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ZONING ORDINANCE

TOWN OF CENTRAL, SOUTH CAROLINA

AN ORDINANCE OF THE TOWN OF CENTRAL, SOUTH CAROLINA, REGULATING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND, THE SIZE OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS, AND THE DENSITY OF DISTRIBUTION OF POPULATION: CREATING DISTRICTS FOR SAID PURPOSES AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN: PROVIDING FOR THE METHOD OF ADMINISTRATION AND AMENDMENT: PROVIDING FOR A BOARD OF APPEALS AND PROVIDING FOR THE IMPOSITION OF PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE.

ARTICLE I AUTHORITY AND ENACTMENT CLAUSE

In pursuance of authority conferred by the General Statutes of South Carolina, 1976 Code of Laws, 1994 Cumulative Supplement, Volume 2, Title 6, Chapter 29, Section 710, and for the purpose of promoting the health, safety, morals or general welfare of the community; lessening congestion in the streets, securing safety from fire; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewage, schools, parks, and other public improvements, protecting scenic areas, and protecting areas subject to periodic flooding against development, in accordance within a Comprehensive Plan, the Town Council of the Town of Central does ordain and enact into law the following articles and sections:

Section 100. Jurisdiction.

The regulations set forth in this ordinance shall be applicable within the corporate limits of the Town of Central, South Carolina, as now or hereafter established.

Section 101. Compliance.

This ordinance shall take effect and all regulations included herein shall be in full force from and after the date of its adoption by the Central Town Council.

ARTICLE II SHORT TITLE

This ordinance shall be known and may be cited as "The Zoning Ordinance of the Town of Central, South Carolina."

ARTICLE III ESTABLISHMENT OF ZONING DISTRICTS AND RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES

Section 300. Establishment of Districts.

For the purpose of this Ordinance, the Town of Central is hereby divided into the following zoning districts:

- R-20 One Family Residential District
- R-12 One Family Residential District
- R-6 One Family and Two Family Residential District
- R-G Residence General District
- RG Multi-Family Residential District
- RM-8 Residential Multi-family District
- RM-16 Multi-Family Residential District
- NC Neighborhood Commercial District
- GC General Commercial District
- CC Core Commercial District
- LI Limited Industrial District
- BI Basic Industrial District
- MH Mobile Home Park District
- PUD Planned Unit Development
- SC 93 & 18 Development Corridor Standards
- AG Zoning

Section 301. District Boundaries.

The boundaries of the above zoning districts are hereby established as shown on the Official Zoning Map of the Town of Central, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor attested by the Town Clerk, and bearing the Seal of the Town under the words: "Official Zoning Map, Town of Central, South Carolina," together with the date of the adoption of this Ordinance.

If, in accordance with the provisions of this Ordinance and South Carolina 1976 Code of Laws, 1994 Supplement, Volume 2, Title VI, Chapter 29, Section 730, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the official zoning map promptly by the Town Clerk within seven days after the amendment has been approved by the Town Council. No amendment to this Ordinance, which involves matter portrayed on the Official Zoning Map, shall become effective until after such change has been made on said map.

No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind, by any person or persons, shall be considered a violation of this Ordinance and punishable as provided by law.

Regardless of the existence of purported copies of the Official Zoning Map, which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Town Clerk, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Town.

Section 302. Rules for Interpretation of District Boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- 302.1 Boundaries indicated as approximately following the centerlines of right-of-way lines of streets, highways, alleys, or public utility easements shall be construed to follow such centerlines;
- 302.2 Boundaries indicated as approximately following platted lots or tract lines shall be construed as following such lines, whether public or private;
- 302.3 Boundaries indicated as approximately following town limits shall be construed as following such town limits;
- 302.4 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

- 302.5 Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines;
- 302.6 Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 5 above shall be so construed. In the case of distances not specifically indicated on the Official Zoning Map, or in other circumstances not covered by Subsections 1 through 5 above, the Board of Appeals shall interpret the district boundaries.

Section 303. Annexation and Other Adjustments to Town Limits.

Where city limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 303.1 When new land areas are incorporated or otherwise annexed into the Town, the ordinance to annex the area shall designate a zoning district or zoning districts for which the annexed area is to be classified.
- 303.2 In all cases, where additions or deletions in the Town of Central's total land area require adjustments in the Zoning District boundaries, said amendments shall be made on the Zoning Map within 60 days and the date of Council action shall be noted.

ARTICLE IV APPLICATION OF DISTRICT REGULATIONS

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure of land, except as hereinafter provided. Except where provisions for relief are set forth elsewhere in this Ordinance, the following general standards for the enforcement of District Regulations shall apply.

Section 400. Use of Land or Structures.

- 400.1 No land or structure shall hereinafter be used or occupied, and no structure or parts hereafter be constructed, erected, altered or moved, unless in conformity with all the regulations herein specified for the district in which located.
- 400.2 No structure shall hereafter be erected or altered:
- a.) with greater height, size, bulk, or other dimensions;
 - b.) to convert any structure into a dwelling or to increase the number of units within a dwelling so as to accommodate a greater number of dwelling units or families than is permitted in the zoning district in which located;
 - c.) to occupy a greater percentage of lot area;
 - d.) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Ordinance.
- 400.3 No part of a yard, or other open space, off-street parking or loading required in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

Section 401. Lot Reduction Prohibited.

No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

Section 402. Use of Substandard Lots of Record.

Where, at the time of the adoption of this ordinance, an existing lot of record, that was recorded in compliance with all regulations in effect at the time it was recorded, does not conform to the dimensional requirements of this ordinance, it may nonetheless be used as a building site and the Zoning Administrator is authorized to issue a Certificate of Zoning Compliance for the use of the property. The Zoning Administrator shall establish setbacks to conform as closely as possible to the dimensional requirements of this ordinance, but so as not to prohibit reasonable use of the parcel. If any of two (2) or more adjoining lots under the same ownership do not conform to the dimensional requirements of this ordinance, then the lots must be combined to meet more closely, if not completely, the dimensional requirements of this ordinance for the issuance of a Certificate of Zoning Compliance.

Section 403. Railroad Right of Way Requirements.

In all districts, where property adjoins the Norfolk Southern Railroad's one hundred (100) foot right of way, the rear and/or side setback requirement shall be waived.

ARTICLE V REQUIREMENTS BY DISTRICTS

Section 500. R-20 Low Density Residential District.

- 500.1 Intent of District. it is the intent of this Section that the R-20 Zoning District be developed and reserved for low-density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings situated on lots having an area of a minimum twelve thousand (12,000) square feet or more and to discourage any encroachment by commercial, industrial or other uses capable of adversely affecting the residential character of the district.
- 500.2 Permitted Uses. The following uses shall be permitted in any R-20 Zoning District:
- a.) One-Family dwelling (other than a mobile home).
 - b.) Publicly Owned building, facility or land.
 - c.) Non-commercial horticulture or agriculture, but not including the keeping of poultry, livestock, or kennels.
 - d.) Customary home occupation established under the provisions of Section 709.
 - e.) Accessory use in compliance with the provisions of Sections 710 and 711.
- 500.3 Conditional Uses. The following uses shall be permitted in any R-20 Zoning District on a conditional basis, subject to conditions set for in Article VIII, Section 804. For any conditional uses within the R-20 District, a buffer strip in compliance with Section 726 of this ordinance shall be installed and maintained along all property lines bordering a parcel that is zoned for residential usage.
- a.) Church, synagogue, temple and other places of worship; provided that: (1) such use is housed in a permanent structure which meets all building, electrical, and plumbing codes for places of public assembly, (2) such use is located on a lot a minimum of twenty thousand (20,000) square feet in area, (3) no structure on the lot is closer than 25 feet to any abutting

property line zoned for residential use, and (4) exterior and parking lot lights do not reflect onto adjoining residences.

- b.) Private kindergarten, Day-Care Center, or pre-school nursery; provided that: (1) such uses meet the minimum standards set forth for such facilities by the State Board of Health; (2) such use is located on a lot a minimum of twenty thousand (20,000) square feet in area; (3) no structure on the lot is closer than 25 feet to any abutting residential property line, and (4) a five (5) foot wall or chain link fence is constructed around any play area.
- c.) Public utility substation or sub-installation including water towers; provided that: 1) such use is enclosed by a wall or chain link fence at least six (6) feet in height above finished grade, (2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and (3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
- d.) Cemetery, provided that such use: (1) consists of a site of a minimum of five (5) acres, (2) has a front yard setback of at least seventy (70) feet from the center line of the street right-of-way, and (3) maintains only a non-illuminated sign no greater than thirty (30) square feet.
- e.) Temporary use in compliance with the provisions of Article VIII, Section 804.
- f.) Bed and Breakfast Inn, providing at least three, but no more than six (6) rooms for paying guests and provided that such use:
 - (1) is operated by the individual owner of the property and the use is subordinate and incidental to the principal residential use; (2) produces no alteration or change in the character or the exterior appearance of the principal building from that of a dwelling; (3) serves no meals other than breakfast to the paying guests; (4) maintains a guest register containing names, addresses and dates of occupancy, and which is available upon request to the Town of Central; (5) sells only articles made on the premises or those articles custom made for the establishment and does not display products to the street or neighboring property; (6) provides off-

street parking, no more and no less than the one parking place per bedroom plus three additional places (parking need not be paved); (7) limits signage to one sign, not to exceed three square feet; (8) does not sell alcoholic beverages; (9) does not host commercial meetings. Commercial meetings include the following activities: luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

500.4 Prohibited Uses. Sexually Oriented Businesses.

500.5 Other Requirements. Uses permitted in R-20 Zoning Districts shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this Ordinance may be subject to whatever relief is provided in Article IV, Section 402 of this Ordinance.

- a.) Minimum Lot Area: Twelve thousand (12,000) square feet.
- b.) Minimum Land Area Per Dwelling Unit: Twelve thousand (12,000) square feet.
- c.) Minimum Lot Width measured at Building Line: One Hundred (100) feet.
- d.) Minimum Front Yard Depth measured from the nearest right-of-way line: Forty (40) feet. For exceptions to this requirement, see Article VII, Section 704 and 705.
- e.) Minimum Side Yard: No less than ten (10) feet. For side yard requirements pertaining to corner lots, see Article VII, Section 702 and 704.
- f.) Minimum Rear Yard: Thirty (30) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- g.) Maximum Building Height: Thirty-five (35) feet. For exceptions to height regulations, see Article VII, Section 722.
- h.) The maximum number of residents permitted in any dwelling unit within the R-20 zoning District shall be two (2.00) per bedroom

- i.) Additional Requirements: Uses permitted in R-20 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading, and other requirements.
- j.) Signs: Signs permitted in R-20 Zoning Districts, including the conditions under which they may be located are set forth in Article VI.

Section 501. R-12 One Family Residential District.

- 501.1 Intent of District. It is the intent of this Section that the R-12 Zoning District be developed and reserved for low to medium density one-family residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings situated on lots of twelve thousand (12,000) square feet or more; and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district.
- 501.2 Permitted Uses. The following uses shall be permitted in any R-12 Zoning District:
- a.) One-Family dwelling (other than a mobile home).
 - b.) Single Family dwellings, detached with a separate dwelling unit fully contained therein, provided that the separate or second unit has no more than one (1) bedroom. And a maximum of seven hundred (700) feet in floor area, or one-fourth ($\frac{1}{4}$) of the total floor area of the two units combined, whichever is larger. The owner of the dwelling must live in one of the two units. The exterior of the dwelling must not be altered so as to change the appearance as a single-family structure.
 - c.) Non-commercial horticulture or agriculture, but not including the keeping of poultry, livestock, or kennels.
 - d.) Customary home occupation established under the provisions of Section 709.
 - e.) Accessory use in compliance with the provisions of Sections 710 and 711.

