. Proposed amendment shall be referred to planning commission for review and recommendation. The planning commission shall not conduct a public hearing, but the property owner may be allowed to present oral or written comments. If oral or written comments are taken, the commission shall give other interested members of the public ten days' notice and allow them to comment in the same fashion. Review shall include a determination of whether the proposed amendment is in conformity with the comprehensive plan. Planning Commission shall file with Town Council its report and recommendation on the proposed amendment within thirty (30) days after receipt.
4. Newspaper notice of public hearing before Town Council shall be published at least fifteen (15) days prior to hearing. The public hearing shall be scheduled for a date after the planning commission recommendation is due.
5. Notices of public hearing shall be posted fifteen (15) days prior to hearing. The posted notice should be on or adjacent to the property to be rezoned, with one notice visible from each street bordering the property. Posted notices shall contain letters not less than one (1) inch in height.
6. Notices of public hearing shall be mailed to all adjacent landowners and to groups which have filed a written request for notices.
7. Town Council may introduce amendment ordinance for first reading and hold public hearing on the same date. Planning commission recommendation shall be reviewed and considered, but it shall not be binding on Town Council.
8. Town Council may adopt or reject the amendment ordinance on second reading at least six days after first reading. Map amendments may be adopted or rejected for all or any portion of the property; however, a zoning district designation which was not included in the public notices shall not be adopted. An amendment may be withdrawn in writing by the initiator at any time prior to final action by City Council. A withdrawn amendment is not subject to the twelve (12) month limitation in SC § 8-100.
9. All amendments shall be noted and placed in the copy of the zoning ordinance maintained by the Zoning Administrator and in the official copy of the Town Code maintained by the Municipal Clerk. Map amendments shall be reflected on the official zoning map.



Town of
JACKSON
South Carolina