- 501.3 Conditional Uses. The following uses shall be permitted in any R-12 Zoning District on a conditional basis, subject to conditions set for in Article VIII, Section 804. For any conditional uses within the R-12 District, a buffer strip in compliance with Section 726 of this ordinance shall be installed and maintained along all property lines bordering a parcel that is zoned for residential usage.
- a.) Church, synagogue, temple and other places of worship; provided that: (1) such use is housed in a permanent structure which meets all building, electrical, and plumbing codes for places of public assembly, (2) such use is located on a lot a minimum of twenty thousand (20,000) square feet in area, (3) no structure on the lot is closer than 25 feet to any abutting property line zoned for residential use, and (4) exterior and parking lot lights do not reflect onto adjoining residences.
 - b.) Private kindergarten, Day-Care Center, or pre-school nursery; provided that: (1) such uses meet the minimum standards set forth for such facilities by the State Board of Health; (2) such use is located on a lot a minimum of twenty thousand (20,000) square feet in area; (3) no structure on the lot is closer than 25 feet to any abutting residential property line, and (4) a five (5) foot wall or chain link fence is constructed around any play area.
 - c.) Publicly owned building or facility with a minimum lot size of twenty thousand (20,000) square feet.
 - d.) Public utility substation or sub-installation including water towers; provided that: 1) such use is enclosed by a wall or chain link fence at least six (6) feet in height above finished grade, (2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and (3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
 - e.) Cemetery, provided that such use: (1) consists of a site of at least five (5) acres, (2) has a front yard setback of at least seventy (70) feet from the center line of the street right-of-way, and (3) maintains only a non-illuminated sign a maximum of thirty (30) square feet.

- f.) Temporary use in compliance with the provisions of Article VIII, Section 804.
- g.) Bed and Breakfast Inn, providing a minimum of three (3), a maximum of six (6) rooms for paying guests and provided that such use: (1) is operated by the individual owner of the property and the use is subordinate and incidental to the principal residential use; (2) produces no alteration or change in the character or the exterior appearance of the principal building from that of a dwelling; (3) serves no meals other than breakfast to the paying guests; (4) maintains a guest register containing names, addresses and dates of occupancy, and which is available upon request to the Town of Central; (5) sells only articles made on the premises or those articles custom made for the establishment and does not display products to the street or neighboring property; (6) provides off-street parking, no more and no less than the one parking place per bedroom plus three additional places (parking need not be paved); (7) limits signage to one sign, not to exceed three square feet; (8) does not sell alcoholic beverages; (9) does not host commercial meetings. Commercial meetings include the following activities: luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

501.4 Prohibited Uses. Sexually Oriented Businesses

501.5 Other Requirements. Uses permitted in R-12 Districts shall be required to conform to the following standards, except that use of substandard lots of record as of the effective date of this Ordinance may be subject to whatever relief is provided by Article IV, Section 402, of this Ordinance.

- a.) Minimum Lot Area: Twelve thousand (12,000) square feet, one-family.
- b.) Minimum Land Area Per Dwelling Unit: Twelve thousand (12,000) square feet.
- c.) Minimum Lot Width measured at Building Line: Seventy-Five (75) feet.
- d.) Minimum Front Yard Depth measured from the nearest right-of-way line: Thirty-five (35) feet. For exceptions to this requirement, see Article VII, Section 704 and 705.

- e.) Minimum Side Yard: No less than ten (10) feet for one side, provided that the total of both side yards is no less than twenty (20%) percent of the total lot width. For side yard requirements pertaining to corner lots, see Article VII, Section 702 and 704.
- f.) Minimum Rear Yard: Fifteen (15) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- g.) Maximum Building Height: Thirty-five (35) feet. For exceptions to height regulations, see Article VII, Section 722.
- h.) The maximum number of residents permitted in any dwelling unit within the R-12 zoning District shall be two (2.00) per bedroom
- i.) Additional Requirements: Uses permitted in R-12 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading, and other requirements.
- j.) Signs: Signs permitted in R-12 Zoning Districts, including the conditions under which they may be located are set forth in Article VI.

Section 502. R-6 One-Family and Two-Family Residential District.

502.1 Intent of District. It is the intent of this Section that the R-6 Zoning District be developed and reserved for low to medium density one-family residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family and two-family dwellings situated on lots of a minimum of six thousand (6,000) square feet; and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district.

502.2 Permitted Uses. The following uses shall be permitted in any R-6 Zoning District:

- a.) All uses permitted in R-12 One-Family Residential District, as shown in Section 501.2.
- b.) Two-Family Dwellings and garage apartments accommodating no more than two (2) families per lot.

502.3 Conditional Uses. All conditional uses permitted in the R-12 One-Family Residential District, as shown in Section 501.3, shall be permitted in any R-6 Zoning District on a conditional basis, subject to conditions set forth in Article VIII, Section 804.

For any conditional uses within the R-6 District, a buffer strip in compliance with Section 726 of this ordinance shall be installed and maintained along all property lines bordering a parcel that is zoned for residential usage.

502.4 Prohibited Uses. Sexually Oriented Businesses

502.5 Other Requirements. Uses permitted in R-6 Districts shall be required to conform to the following standards, except that use of substandard lots of record as of the effective date of this Ordinance may be subject to whatever relief is provided by Article IV, Section 402, of this Ordinance.

- a.) Minimum Lot Area: Six thousand (6,000) square feet, one-family; nine thousand (9,000) square feet, two families.
- b.) Minimum Lot Width measured at the Building Line: Sixty (60) feet.
- c.) Minimum Front Yard Depth measured from the nearest street right-of-way line: Fifteen (15) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- d.) Minimum Side Yard: ten (10) feet. For side yard requirements pertaining to corner lots, see Article VII, Section 702 and 704.
- e.) Minimum Rear Yard: Fifteen (15) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- f.) Maximum Building Height: Thirty-five (35) feet. For exceptions to height regulations, see Article VII, Section 722.
- g.) The maximum number of residents permitted in any dwelling unit within the R-6 zoning District shall be two (2.00) per bedroom
- h.) Additional Requirements: Uses permitted in R-6 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.

- i.) Signs: Signs permitted in R-6 Zoning Districts, including the conditions under which they may be located, are set forth in Article VI.

Section 503. RG Residence General District

- 503.1 Intent of District. low to medium density one-family residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family and two-family dwellings situated on lots of a maximum of six thousand (6,000) square feet;; and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district
- 503.2 Permitted Uses. The following uses shall be permitted in any RG Zoning District:
- a.) All uses permitted in the R-12 Residential District, as shown in Section 501.2. Such uses shall be subject to development specifications included in Section 502.
- 503.3 Conditional Uses. The following uses may be permitted in any RG Zoning District on a conditional basis subject to the provisions set forth in Article VIII, Section 804.
- a.) All conditional uses permitted in the R-12 Zoning District as set forth in Section 501.3.
- b.) Mobile Homes on individual lots, subject to the Mobile Home Standards listed in Section 725 of this ordinance.
- 503.4 Prohibited Uses. Sexually Oriented Businesses.
- 503.5 Other Requirements. Uses permitted in the RG Zoning Districts shall be required to conform to the following standards:
- a.) Minimum Lot Area: Six thousand (6,000) square feet.
- b.) Minimum Lot Width measured at the Building Line: Sixty (60) feet.

- c.) Minimum Front Yard Depth measured from the nearest street right-of-way line: Fifteen (15) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- d.) Minimum Side Yard: No less than ten (10) feet for one side, provided that the total of both side yards is no less than twenty (20%) percent of the total lot width. For side yard requirements pertaining to corner lots, see Article VII, Section 702 and 704.
- e.) Minimum Rear Yard: Fifteen (15) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- f.) Maximum Building Height: Thirty-five (35) feet. For exceptions to height regulations, see Article VII, Section 722.
- g.) The maximum number of residents permitted in any dwelling unit within the RG zoning District shall be two (2.00) per bedroom
- h.) A maximum of one (1) unit whether standards or residential dwelling unit or a mobile home, is permitted per parcel. The moving hitch, wheels, axles, and transportation lights shall be removed.
- i.) Additional Requirements: Uses permitted in RG Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.
- j.) Signs: Signs permitted in RG Zoning Districts, including the conditions under which they may be located, are set forth in Article VI.

Section 504. RM-8 Residential, Multi-Family District

- 504.1 Intent of District. It is the intent of this section that the RM-8 Zoning District be developed and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

- 504.2 Permitted Uses. The following uses shall be permitted in any RM-8 Zoning District:
- a.) Multi-family dwellings.
 - b.) Boarding houses.
- 504.3 Conditional Uses. The following uses may be permitted in any RM-8 Zoning District on a conditional basis subject to the provisions set forth in Article VIII, Section 804.
- a.) Public or private care homes, provided such facilities conform with the requirements of the State Board of Health, provided plans for such facilities receive the written approval of the Pickens County Board of Health prior to the issuance of any permits for construction and operation; copies of such approval to be attached to the building permit and to be retained in the files of the Zoning Administrator.
- 504.4 Prohibited Uses. Sexually Oriented Businesses
- 504.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, multi-family uses permitted in RM-8 Zoning Districts shall be required to conform to the following standards:
- a.) Minimum Lot Area: Forty thousand (40,000) square feet. For fee simple townhouse developments, the minimum lot area requirement applies to the townhouse development, not individual lots.
 - b.) Minimum Lot Area per Dwelling Unit: The minimum area per dwelling unit on a lot shall not be less than indicated by dwelling unit type on the following schedule (for fee simple townhouse developments, requirements apply to the development, not individual units):
 - One-family residence..... 6,000 square feet
 - Two-family residence..... 6,000 square feet
 - Multiple families dwelling.... According to specifications set forth below:
 - 1) Minimum Lot Area: Forty thousand (40,000) square feet.
 - 2) Minimum Lot Area per Dwelling Unit: Five thousand five hundred (5,500) square feet.

- c.) The maximum density for multi-family dwellings shall be eight (8) units per acre.
- d.) Minimum Lot Width measured at the Building Line: One hundred (100) feet.
- e.) Minimum Front Yard Depth measured from the nearest abutting street right-of-way line: forty (40) feet. For exceptions to this requirement, see Article VII, Sections 702 and 705.
- f.) Minimum Side Yard: Not less than twenty (20) feet for each side. For side yard requirements pertaining to corner lots, see Article VII, Sections 702 and 704.
- g.) Minimum Rear Yard: Forty (40) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- h.) A buffer strip in compliance with Section 726 of this ordinance shall be provided if the parcel borders any parcel zoned R-20, R-12, R-6, or RG.
- i.) Maximum Building Height: Eighty (80) feet, as measured upward from the point of lowest ground level elevation of said building.
- j.) The maximum number of residents permitted in any dwelling unit within the RM-8 zone shall be two (2.00) per bedroom.
- k.) The minimum heated floor area for multi-family dwelling units shall be as shown:
- | | |
|------------------------|-----------|
| Efficiency | 500 s. f. |
| One-Bedroom | 550 s. f. |
| Two Bedrooms | 700 s. f. |
| Three or more bedrooms | 900 s. f. |
- l.) Additional Requirements: Uses permitted in RM-8 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.
- m.) Signs: Signs are permitted in accordance with the provisions set forth in Article VI of this Ordinance.

Section 505. RM-16 Residential, Multi-Family District.

- 505.1 Intent of District. It is the intent of this section that the RM-16 Zoning District be developed and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.
- 505.2 Permitted Uses. The following uses shall be permitted in any RM-16 Zoning District:
- a.) Multi-family dwellings.
 - b.) Boarding houses.
- 505.3 Conditional Uses. The following uses may be permitted in any RM-16 Zoning District on a conditional basis subject to the provisions set forth in Article VIII, Section 804.
- a.) Public or private care homes, provided such facilities conform with the requirements of the State Board of Health, provided plans for such facilities receive the written approval of the Pickens County Board of Health prior to the issuance of any permits for construction and operation; copies of such approval to be attached to the building permit and to be retained in the files of the Zoning Administrator.
- 505.4 Prohibited Uses. Sexually Oriented Businesses
- 505.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, multi-family uses permitted in RM-16 Zoning Districts shall be required to conform to the following standards:
- a.) Minimum Lot Area: Forty thousand (40,000) square feet. For fee simple townhouse developments, the minimum lot area requirement applies to the townhouse development, not individual lots.

- b.) Minimum Lot Area per Dwelling Unit: The minimum area per dwelling unit on a lot shall not be less than indicated by dwelling unit type on the following schedule:
- One-family residence..... 6,000 square feet
Two-family residence..... 6,600 square feet
Multiple families dwelling.... According to specifications set forth below:
- 1) Minimum Lot Area: Forty thousand (40,000) square feet.
 - 2) Minimum Lot Area per Dwelling Unit: Two thousand five hundred (2,500) square feet. This figure is the minimum average area per unit.
- c.) The maximum density for multi-family dwellings shall be sixteen (16) units per acre.
- d.) Minimum Lot Width measured at the Building Line: One hundred (100) feet.
- e.) Minimum Front Yard Depth measured from the nearest abutting street right-of-way line: Forty (40) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- f.) Minimum Side Yard: No less than twenty (20) feet for each side. For side yard requirements pertaining to corner lots, see Article VII, Sections 702 and 704.
- g.) Minimum Rear Yard: Forty (40) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- h.) A buffer strip in compliance with Section 726 of this ordinance shall be provided if the parcel borders any parcel zoned R-20, R-12, R-6 or RG.
- i.) Maximum Building Height: Eighty (80) feet, as measured upward from the point of lowest ground level elevation of said building.
- j.) The maximum number of residents permitted in any dwelling unit within the RM-16 zone shall be two (2.00) per bedroom.

k.) The minimum heated floor area for multi-family dwelling units shall be as shown:

Efficiency	500 s. f.
One-Bedroom	550 s. f.
Two Bedrooms	700 s. f.
Three or more bedrooms	900 s. f.

l.) Additional Requirements: Uses permitted in RM-16 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.

m.) Signs: Signs are permitted in accordance with the provisions set forth in Article VI of this Ordinance.

Section 506. NC Neighborhood Commercial District.

506.1 Intent of District. It is the intent of this Section that the NC Zoning District be developed and reserved for local or neighborhood oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; control traffic and parking congestion; avoid the development of "strip" business districts; and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.

506.2 Permitted Uses. The following uses shall be permitted in NC Zoning District:

- a.) General retail stores, excluding supermarkets, package liquor stores, and large discount stores provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of a minimum of six (6) feet in height composed of treated wood or brick.
- b.) Service businesses, including - but not limited to plumbers, electricians, barbers, beauticians, repair services, photographers, etc., provided all

services take place within an enclosed building and there is no external storage of inventory, parts, machinery or equipment.

- c.) Bakeries, provided that goods baked on the premises are sold only at retail on the premises
- d.) Professional Offices
- e.) Banks and other financial institutions
- f.) Restaurants
- g.) Retail food stores, including produce stands, meat markets (without slaughtering on-site), delicatessens and similar businesses. Supermarkets are expressly prohibited.
- h.) Day care centers - schools
- i.) Cultural and community centers, including libraries, theaters, neighborhood recreation centers, churches and other religious facilities.
- j.) Funeral homes.
- k.) Clinics, nursing and convalescence homes. Veterinary offices with no external runs. Kennels, as an accessory use to a veterinary office only, with no external runs.
- l.) Coin operated laundries
- m.) Auto parking lots.
- n.) Facilities of Town, county, state or federal government.
- o.) Facilities of Pickens county School System or other public service districts.
- p.) Group community residential care facilities.

506.3 Conditional Uses. The following uses shall be permitted on a conditional basis in any NC Zoning District, subject to the conditions set forth in Article VIII, Section 804.

- a.) Convenience stores and automobile service station with gasoline pumps and automobile gasoline stations, provided there is no repair of automobiles on site, there is no storage of automobiles or automobile

parts, all pumps are set back at least twenty-five (25) feet from any public right-of-way, and fuel tanks are installed underground.

- b.) Dry cleaning or laundry pickup agency, provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.
- c.) Public utility substations or sub installation, including standpipes, water tanks, or fire towers, provided such use is closed by a painted or chain link fence or wall of a minimum of six (6) feet in height above finish grade, provided there is neither an office nor commercial operation nor storage of vehicles, provided a landscaped strip not less than five (5) feet in width is planted and suitably maintained.
- d.) Combination of residential structure with any use herein permitted, provided that all dwelling units have direct access to an abutting street. Parking provisions shall be complied with for each use.
- e.) Temporary use in compliance with the provisions of Article VIII, Section 804.

506.4 Prohibited Uses. Sexually Oriented Businesses and mobile homes.

506.5 Other Requirement. Unless otherwise specified elsewhere in this Ordinance, uses permitted in NC Neighborhood Commercial Zoning Districts shall be required to conform to the following standards:

- a.) Minimum Lot Area: Twenty thousand (20,000) square feet.
- b.) Minimum Lot Width measured at the Building Line: One Hundred (100) feet.
- c.) Minimum Front Yard measured from the nearest abutting street right-of-way line: Forty (40) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- d.) Minimum Side Yard: fifteen (15) feet from each side. In addition, where the district abuts any residential zoning district not separated by a street right-of-way, a buffer strip in compliance with Section 726 of this ordinance shall be required. For side yard requirements pertaining to corner lots, see

Article VII, Sections 702 and 704. If a common wall is used the side setback shall be zero (0) feet.

- e.) Minimum Rear Yard: Thirty (30) feet. Where the district abuts any residential zoning district not separated by a street right-of-way, a buffer strip in compliance with Section 726 of this ordinance shall be required. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- f.) Maximum Building Height: Eighty (80) feet. For exceptions to height regulations, see Article VII, Section 722.
- g.) Maximum floor area for any use within the NC Zoning District shall be twenty thousand (20,000) square feet.
- h.) Additional Requirements: Uses permitted in NC Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading, and other requirements.
- i.) Signs: Signs permitted in NC Zoning Districts, including the conditions under which they may be located, are set forth in Article VI.
- j.) The external display or merchandise shall be permitted within any NC Zone.

Section 507. GC General Commercial District.

507.1 Intent of District. It is the intent of this Section that the GC Zoning District be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation of 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 capable of adversely affecting the general commercial character of the district.

507.2 Permitted Uses. The following uses shall be permitted in any GC Zoning District.

- a.) General retail stores provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal

structure and provided that such storage is completely enclosed by a solid fence or wall of a minimum of six (6) feet in height composed of treated wood or brick.

- b.) Service businesses, including - but not limited to plumbers, electricians, barbers, beauticians, repair services, photographers, etc.
- c.) Professional Offices.
- d.) Banks and other financial institutions.
- e.) Restaurants.
- f.) Retail food stores, including general groceries, produce stands, bakeries, meat markets (without slaughtering on-site), etc.
- g.) Food preparation establishments for off-premise delivery.
- h.) Day care centers.
- i.) Cultural and community centers, including libraries, theaters, neighborhood recreation centers, churches and other religious facilities.
- j.) Public utility facilities, including offices, electric transformer stations, gas regulator stations, telephone switching stations, and water towers.
- k.) Schools.
- l.) Clinics, nursing and convalescence homes.
- m.) Veterinary offices with no external runs.
- n.) Kennels, as an accessory use to a veterinary office only, with no external runs.
- o.) Coin operated laundries, dry cleaning - excluding dry cleaning plants.
- p.) Auto parking lots.
- q.) Commercial printers.
- r.) Facilities of Town, county, state or federal government.
- s.) Facilities of the Pickens County School System or other public service districts.
- t.) Radio or television studios.

u.) Group community residential care facilities.

507.3 Conditional Uses. The following uses shall be permitted on a conditional basis in any GC Zoning District, subject to the conditions set forth in Article VIII, Section 804.

a.) Automobile service station provided all fuel pumps are set back a minimum of twenty-five (25) feet from the right-of-way line of the street; provided all fuel tanks are installed underground. In addition, where the use abuts any residential zoning district not separated by a street right-of-way, a buffer in compliance with Section 726 of this ordinance shall be required.

b.) Garage for the repairing and servicing of motor vehicles provided all operations are conducted within a fully enclosed building; and provided there is no open storage of wrecked vehicles; dismantled parts, or parts visible beyond the premises. One or more of the following options can be used to meet the screening requirements:

1. Solid stockade type fence or wall so as to be one hundred (100) percent opaque, of a minimum of six (6) feet in height, constructed of treated wood, masonry, or stone
2. Chain link fence fitted with slats so as to be one hundred (100) percent opaque, of a minimum of six (6) feet in height
3. Natural vegetative buffer of evergreen/non-deciduous plantings that at the time of planting shall be a minimum of five (5) feet in height and positioned in such a manner that at full growth, the buffer shall be a minimum of five (5) feet in height and that no discernible visual contact can be made through the buffer. The buffer shall be no less than four (4) feet wide. The ground area within the buffer shall be maintained with a natural landscaping treatment (bark, mulch, etc.), or land cover plantings (grass, creeping junipers, etc.). Natural existing evergreen/non-deciduous vegetation located on the same premises as the use may be used to fulfill or partially fulfill the buffer requirements.

c.) Combination of residential structure with any use permitted herein provided that all dwelling units have direct access to the street.

- d.) Newspaper publishing plant provided that the requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Article VII.
- e.) Car wash provided an off-street paved parking area capable of accommodating a minimum of one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises (such space to contain a minimum of two-hundred (200) square feet per waiting vehicle; and, provided no safety hazard or impediment to traffic movement is created by the operation of such an establishment.
- f.) Animal hospital and/or boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.
- g.) Automobile, boat, recreational vehicle dealerships, open yard for the sale, rental, and/or storage of materials or equipment excluding junk or other salvage. In addition, where the use abuts any residential zoning district not separated by a street right-of-way, a buffer in compliance with Section 726 of this Ordinance shall be required.
- h.) Community hospitals or clinics including any functions which relate directly to the operation of the hospitals or clinics and are contained within the confines of said hospital or clinic, and provided such uses are in compliance with the provisions of Section 711.
- i.) Temporary uses in compliance with the provisions of Article VIII, Section 804.
- j.) Truck terminal, provided paved acceleration and deceleration lanes are a minimum of ten (10) feet in width and one hundred (100) in length, respectively, are furnished and maintained where trucks enter at or leave terminal sites; and, provided sites for such facilities have direct access to major streets.

507.4 Prohibited Uses. Sexually Oriented Businesses.

- 507.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in GC General Commercial Zoning Districts shall be required to conform to the following standards:
- a.) Minimum Lot Area: Twenty thousand (20,000) square feet.
 - b.) Minimum Lot Width measured at the Building Line: One Hundred (100) feet.
 - c.) Minimum Front Yard measured from the nearest abutting street right-of-way line: Forty (40) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
 - d.) Minimum Side Yard: fifteen (15) feet from each side. In addition, where the district abuts any residential zoning district not separated by a street right-of-way, a buffer strip in compliance with Section 726 of this ordinance shall be required. For side yard requirements pertaining to corner lots, see Article VII, Sections 702 and 704. If a common wall is used the side setback shall be zero (0) feet.
 - e.) Minimum Rear Yard: Thirty (30) feet. Where the district abuts any residential zoning district not separated by a street right-of-way, a buffer strip in compliance with Section 726 of this ordinance shall be required. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
 - f.) Maximum Building Height: Eighty (80) feet. For exceptions to height regulations, see Article VII, Section 722.
 - g.) Additional Requirements: Uses permitted in GC Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading, and other requirements.
 - h.) Signs: Signs permitted in GC Zoning Districts, including the conditions under which they may be located, are set forth in Article VI.
 - i.) The external display of merchandise, as defined in this Ordinance, shall be permitted within any GC Zone.

Section 508. CC Core Commercial District.

- 508.1 Intent of District. The intent of the CC Core Commercial District is to encourage the maintenance of a centrally located trade and commercial service area and to provide for the orderly expansion of such uses.
- 508.2 Permitted Uses. The following uses shall be permitted in any CC Core Commercial District:
- a.) General retail stores, provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of a minimum of six (6) feet in height composed of treated wood or brick.
 - b.) Service businesses, including - but not limited to plumbers, electricians, barbers, beauticians, repair services, photographers, etc., provided all services take place within an enclosed building and there is no external storage of inventory, parts, machinery or equipment.
 - c.) Professional Offices.
 - d.) Banks and other financial institutions.
 - e.) Restaurants.
 - f.) Retail food stores, including general groceries, produce stands, bakeries, meat markets (without slaughtering on-site), etc.
 - g.) Food preparation establishments for off-premise delivery.
 - h.) Veterinary offices with no external runs.
 - i.) Kennels, as an accessory use to a veterinary office only, with no external runs.
 - j.) Coin operated laundries, dry cleaning - excluding dry cleaning plants.
 - k.) Commercial printers.
 - l.) Facilities of Town, county, state or federal government.

- 508.3 Conditional Uses. The following uses shall be permitted on a conditional basis in the CC Zoning District, subject to the conditions set forth in Article VIII, Section 804.
- (A) Combination of residential structure with any use permitted herein provided that all dwelling units have direct access to the street.
 - (B) Animal hospital and/or boarding facility provided all board arrangements are maintained indoors and no noise connected with the operation of the facility is audible beyond the premises.
 - (C) Clinics.
 - (D) Temporary uses in compliance with the provisions of Article VIII, Section 804.
- 508.4 Prohibited Uses.
- (a) Sexually Oriented
 - (b) No buildings or structures may be moved into the Core Commercial District except property on which the Town of Central has as ownership or lease, hold interest and is used for public purpose.
- 508.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in CC Core Commercial Districts shall be required to meet all standards set forth in this Ordinance, except that all set back requirements, as well as all off-street parking and loading requirements shall be waived.

Section 509. LI Limited Industrial District.

- 509.1 Purpose. The intent of the LI Zoning District is to provide areas for limited industrial activities which do not produce emissions of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, that are detectable on surrounding properties. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature; protect and reserve undeveloped areas in the Town of Central, which are suitable for such industries; and discourage encroachment by those residential, commercial, or other uses capable of adversely affecting the basic industrial character of the district.

- 509.2 Permitted Uses. The following uses or those uses similar in nature shall be permitted in any LI Zoning District:
- a.) Research or experimental laboratory.
 - b.) Transportation terminal, excluding truck terminals which shall be permitted as conditional uses subject to the requirements of Section 510.3.f).
 - c.) Public building, facility, or land other than a school, playground, hospital, clinic, care home, or cultural facility
 - d.) Public utility installation, including communication towers.
 - e.) Agricultural farm.
 - f.) Horticultural nursery.
 - g.) Office building and/or offices for governmental, business, professional, or general purposes.
 - h.) Commercial, trade, or vocational school.
 - i.) Off street commercial parking lot or garage, as well as off-street parking or storage area for customer, client, or employee-owned vehicles.
 - j.) Restaurants, delicatessens and other eating establishments.
 - k.) General merchandise stores or convenience stores not to exceed thirty (30,000) thousand feet of floor area
 - l.) Automobile Service Stations.
 - m.) Manufacturing facilities that produce no emissions.
- 509.3 Conditional Uses. The following uses or those uses similar in nature shall be permitted on a conditional basis in any LI Zoning District, subject to the conditions set forth in Section 804.
- a.) Warehouse or other storage facility, provided that there is no external storage of junk or salvage materials of any type in conjunction with the operation.
 - b.) Wholesale business outlet, provided that there is no open storage of junk or salvage materials of any type in conjunction with the operation.

c.) Automobile service station provided that all fuel pumps are set back at least twenty-five (25) feet from the right-of-way line of any street; provided all fuel tanks are installed underground; and, provided that there is no open storage of any type in conjunction with the operation.

d.) Animal hospital and/or boarding facility provided all boarding arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.

e.) Retail business provided such business is incidental to a permitted use; is located on the same premises as a permitted use; and involves no open storage of junk or salvage materials or any type in conjunction with the operation.

f.) Truck terminal provided that paved acceleration and deceleration lanes of a minimum of twelve (12) feet in width and one hundred (100) feet in length, respectively, are furnished and maintained at every point where trucks enter or leave terminal sites located adjacent to major streets, provided no safety hazard or impediment to traffic movement is reduced on any access road, and provided no open storage of any type is conducted in connection with the operation.

g.) Watchman or caretaker's one-family dwelling provided that such a dwelling is located on the premises of a permitted use; and, provided a member of the household is employed by the industry as a watchman or caretaker.

h.) Dwelling incidental to a permitted agricultural or horticultural use provided that such related dwellings are occupied only by persons employed directly on the premises.

i.) Garage or shop for the repair and servicing of motor vehicles, equipment or machine parts provided any open yard storage incidental to such an operation; and, provided no objectionable sound, vibration, heat, glare, or electrical disturbance is created which is perceptible beyond the premises.

j.) Temporary use in compliance with the provisions of Article VIII, Section 804.

509.4 Prohibited Uses. Sexually Oriented Businesses.

- 509.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in the LI Limited Industrial Districts shall be required to conform to the following standards:
- a.) Minimum Lot Area: One (1) acre.
 - b.) Minimum Lot Width measured at the Building Line: one hundred (100) feet.
 - c.) Minimum Front Yard measured from the nearest abutting street right-of-way line: Forty (40) feet.
 - d.) Minimum Side Yard: not less than fifteen (15) feet on each side, except that when the property abuts a non-industrial zoning district not separated by a public right-of-way, a buffer yard in compliance with Section 726 of this ordinance shall be required. For side yard requirements pertaining to corner lots, see Section 702 and 704.
 - e.) Minimum Rear Yard: Fifty (50) feet, except that when the property abuts a non-industrial zoning district not separated by a right-of-way, a buffer yard in compliance with Section 726 of this ordinance shall be required. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
 - f.) Maximum Building Height: eighty (80) feet. For exceptions to height regulations, see Article VII, Section 722.
 - g.) Additional Requirements: Uses permitted in LI Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.
 - h.) Signs: Signs permitted in LI Zoning Districts, including the conditions under which they may be located are set forth in Article VI.
 - i.) Any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of a minimum of six (6) feet in height composed of treated wood or brick.

Section 510. BI Basic Industrial District.

- 510.1 Intent of District. The intent of the BI, Basic Industrial District is 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 sizable tracts of land with industrial potential for industrial uses.
- 510.2 Permitted Uses. The following uses or those uses similar in nature shall be permitted in any BI Zoning District:
- a.) Any use permitted in any LI Zoning District, subject to the standards set forth in this Section.
 - b.) Any industrial use plus operations incidental to such use which involves manufacturing, processing, or assembly operations, or the storage and sale of heavy materials, products, or equipment; but not including junk or salvage yards or uses which may cause injurious or obnoxious noise, vibration, smoke, gas fumes, odor, dust, fire hazards, dangerous radiation or similar conditions.
 - c.) Animal hospital and/or board facility.
 - d.) Warehouse.
 - e.) Bulk storage of petroleum products.
 - f.) General merchandise stores or convenience stores a maximum of thirty thousand (30,000) feet of floor area
 - g.) Automobile Service Stations.
- 510.3 Conditional Uses. The following uses or those uses similar in nature shall be permitted on a conditional basis in any BI Zoning District, subject to the conditions set forth in Section 804:
- a.) Any use permitted on a conditional basis in any LI Zoning District, subject to the conditions of Subsection 510.3 and Article VIII, Section 804.
 - b.) Retail or wholesale business or service, provided such business or service is incidental to a permitted industrial use; and is located on the same premises.

- c.) Truck terminal, provided that paved acceleration and deceleration lanes of a minimum of twelve (12) feet in width and one hundred (100) feet in length, respectively, are furnished and maintained at every point where trucks enter or leave terminal sites; and, provided sites for such facilities have direct access to major streets.
- d.) Private recreation facilities provided such facility is incidental to a permitted use and located on the same premises.
- e.) Any industrial use which may produce significant noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable conditions, provided such objectionable conditions do not constitute a nuisance to adjoining property; provided such use is located a minimum of fifty (50) feet from any abutting property line; and provided such use is located on a site at least five acres in size, except that if such use borders a parcel zoned for residential usage, it shall be located a minimum of seventy (70) feet from such property line. A bufferyard in compliance with Section 726 of this ordinance shall be required.
- f.) Open yard use for the sale, rental and/or storage of new, used or salvaged, materials, or equipment, provided that such use is conducted in a manner that it will be located on a site with a minimum of one (1) acre in size, and provided no burning of materials or products is conducted on the premises except by means approved by the Fire Chief or Fire Inspector; and in the case of external storage of used or salvaged materials and/or equipment, a buffer strip in compliance with Section 726 of this ordinance shall be required along all property lines.
- g.) Temporary uses are permitted in compliance with the provisions of Article VIII, Section 804.

510.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in BI Basic Industrial Zoning Districts shall be required to conform to the following standards:

- a.) Minimum Lot Area: One (1) acre (43,560 square feet).
- b.) Minimum Lot Width measured at the Building Line: one hundred and fifty (150) feet.

- c.) Minimum Front Yard measured from the nearest abutting street right-of-way line: Forty (40) feet.
- d.) Minimum Side Yard: twenty five (25) feet on each side, except that when the property abuts a non-industrial zoning district thirty (30) shall be required. Where the district abuts any residential district not separated by a public right-of-way, a buffer strip in compliance with Section 726 of this ordinance shall be required. For side yard requirements pertaining to corner lots, see Section 702 and 704.
- e.) Minimum Rear Yard: Fifty (50) feet, except that when the property abuts a non-industrial zoning district seventy (70) shall be required. Where the district abuts any residential district not separated by right of way, a buffer strip in compliance with Section 726 of this ordinance shall be required. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- f.) Maximum Building Height: a maximum of eighty (80) feet. For exceptions to height regulations, see Article VII, Section 722.
- g.) Additional Requirements: Uses permitted in BI Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.
- h.) Signs: Signs permitted in BI Zoning Districts, including the conditions under which they may be located are set forth in Article VI.
- i.) Any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of at least six (6) feet in height composed of treated wood or brick.

Section 511. MH Mobile Home Park District.

- 511.1 Purpose. The purpose of the Mobile Home Park District is to provide a sound and healthy residential environment sufficient to meet the unique needs of inhabitants living in the mobile homes, to protect mobile home parks from encroachment by incompatible uses, and to encourage the consolidation of mobile homes into mobile home parks. Any mobile home park within the Town

of Central shall henceforth be located in conformance with the regulations set forth herein.

511.2 Permitted Uses. Uses permitted in the MH Districts shall include mobile home parks, as well as all uses permitted in the R6 residential district shown in Section 502.

511.3 Park Plan: Mobile Home parks are permitted provided they are first submitted to and approved by the Planning Commission, and are found to be in conformance with the following minimum requirements:

- a.) The minimum area for a mobile home park shall be five (5) acres.
- b.) The development of mobile home parks shall be considered in accordance with an overall plan which shall be reviewed and approved by the Planning Commission and shall include provisions for:
 - c.) The maximum height of a mobile home shall be fifteen (15) feet.
 - d.) The site plan for a mobile home park shall be reviewed by the Pickens County Department of Health and Environmental Control, which shall advise the Planning Commission of its findings in writing, prior to the Commission's recommendations on the proposal.
 - e.) Signs for mobile home parks shall conform to Article VI of this Ordinance.
 - f.) The Town Council may revoke any license to maintain and operate a mobile home park when the licensee has been found guilty by a court of competent jurisdictions of violating any provisions of this Ordinance.
 - g.) No mobile home unit or other structure within a mobile home park shall be placed closer than twenty-five (25) feet to any front property line, 15 feet to any side property line, or thirty-five (35) feet to any rear property line.
 - h.) A minimum of twenty percent (20%) of the mobile home park area or twenty thousand (20,000) square feet shall be reserved as open space.
 - i.) All mobile home units located in the Town subsequent to the adoption of this Ordinance must be in full compliance with Section 725 herein.
 - j.) The location use plan and dimension of each building or structure to be constructed and the location of each mobile home unit to be parked. The location, dimension and arrangement of all open spaces, yards, access

ways, entrances, exits, off-street parking facilities, pedestrian walkways, location and width of roads, streets, and sidewalks, location, dimensions and arrangements of all areas devoted to planting lawns, trees, or similar purposes with a description including the height and density of all trees for planting to be used for screening, location and description of all facilities to be used for sewage disposal, water supply and storm water drainage.

k.) The mobile home park shall be developed in accordance with the plan submitted. Any changes shall be reviewed and approved by the Planning Commission.

511.3 Landscaping. The proposed development shall be designated as a single architectural scheme with appropriate common landscaping.

511.4 Parking. Parking spaces shall be provided at a ratio of one and one-half (1-1/2) spaces for each mobile home.

511.5 Prohibited Uses. Sexually Oriented Businesses

511.6 Other Requirements. Uses permitted shall meet all standards set forth in Article 7 pertaining to off-street parking, loading, and other requirements.

Section 512. Planned Unit Development District

512.1 Intent of District. The PUD district is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. It is the intent of the district that such design and planning features be incorporated properly into all PUD districts hereafter created, and that the Planning Commission shall consider the existence and appropriateness of such features before any amendment to the Zoning Map is adopted to create such districts. The district is also intended to encourage developments that provide a full range of residential types to serve the inhabitants of the district. The regulations provide a mechanism to evaluate each application on its own merit. It is recognized that some concepts will be more successful than others and the approval of an application in one situation does not necessarily indicate the development will be applicable in other situations. It is emphasized that these provisions are

not to be confused with nor designed to circumvent the intent or use of conventional zoning classifications as set forth in this ordinance.

A planned residential development is not intended to encourage greater density of development but rather to encourage ingenuity and resourcefulness in land planning, and to ensure the provision of park and recreation land and facilities for use of occupants in order to obtain a more desirable environment.

512.2 Types of Planned Development Districts. Two types of planned development districts accommodating primarily residential and/or nonresidential uses are created as follows:

- a.) PUD-R Planned Unit Development - Residential: The PUD-R district is intended to accommodate primarily residential uses, with non-residential uses integrated into the design of such districts as secondary uses.
- b.) PUD-C Planned Unit Development - Commercial: The PUD-C district is intended to accommodate primarily non-residential uses, with residential uses integrated into the design of such districts as secondary uses.

512.3 Minimum Area. The minimum area of a PUD shall be ten (10) contiguous acres to be under the control of a single developer or entity at the time of zoning approval.

512.4 Maximum Area of Commercial or Service. Uses in PUD-R districts in which commercial or service uses are permitted, the area of land devoted to such uses, including structures, parking, and related characteristics and accessory uses thereto shall not exceed the following percentages for any specific site size:

Site size in acres	Maximum percentage of Commercial or Service
0 but less than 25	20
25 but less than 50	30
50 but less than 80	40
80 or more	50

Provided, however, that these percentages shall apply only to commercial and service uses, and not to other non-residential uses such as schools, parks,

community buildings, or public facilities. Required parking for commercial and service uses shall be counted towards maximum percentages.

- 512.5 Permitted Accessory Uses and Structures. Accessory uses and structures shall not be permitted in residential segments of planned unit developments.
- 512.6 Uses and Structures Permitted Upon Review. No review action by the Board of Adjustments is required to establish any specific use. Uses and structures permitted in the least restrictive land use classifications indicated in Section 511.3 for any specific site size are permitted outright, provided, however, that the Planning Commission shall ascertain that the effect and benefit usually derived from safeguards and conditions normally imposed upon uses permitted by review.
- 512.7 Minimum Lot Area. No minimum lot area is required for any specific structure.
- 512.8 Minimum Lot Width, Minimum Yard Requirements. Maximum Lot Coverage, Maximum Height of Structures. No structure shall be erected within twenty-five (25) feet from any external lot line of any planned development. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PUD districts, provided, however, that the Planning Commission shall ascertain that the characteristics of building siting shall be appropriate as related to structures within the planned unit development and otherwise fulfill the intent of this ordinance.
- 512.9 Minimum Off-Street Parking and Loading. The Planning Commission shall not approve a PUD site plan until the Building Inspector has reviewed and approved a parking scheme for the development.
- 512.10 Amenity Area. Each PUD with a residential component shall be provided with a public common area of a minimum of one (1) acre in size, plus four hundred (400) square feet for each dwelling unit above twenty (20). Such common area shall be developed by the person, entity, corporation or developer developing the PUD and shall be deeded over to a neighborhood association within one (1) year after all units are sold. Such common area shall be completed before seventy-five percent (75%) of the occupancy permits for the total number of proposed units are issued. Such common area may be

maintained as open space or may include recreational features such as tennis courts a swimming pool, a clubhouse or similar facilities.

512.11 Each PUD development shall be serviced by sidewalks in the public right-of-way to be located parallel to the front yard lines of each lot in the PUD. Said sidewalks shall be installed by the developer of the PUD.

512.12 Utilities Requirements. Each lot within a PUD development shall be serviced by underground utilities.

512.13 Spacing Requirements. All residential structures within a PUD shall be spaced a minimum of fifteen (15) feet from any other residential structures.

512.14 PUD Application and Preliminary Development Plan Approval.

a.) An applicant shall communicate his intentions to establish a Planned Development District, and the proposed characteristics thereof, to the zoning administrator prior to initiating an application for amendment to the zoning map. The zoning administrator shall place the developer on the agenda of the next Planning Commission meeting for a presentation and exchange of ideas.

b.) Applications for a Planned Unit Development shall be by amendment to the official zoning map in accordance with the provisions of Article III and shall include the following:

1. Preliminary Development Plan - The applicant shall submit three (3) copies of the proposed Planned Development which shall include the following:

(1) Vicinity map, title block, scale, north arrow, and property line survey.

(2) Total acreage of overall site.

(3) Location and number of acres of various areas by type of use (e.g., single-family detached, recreation, office, commercial, etc.).

(4) Number of units and density of various residential types, such number to represent the maximum number of units.

(5) Minimum setbacks.

- (6) Minimum and maximum residential dwelling unit floor areas.
 - (7) Preliminary landscape plan.
 - (8) Description of what is to be included in the common area.
 - (9) Approximate square footage of non-residential uses and approximate number of bedrooms in each residential unit.
 - (10) Primary traffic circulation pattern, including major points of ingress and egress.
 - (11) Approximate number of parking spaces per use.
 - (12) An indication that an acceptable drainage system can be designed for the proposed project.
 - (13) Any such information or descriptions as may be deemed reasonably appropriate for review.
- c.) Statement of Intent - The applicant shall submit three (3) copies of a descriptive statement setting forth the characteristics of proposed Planned Unit Development including the following:
1. A description of the formation procedures and policies of any proposed homeowners association or other group maintenance agreement.
 2. A statement setting forth the proposed development schedule.
 3. A statement of the public improvements, both on and off-site, that are proposed for dedication and/or construction, and an estimate of the timing for providing such improvements.
 4. A statement of impact on public facilities, including water, sewer collection and treatment, schools, garbage collection, fire protection, etc., along with letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.
 5. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.

6. Any such information of descriptions as may be deemed reasonably appropriate for review.
 7. A public hearing shall be held in accordance with procedures set forth in Article X.
 8. The Planning Commission at its next regular meeting following the public hearing, shall make a recommendation on the proposed Planned Development which shall be advisory to Town Council.
 9. The Town Council may, after fulfilling all applicable requirements of this section and all applicable requirements of Article X, act to either approve, approve with modifications, or disapprove the application for a Planned Development.
 10. Following approval of a PUD District, the official zoning map shall be amended to reflect such approval. Approval of a Planned Development District shall constitute authority for the applicant to submit a Final Development Plan to the Planning Commission for approval in accordance with the provisions of Section 512.17.
- 512.15 Failure to Submit a Final Development Plan. If no final development plan shall have been submitted within twelve (12) months of approval of PUD, the Planning Commission and Town Council of the Town of Central may consider rezoning the property to the most appropriate zoning category in accordance with Article X of this Ordinance.
- 512.16 Final Development Plan. No building permit or certificate of occupancy shall be issued in a PUD district until the Planning Commission has approved and there is recorded a Final Development Plan meeting the requirements of this section. Three (3) copies of the final plan setting forth specific design characteristics of the Planned Development in accordance with the approved Preliminary Development Plan shall be submitted on paper plats no larger than 22 x 27 inches to the Planning Commission office and shall include, but not be limited to, the following information:
- a.) Vicinity map, title block, scale, north arrow and property line survey.

- b.) Location, arrangement, and proposed use of all buildings or structures within the Planned Development.
- c.) Names of boundary streets.
- d.) Number of residential dwelling units by type and number of bedroom units in each.
- e.) Sketches of typical proposed structures, design standards, outdoor lighting fixtures, signs and landscaping.
- f.) Location of any utility easements.
- g.) Total floor area for all non-residential uses by type.
- h.) Open space areas, specifying the proposed treatment of improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities.
- i.) All off-street parking and loading areas and structures and the total number of spaces.
- j.) Traffic and pedestrian circulation systems including the location and width of all streets, driveways, service areas, entrances to parking areas, walkways, bicycle paths, etc.
- k.) Yard dimensions from the development boundaries and adjacent streets.
- l.) A detailed drainage plan.
- m.) Other such information or descriptions as may be deemed reasonably appropriate for Planning Commission review.

512.17 Planning Commission Action. The Planning Commission, acting upon the recommendation of the planning staff, may approve or disapprove the Final Development Plan submitted by the applicant. In reviewing the Final Development Plan, the Planning Commission may require any such design modifications as will assure compliance with the approved Preliminary Development Plan. In the event that the Planning Commission finds that the Final Development Plan is not in accordance with the approved Preliminary Development Plan, it shall disapprove the final plan.

- 512.18 Recording of Final Development Plan and Statement of Intent. Following approval of the Final Development Plan by the Planning Commission, one (1) copy of the Final Development Plan and Statement of Intent shall be recorded in the Register of Clerk of Court, Pickens County, one (1) copy of both documents shall be filed with the Town Zoning Administrator and one (1) copy of both documents shall be filed with the Chairman of the Central Planning Commission.
- 512.19 Subdivision Plats. Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats, in accordance with procedures set forth in the Town of Central Subdivision Regulations.
- 512.20 Changes to Planned Development Districts. Changes to a proposed Planned Development District or to an approved Planned Development District may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator.
1. Minor Changes - Changes to a Planned Development District which are of a design nature and which do not alter the original concept or use characteristics of the Planned Urban Development may be approved by the Planning Commission in accordance with the procedures established by Section 511.14, except that no minor change may be approved by the Planning Commission which is in conflict with specific conceptual considerations previously contained in Town Council's preliminary approval.
 2. Major Changes - Changes to a Planned Unit Development which would alter the basic concept and general characteristics of the Planned Development District may be approved by Town Council in accordance with the procedures established by Section 512.15. Examples of major changes include but are not limited to the following: boundary changes, changes in the maximum number of structures or residential units; increased density; substantial changes to residential housing type; use changes; access changes, etc. Approval of a major change by Town Council must be followed by final approval of a detailed design plan showing such changes as approved by the Planning Commission in accordance with Section 512.6.

- 512.21 Failure To Begin, Failure To Complete, of Failure To Make Adequate Progress. One year after final approval and each year thereafter, the Zoning Administrator shall present to the Planning Commission a status report on the progress of an approved development. If there is failure to complete, or failure to make adequate progress as set forth in the Statement of Intent, Town Council may consider changing the district classification of the Planned Development in accordance with Article X.
- 512.22 Screening Requirements. Where non-residential commercial PUD uses or structures in a planned unit development abut a residence or residentially zoned parcel, or where non-residential commercial PUD uses or structures abut residential buildings in the same development, such non-residential areas shall be provided with a buffer strip in compliance with Section 726 of this ordinance.
- 512.23 Public Facilities. Final plans for all public facilities shall be submitted containing all information required in the preliminary plan. All public facilities and improvements made necessary as a result of the planned unit development shall be either constructed in advance of the approval of the final plan, or, at the election of the Town, escrow deposits, irrevocable letters of credit in a form approved by the Town, or performance bonds shall be delivered to guarantee construction of the required improvements.
- 512.24 Application Fee Plan Unit Development. As planned unit developments are by their nature technical and complex and whereas the Town of Central has no full time professional planner, applications for PUDs will be accompanied by a fee, to be established by Town Council. The fee shall be used by the Town of Central to retain an engineer, planning consultant, or other such professional to assist in the review of the preliminary plan, amendments to the plan and/or final plan. Upon completion of the project any unused portion of the application fee shall be refunded to the applicant.
- 512.25 Prohibited Uses. Sexually Oriented Businesses and mobile homes.

Section 513. SC 93 & 18 Development Corridor Standards

- 513.1 The following standards are intended to address the site plan layout considerations for the development of public and private property within the Development Corridors. These performances standards are applicable to all new construction, as well for properties for which zoning is requested within the corridors, except as specified herein. Compliance with the regulations set forth in this ordinance shall be required prior to the issuance of a building permit unless it is demonstrated that work necessary to bring the property into compliance with this ordinance will be undertaken simultaneously with a new development. Requirements and specifications of this ordinance are applicable to all parcels which are within town limits. The standards shall extend back to a depth of four hundred (400) feet from the centerline of Highway 93 and seven hundred (700) feet from the centerline of Highway 18; for parcels that are contiguous with the right-of-ways of Highways 93 and 18.
- 513.2 The Development Corridors are currently characterized by a mixture of existing uses that include free-standing commercial, shopping centers, apartments, single family residences, mobile homes, and a number of vacant or underdeveloped properties. Although there are a fair number of existing single-family homes, the area is in transition. Many of these homes may eventually be replaced with strip commercial development or converted to small free-standing businesses. The future land use pattern will most likely include a greater amount of professional offices, shopping centers, free-standing commercial activities, and multifamily residential uses.

These requirements are set forth to establish a unifying theme for the Development Corridors by implementing several key streetscape elements along both sides of the highways. This section also specifies minimum performance standards for site planning considerations as they apply to the opportunities for new development on vacant properties within the Development Corridors.

Properties in the Development Corridors are subject to the zoning regulations in the adopted Zoning Ordinance for the Town of Central, South Carolina, and

depicted on the Official Zoning Map. The standards herein will thus function as overlay requirements for properties within the town limits of Central.

The following site planning performance standards and associated requirements shall serve as the criteria by which all projects within the corridors will be reviewed. These standards will apply to all new developments with the exception of the construction, rehabilitation, or remodeling of individual single family residences.

513.3 PURPOSE, INTENT, AND OBJECTIVES It is the intent of this ordinance to improve the public health, safety, and welfare of the Town of Central through the objectives as stated below:

- a.) To create a streetscape improvement plan that addresses the implementation of a united theme for street tree planting and light fixtures adjacent to the public right-of-way throughout the Development Corridors
- b.) To facilitate any future highway improvements by the South Carolina Department of Transportation
- c.) To require intensive land uses to provide adequate buffering and screening for the protection of existing and emerging residential neighborhoods to the rear of commercial development.
- d.) To provide for beautification of individual properties by requiring minimum standards for internal landscaping of parking lots
- e.) To encourage the consolidation of driveway access points in order to better increase safety and facilitate traffic movement.

513.4 GENERAL REGULATIONS

- a.) Building Placement: All new development or redevelopment projects are required to adhere to the minimum yard requirements as set forth in the applicable zone of the Town of Central Zoning Ordinance
- b.) Street Tree Planting: All properties that are subject to new subdivision, new development, or rezone activities within the Development Corridor as herein defined, shall be subject to the following specific requirements for

street planting. All street tree planting shall be in compliance with the requirements listed below

1. Proposed trees should be planted immediately to the rear of the highway right-of-way as defined by the South Carolina Department of Transportation in a minimum eight (8) foot wide planting area
2. The following tree species shall be planted within the required eight (8) foot planting strip, provided that power lines are installed underground or are relocated so that such trees shall not interfere with utility lines. The type of trees (listed below) to be planted shall be at the option of the property owner or tenant. One (1) tree shall be planted for every forty (40) feet of street frontage or fraction thereof above twenty-five (25) feet. Trees shall be a minimum of one (1) and two (2) inch caliper and eight (8) feet in height at the time of planting.

Permissible Trees:

Quercus phellos “OPSTA”- Hightower Willow Oak, 40’-60’ tall, 35’ spread

Quercus phellos “wynstar”- Wynstar Willow Oak, 60’-70’ tall 40’-50’ spread

Acer rubrum “Bowhall” – Bowhall Red Maple 50’ tall 25’ spread

Ulmus parvifolia “UPMTF” – Bosque Lacebark Elm, 50’-60’ tall 35’-40’ spread

Zelkova serrata “Village Green” Village Green Zelkova 50’-60’ tall 50’-60’ spread

Zelkova serrata “Green Vase”- Green Vase Zelkova 70’ tall 50’-60’ spread

Zelkova serrata “ZFSKF MYIMAR”- Myimar Zelkova 50’-60’ 40’-45’ spread

Acer barbatum- Florida Maple 40’-50’ 25’-40’ spread

3. All of the tree species listed above are to be of a large maturing variety.

Section 513.4 PARKING LOT LANDSCAPING. All parking lots under the jurisdiction ordinance shall comply with the following standards:

- a.) All parking lots shall be made of a hard, paved with concrete or black top surface.
- b.) Proposed trees should be planted immediately to the rear of the public right-of-way (as defined by the South Carolina Department of Transportation) in a minimum eight (8) foot wide planting area using a combination of informally arranged earth berms at a maximum height of two (2) feet planted with small evergreen shrubs spaced at three (3) foot on center. Evergreen or deciduous trees shall also be required to be planted adjacent to the public right-of-way.
- c.) Whenever the impervious (paved) cover exceeds ten-thousand (10,000) square feet, an area equal to ten percent (10%) of the total impervious surface must be provided for landscape purposes and tree planting. This ten percent (10%) requirement is to be in addition to any required perimeter landscaping as outlined in 513.4.b above. This interior landscaping can be accomplished by using a combination of shade trees and evergreen shrubs planted in landscaped islands within the parking lot. These islands should be a minimum of six (6) feet wide and the length of a standard parking bay.
- d.) Where very large parking areas are required to meet ordinance requirements of the Town of Central, they shall be designed as a series of smaller lots that provide space of a maximum of one-hundred (100) vehicles each. The small parking lots shall be separated by maximum six (6) foot internal planting areas that feature trees planted in grass. In general, a series of smaller lots is aesthetically and functionally preferable to one large lot. The minimum six (6) foot wide separation strip will be in addition to the requirement for ten percent internal parking lot landscaping.

Section 513.5 SCREENING. Screening of outdoor trash receptacles, including roll carts, and utility equipment shall be in compliance with the following standards:

- a.) All service areas (including dumpsters and all types of trash receptacles, including roll carts, utility equipment, outdoor storage, and loading areas)

shall be located in the rear yard area only. These uses shall also be screened as follows:

- b.) Screening of outdoor trash receptacles and loading/storage areas shall require the installation of an opaque wooden fence or masonry wall at a minimum of six (6) feet in height. The fence or wall shall be constructed in combination with evergreen shrubs planted around the exterior rear and side foundation.
- c.) Screening of outdoor utility equipment shall require the installation of an opaque wooden fence or masonry wall that is a minimum one (1) foot higher than the equipment to be screened. The fence or wall shall be constructed in combination with evergreen shrubs planted around the exterior rear and side foundation.

Section 513.6 BUILDING FACADE DESIGN AND CONSTRUCTION. The front wall or facade of all buildings and structures under the jurisdiction of this ordinance shall be designed and constructed in compliance of the standards listed below:

- a.) Any portion any building or structure that is visible from Highways 93 and 18, public road right-of-way, shall be constructed of stone, brick, hardy plank, glass, concrete block with stucco or any combination of the above.
- b.) No portion of a building visible from any public road right-of-way of any building or structure shall be constructed of corrugated metal, vinyl, or aluminum siding, unpainted rough-sawn wood, rough-sawn shake wood shingles, or exposed untreated concrete or cinder blocks.
- c.) No neon banding shall be allowed on the exterior portion of any building or structure that is visible from any public right-of-way.

Section 513.7 DRIVEWAY ACCESS. In order to establish controlled access major thoroughfares, all driveways under the jurisdiction of this ordinance and providing ingress and/or access onto the highways, shall conform to the standards listed below:

- a.) No more than single driveway entrances shall be permitted for any single property frontage where the property is less than one hundred (100) feet in width.

b.) No more than two (2) driveway entrances shall be permitted for any single property frontage where the property is a minimum of one-hundred (100) feet in width.

c.) At shopping center locations or other establishments where traffic volume, in relation to capacity, is high, driveways should be located as far from street intersections as practical. In all instances, driveways serving high volume generators are to be a minimum of fifty (50) feet from the inter-section of public roads.

d.) Inter-parcel access and shared driveways are encouraged in order to limit the number of driveway curb cuts.

Section 513.8 APPLICATIONS. Any parcel within the Development Corridors, as defined in this ordinance, shall be brought into compliance with all rules and regulations contained within this ordinance any time a building permit is requested or when an application for rezoning is filed.

Section 513.9 EXEMPTIONS. The following activities shall be exempt from the requirements:

a.) If a building permit is sought for construction, rehabilitation, or the remodeling of a single-family home, the regulations of this ordinance shall not apply.

b.) If an application for a zoning change is filed, the subject vacant parcel shall not be required to be brought into conformance with this ordinance until a building permit is sought, or until the parcel is used for a non-single family residential activity.

Section 514 AG ZONING

Purpose of District:

The purpose of this Section is that the AG Zoning District be utilized and reserved for general farming and tree growing purposes as well as certain specialized residential, recreational or other public purposes. The regulations which apply within this district are designed:

- (1) to encourage the formation and continuance of a compatible environment for public and recreational areas, truck farms, orchards, livestock ranches, dairies, forest management areas, horticultural nurseries and other agricultural uses which involve the growing of crops, livestock animals and/or trees;
- (2) to provide the suitable services, commercial and otherwise, to residents of AF districts; and
- (3) to discourage any encroachment by premature housing development capable of commercial and/or industrial operations, or other uses adversely affecting the basic agricultural or open character of the district.

Permitted Uses: Uses permitted in the district without review include:

- (1) Farm or establishments for the growing, care and handling of field crops, truck gardening products, fruit and nut trees, and pastured animals and livestock; but excluding commercial feed lots and commercial poultry operations and dairies.
- (2) Tree farm and/or forest management area;
- (3) Horticultural nursery;
- (4) Animal hospital and/or boarding facility;
- (5) Any publicly owned and operated building, facility or land;
- (6) Eleemosynary, religious, semi-private or philanthropic institution or camp;

(7) One-family dwelling located on a lot containing not less than one (1) acre of land;

(8) One-family dwelling or an individual manufactured home, accessory to farm operation on same property with farm and occupied by full-time owners or laborers on said farm; manufactured homes shall meet the Design Standards per Section 725;

(9) Customary home occupation established under the regulations of Section 709;

Conditional Uses: Uses permitted upon review of the Planning Commission on a conditional basis include:

- (a) Stand or shelter for the selling and/or display of seasonal produce provided that:
- (1) all setback and yard requirements are maintained;
 - (2) at least four (4) off-street parking spaces are provided and suitably maintained; and
 - (3) such use shall be permitted only on the same property where the produce was raised and where the individuals raising the produce also operate the stand or shelter.
- (b) Commercial riding stable provided that no building or enclosure for animals is located closer than one hundred (100) feet from any property line;
- (c) Temporary use in compliance with the provisions of Section 804.3.
- (d) Air Strips (private use)
- (e) Communications towers
- (f) Gun Clubs & Skeet Shooting Ranges
- (g) Golf Course

1. Additional Requirements: Where appropriate, uses permitted in AF Zoning Districts shall meet all standards set forth in Section 712 pertaining to off-street parking, loading and other requirements. Unless relief is granted elsewhere in this Ordinance, structures permitted in AF Zoning Districts shall be required to conform to the following standards: Article IV Section 400.

ARTICLE VI SIGN REGULATIONS

The regulations herein shall apply and govern all zoning districts. Regulations apply to any sign intended for view from a public right-of-way. No sign shall be erected or maintained unless it is in compliance with the regulations of this Article, except that a nonconforming sign, which shall comply with the provisions set forth in Article VII, may be maintained if in existence prior to the adoption of this ordinance.

Section 600. General Provisions.

The following regulations shall apply to all permitted signs in the Town of Central.

- 600.1 A permit shall be required for the erection, alteration, or reconstruction of any sign intended for view from the public right-of-way unless otherwise noted, and shall be issued by the Zoning Administrator in accordance with Article VIII of this Ordinance.
- 600.2 Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.

Section 601. Prohibited Signs.

The following signs are prohibited in the Town of Central:

- 601.1 Signs Imitating Warning Signals. No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, nor shall any sign use the words "stop," "danger," or any other word, phrase, symbol, or character in a manner that might mislead or confuse the driver of an automobile.
- 601.2 Signs Within A Street or Highway Right-of-Way. Except as herein provided, no sign whatsoever, whether temporary or permanent except traffic signs and signals and information signs erected by a public agency, is permitted within any street or highway right-of-way.
- 601.3 Certain Attached and Painted Signs. Signs painted on or attached to trees, fence posts, and telephone or other utility poles or signs painted on or

attached to rocks or other natural features or painted on the roofs of buildings are prohibited.

601.4 Roof Signs. Signs attached, mounted, or painted on a roof structure are prohibited.

601.5 Fluttering Ribbons and banners. Flutter ribbons and banners and similar devices are prohibited, except the flags of governments and their agencies.

Section 602. Signs For Which a Permit is Not Required.

A permit is not required for the following types of signs in any Zoning District.

602.1 Traffic, directional, warning, or information signs authorized by any public agency.

602.2 Official notices issued by any court, public agency, or office.

602.3 One non-illuminated "for sale," "for rent," or "for lease" sign a maximum of six (6) feet in area in residential districts and twenty (20) square feet in other than residential districts and located not less than ten (10) feet back from the street right-of-way line, unless attached to the front wall of a building.

602.4 Entrance, exit and instructional signs, so long as they do not exceed four (4) square feet in area, are a maximum of (3) feet above adjacent pavement and contain no advertisement.

602.5 Identification signs indicating the name and street number or owner or occupant of a parcel, so long as such signs are a maximum of four (4) square feet of copy area.

602.6 Bulletin boards, which are defined as permanent signs which primarily displays the name of a non-commercial place of public assembly and announces the upcoming events of that organization. To not require a permit, such a sign is a maximum of thirty-two (32) square feet of copy area or five (5) feet in height. Signs of this type shall be restricted to one (1) per parcel.

602.7 Signs identifying projects under construction which denote the name of the project, the architect, engineer, contractor, owner, etc., so long as such signs do not exceed twenty-five (25) square feet in residential districts, or sixty (60)

square feet in non-residential zones, are not illuminated, and are removed within seven days of completion of the project.

- 602.8 Signs attached or integrated into a gasoline pump, automatic bank teller machine, or drive through component of a fast food restaurant, which give operational instructions to users, the price of the product, the brand name of the product, or descriptive information about the product.

Section 603. Regulations Applying to Specified Types of Signs.

The following regulations apply to the following specified types of signs:

- 603.1 The following shall apply to all signs.
- a) Wall signs mounted against or painted on the front surface of a building wall shall not exceed fifteen percent (15%) of the total front surface of the building.
 - b.) Wall signs mounted flat against or painted on the rear or side surface of a building shall not exceed ten percent (10%) of the total surface area of the rear or side surface of the building.
- 603.2 Subdivision Entrance Signs. A maximum of two (2) signs shall be permitted at each entrance of a residential subdivision, provided that such signs are a maximum of thirty (30) square feet at any subdivision entrance. Provided further that such signs shall have a maximum height of six (6) feet. If illuminated, only indirect lighting shall be permitted.
- 603.3 Private Directional Signs. Signs indicating the location and direction of premises available for or in the process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agency, may be erected and maintained, provided:
- a.) the size of any such sign is a maximum of six (6) square feet, and a maximum of four (4) four feet in length;
 - b.) not more than one (1) such sign is erected for each five hundred (500) feet of street frontage.
- 603.4 Free-Standing Sign. Freestanding signs shall meet Building Code structural provisions and UL (Underwriter's Laboratories) electrical requirements.

603.5 No portable/trailer signs and balloon signs (this does not include A-frame signs or banners, with a maximum of nine (9) square feet, which are classified as temporary signs) are allowed.

603.6 Political Campaign Signs.

- a.) Political campaign signs shall be permitted in compliance with the regulations included herein. Such signs shall conform to all other provisions of this and all other applicable ordinances of the Town of Central.
- b.) Usage of a political campaign sign by any candidate or supporters of any issue shall require issuance of a Political Campaign Sign Permit by the Town of Central.
- c.) No political signs shall be permitted on town property or right-of-ways in front of any town property so as not to imply that the Town of Central endorses any candidate.
- d.) Permits for political campaign signs shall not exceed a period commencing from (45) forty-five days prior to the date of the election through the seventh day after the last date upon which that candidate's name or that issue appears on a ballot for a primary, runoff, general or special election.
- e.) To secure a political campaign sign permit, the applicant must pay one hundred dollars (\$100.00) deposit. To receive a reimbursement of the deposit the applicant must remove all political signs within seven days after the election. If the signs are not removed the deposit will be forfeited and subject to a fine for littering up to two hundred dollars (\$200.00) plus court cost.
- f.) The size of any such sign is not in excess of three (3) square feet, and a maximum of three (3) three feet in length;

Section 604. Sign Illumination.

Illumination devices shall be so placed and so shielded that rays there from or from the sign itself will not be directly cast into any residential district, sleeping room in any

district, or in the eyes of an automobile driver. All illumination devices and wiring shall be installed in a permanent and safe manner.

Section 605. Signs Permitted in Residential Districts.

- 605.1 Permitted Signs and Conditions. The following types of signs are permitted
- a.) Signs for which permits are not required.
 - b.) For multiple family dwellings, group dwellings, and for buildings other than dwellings, a single non-illuminated business identification sign or bulletin board a maximum of thirty (30) square feet in area. Such sign or bulletin board shall be set back a minimum of ten (10) feet from any street right-of-way line.
 - c.) Subdivision signs and private directional signs, under the provisions of Subsections 603.2 and 603.3.
 - d.) Political campaign signs, in accordance with Section 603.6.
 - e.) One (1) non-illuminated professional or business name plate a maximum of three (3) square foot in area mounted flat against the wall of a building in which there is conducted a permitted home occupation.

Section 606. Signs Permitted in Commercial and Industrial Districts.

- 606.1 Permitted Signs and Conditions. The following types of signs are permitted
- a.) All signs permitted in residential districts are permitted in commercial and industrial districts.
 - b.) All freestanding signs shall be of either a berm or a solid base design. For a berm sign, a landscape plan for the berm area located around the sign itself shall be submitted along with the sign application. A structured base monument sign shall be construed of brick, masonry, or similar materials that are consistent with the materials used in the construction of the front façade of the principal building.

- c.) The height of a freestanding monument sign shall be measured from the finished grade elevation at the edge of the adjacent public roadway (the edge closest to the proposed sign location).
- d.) Sign lighting shall be positioned so that no light shines on adjacent streets and roadways or properties.
- e.) No more than three colors are permitted on any one sign (not to include the color white).
- f.) Signs shall be illuminated internally only, and the lighting shall be limited to one color.
- g.) Neon banding shall not be incorporated within or around the sign.
- h.) One freestanding monument sign is allowed for a parcel of land containing a single business or use, and this sign shall:
 - (1) Be limited to one (1) freestanding sign monument; sign assembly a maximum of sixty (60) square feet in area (to be included in the total allowable sign area) may be incorporated into the freestanding monument sign;
 - (2) Be located on the premises of the business to which it refers;
 - (3) Be setback ten (10) feet from any public road right-of-way and property line and may be located in a buffer yard;
 - (4) Be a maximum of fifteen (15) feet above the finished grade elevation at the edge of the adjacent public roadway.
 - (5) Be a maximum of twenty (20) feet in width;
 - (6) Not restrict visibility to vehicular or pedestrian traffic;
 - (7) Be permanently mounted to the ground;
 - (8) Be of a design consistent with the facade of the building to which it refers.
- i.) One (1) freestanding monument sign is allowed for a parcel of land containing more than one business or use, and this sign shall:

- (1) Be limited to one (1) freestanding monument sign assembly or structure;
- (2) Be located on the premises of said business;
- (3) Be set back ten (10) feet from any public right-of-way and property line and may be located within a buffer yard;
- (4) Be a maximum of fifteen (15) feet above the finished grade elevation at the edge of the adjacent public roadway;
- (5) Be a maximum of one-hundred and twenty (120) square feet in total area;
- (6) If containing one (1) area for changeable copy or an electronic message board; this area is to be incorporated within the main sign area, and be included as part of the total allowable sign area. The area for changeable copy or electronic message board a maximum of twenty-four (24) square feet;
- (7) Be permanently mounted to the ground;
- (8) Not restrict visibility to vehicular or pedestrian traffic; Be of a design consistent with the façade of the building to which it refers.

606.2 **Signs in the Core Commercial (CC) Zoning District.** The following regulations shall apply to all signs located within the Core Commercial zoning district.

- a.) Signs shall be constructed of such materials that complement and are coordinated with the architectural style of the existing building or land use.
- b.) A maximum of three (3) colors are permitted on any one sign.
- c.) One (1) sign color must match the predominant building color.
- d.) A maximum of two (2) lettering styles are permitted.
- e.) If signs are to be illuminated, lighting shall be limited to one (1) color.
- f.) Copy area for canopy signs shall be a maximum of thirty (30) square feet.
- g.) A maximum of one (1) freestanding or detached sign per building or site shall be permitted per section 606.1.

- h.) Signs shall be permanently mounted.
- i.) Signs shall not be placed to obscure building ornamentation or detail.
- j.) Canopy signs and awnings shall not extend beyond the curb line of any public street, nor shall they interfere with the growth or maintenance of street trees.

Section 607. Application For Sign Permit.

607.1 **General.** Applications for sign permits shall include a sketch of the sign to show:

- Size
- Shape
- Colors
- Materials to be utilized
- Copy
- Illumination
- Location of building, if attached

607.2 **Detached Signs.** In addition, permit applications for detached signs shall be accompanied by a plot plan or sketch of the site, to show:

- The location of the sign
- Scale
- Dimensions of parcel lines
- Height of the sign
- Any support structure to be utilized
- Base landscaping, if to be utilized

ARTICLE VII GENERAL PROVISIONS

Section 700. Water and Air Pollution.

All uses must satisfactorily comply with the requirements of the South Carolina Department of Health and Environmental Control and the Pickens County Board of Health regarding the protection of waterways from pollution by dust, smoke, or other waste materials.

Section 701. Street Access.

Except as herein provided, no building shall be erected, constructed, moved, or relocated on a lot not located on a publicly dedicated, publicly accepted or publicly maintained street with a right-of-way of a minimum of thirty (30) feet.

Section 702. Corner Lots.

On lots having frontage on more than one street at an intersection, the minimum street side yard requirement shall be equal to the minimum front yard requirement.

Section 703. Location of Buildings on Lots and Residential Limitations.

Every building or use hereafter erected or established shall be located on a Lot of Record, and every one- and two-family residential structure, except as herein provided, shall be located on an individual Lot of Record. In all cases, the principal buildings on a lot shall be located within the area formed by the building lines at outer boundaries, and in no case shall such buildings infringe beyond the building lines into the respective front, side, rear yard, or other setbacks required for the district in which the lot is located.

Section 704. Double Frontage Lots.

On lots having frontage on two streets, but not located on a corner, the minimum front yard shall be provided on each street in accordance with the provisions of this Ordinance. On lots having frontage on more than two streets, the minimum front yard

shall be provided in accordance with the regulations set forth in this Ordinance on all of the street frontages.

Section 705. Front Yard Requirements.

The setback requirements of this Ordinance shall not apply to any lot where the average setback on already built upon lots, located wholly or in part within three hundred (300) feet of each such lot and within the block and zoning district and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be a minimum of fifteen (15) feet.

Section 706. Measurement of Front, Side, Rear Yards; Determination of Buildable Area.

The required front, side, and rear yards for individual lots, as set forth for the particular Zoning District within which a given lot is located, shall be measured inward toward the center of said lot from all points along the respective front, side, and rear property lines of the lot. Once the yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side, or rear lot shall be know as the "Buildable Area."

Section 707. Nonconforming Buildings or Uses.

Nonconforming buildings or uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. However, to avoid undue hardship, the lawful use of any building or land use at the time of the enactment of this Ordinance may be continued even though such use does not conform to the provisions of this Ordinance. However, in the event that any of the following shall occur, the nonconforming status shall terminate, and the parcel, building, structure, or land, shall only be used in full compliance with the requirements of this Ordinance for the zoning district in which the use is located, as well as any other town, county, state, or federal regulation, law, or statute.

1. re-established, reoccupied, or replaced with the same or similar building, or land use after physical removal or relocation from its specific site location;
2. reused or reoccupied after discontinuance of use or occupancy for a period exceeding twelve (12) months;
3. repaired, rebuilt, or altered after damage exceeding seventy-five (75) percent of its replacement cost at the time of destruction;
4. enlarged or altered in a way which increases its nonconformity except for single-family homes which are considered exempt.

Nothing in this section shall be meant to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official lawfully charged with protecting the public safety, upon order of such official.

Section 708. Nonconforming Building or Use Discontinuance.

There are some nonconforming uses, which because of the nature or extent of the nonconformity shall be discontinued, and/or shall be torn down, altered, or otherwise made to conform to this ordinance. These nonconformities have been specifically identified by the Town of Central as public safety, health, and aesthetic nuisances which have a negative impact upon the Town’s overall image, and economic viability. Those specific nonconformities, compliance requirements, and the dates by which each must comply or cease to exist are listed below.

<u>Nonconformity/Compliance Requirements</u>	<u>Compliance/Discontinuance Date</u>
1. Wrecking, junk, scrap, or salvage yards.	This is prohibited and shall be discontinued immediately or 710.4.
2. Automotive Storage Yards	This is prohibited and shall be discontinued immediately or 710.4.
3. Outdoor storage yards for used or non-saleable lumber, building materials, parts, or equipment, as well as automotive storage yards as an accessory use to an auto repair facility - Minimum compliance requirements: <ul style="list-style-type: none"> • Solid stockade type fence or wall so as to be 100 percent opaque, of a minimum of six (6) feet in height, constructed of treated wood or masonry or stone, and designed to completely enclose the storage or use; or 	Should be discontinued or 710.4.

- Chain link fence fitted with slates so as to be 100 percent opaque, of a minimum of six (6) feet in height, and designed so as to completely enclose the storage use; or
- Natural vegetative buffer of evergreen/no deciduous plantings which at the time of planting shall be a minimum of five (5) feet in height and positioned in such a manner that at full growth, the buffer shall be no less than five (5) feet in height and that no discernible visual contact can be made through the buffer. The buffer shall be a minimum of four (4) feet wide, and shall be designed so as to completely enclose the storage use. The ground area within the buffer shall be maintained with a natural landscaping treatment (bark, mulch, etc.) or land cover plantings (grass, creeping juniper, etc.). Natural existing evergreen /non-deciduous vegetation located on the same premises as the use may be used to fulfill or partially fulfill the buffer requirements.

Section 708.1**Guidelines for Enforcement of non-conforming uses in sections 707 and 708**

1. The land/property/business owner would be issued a formal notice listing the violations on their property and what steps would need to be taken to correct the problems. They would be given a ninety (90) day window to start resolving the issues at hand; and
2. If no effort is made to correct the problem after ninety (90) days, then a formal, written warning by the Police Department would be issued to the property owner giving them another ninety (90) days to correct the problems. The property owner will be made aware of what the fines will be if he/she does not take any action to correct the situation; and
3. If there is still no effort to correct the problem after another additional ninety (90) days, they will be issued a formal citation with a fine of one-thousand, ninety-two dollars and fifty cents (\$1,092.50).

Enforcing the new Zoning Ordinance in this fashion will give the property owner ample opportunity during a nine (9) month time frame to be able to show progress in resolving the conflicts at hand.

This does not mean they have to be in full compliance within nine (9) months, but they do need to be able to show some sort of progression throughout this time frame that would lead a reasonable person to believe that they are resolving the conflict.

Formal Letter – Three (3) months

Written Warning – Three (3) months

Formally Charges – With violation at the end of nine (9) months, with no improvements made to resolve the problem.

Section 708.2 Demolishing Process**Buildings Unfit for Human Habitation**

Be it recognized that there exists within the Town of Central, South Carolina certain dwellings and other structures which are unfit for human habitation and or use due to dilapidation, defects increasing the hazards of fire, accidents, or other calamities, lack of ventilation, light or sanitary facilities, and or other conditions rendering such dwellings and or structures unsafe or unsanitary, dangerous or detrimental to the health, safety, or morals or otherwise inimical to the welfare of the residents of the town.

Power exercised by Building Official

Whenever it is determined that any of the conditions exist as described above, the Police Powers of the town may be exercised to repair, close, or demolish any such dwelling or other structure in the manner hereinafter provided.

Complaint notice and hearing

The powers to be exercised under this section shall be exercised by the Building Official or other designated representative.

Order to repair or demolish

Whenever a complaint or petition is filed with the Building Official, or other designated representative, by any one (1) of the administrative heads of the town, or by at least five (5) residents of the town, charging that any dwelling or other structure is unfit for human habitation, or whenever it appears to the Building Official, or other designated representative, (on his own motion) that any dwelling or other structure is unfit for human habitation, the Building Official shall, in his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and all parties in interest in such dwelling or other structure a complaint in letter form stating the charges in that respect and containing a notice that a hearing will be held before Town Council not less than ten (10) days nor more than thirty (30) days after the service of such complaint or letter; that the owner and parties in interest shall be given the right to file an answer to the complaint in letter form and to appear in person or otherwise and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevail big in courts of law or equity shall not be controlling in such hearings. In the event an emergency arises whereby it appears that human life or safety is involved, the Building Official may shorten the notice of hearing to no less than one day.

Posted Notice

(a) That if, after such notice and hearing, the Town Council determines that a dwelling or other structure under consideration is unfit for human habitation it shall be stated in writing, such writing to include the findings of fact in support of such determination, and this writing shall be issued and caused to be served upon the owner of such property together with or in the form of an order.(b) If the repair, alteration, or improvement of the dwelling or other structure can be made at a reasonable cost in relation to the value of the dwelling or other structure, the owner shall be required within the time specified in such order, to repair, alter, or improve such dwelling or other structure to render it fit for human habitation or to vacate and close the dwelling or other structure as a human habitation; or

(c) If the repair, alteration or improvement of the dwelling or other structure cannot be made at a reasonable cost in relation to the value of the dwelling or other structure (reasonable cost being not over 50% of the value), the owner then shall be required, within the time specified in the order, to remove or demolish such dwelling.

Removal authority of town

If such owner fails to comply with the order to remove or demolish the dwelling, the Building Official, or other authorized representative, may cause such dwelling or other structure to be removed or demolished forthrightly.

Lien upon property taxes

That the amount of the cost of such repairs, alterations, or improvements, vacating and closing, or removal, or demolition by the Public Officer shall be a lien against the real property upon which such cost was incurred and shall be collectible in the same manner as municipal taxes. In accordance with State Law 31-15-30 subsection 6.

Nuisance abatement power of town

No part of this section shall be construed in any way to impair or limit any and all powers of the town to define and declare nuisances and/or to cause their removal or abatement by summary proceedings or otherwise.

Conditions constituting unfit dwellings/buildings

A dwelling or other structure is unfit for human habitation if conditions exist in such dwelling or other structure which are dangerous or injurious to health, demolition by neglect, safety or morals of the occupants of such dwelling, the occupants of neighboring dwellings or other residents of the town. Such conditions may include the following, without limiting the generality of the foregoing defects therein increasing the hazards of fire, accidents, or other calamities; lack of adequate ventilation, light or sanitary facilities; dilapidation; disrepair; structural defects; uncleanness; and any other conditions in any reasonable way relating to the fitness for human habitation as previously set forth.

Service of complaints

Complaints by letters or orders hereunder shall be delivered to and/or served upon such persons either personally or by certified mail, but if the whereabouts of such persons are unknown and cannot be ascertained in the exercise of reasonable diligence the building official shall make an affidavit to that effect; then the serving of such complaint or order upon such persons may be made by publishing it once each week for two (2) consecutive weeks in a newspaper printed and published in this area. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A copy of such complaint or order shall also be filed with the Pickens County Clerk of Court and such filing of the complaint or order shall have the same force and effect as other notices provided by law.

Disposition of proceeds of sale

If a dwelling or other structure is removed or demolished by the Building Official, he shall sell the materials of such dwelling and shall credit the proceeds of such sale against the cost of the removal or demolition and any balance remaining shall be deposited with the Pickens County Clerk of Court by the Building Official and shall be secured in such manner as may be directed by such Clerk of Court and shall be disbursed by such Clerk of Court to the persons found to be entitled thereto by final order or decree of such court. As per State Law section 31-15-90.

Trespassing prohibited

(a) It shall be unlawful for any person to trespass upon the curtilage of a condemned building or structure on private property which has been declared unsafe by the town building official.

(b) It shall further be unlawful for any person or persons to remove any baffle used to close windows, doors, underpinning, or other openings in the building or structure.

(c) The Building Official shall ensure trespassing notices are filed and notice of “No Trespassing” posted on four (4) sides of the building or structure.

(d) There shall be no violation under this section for entry upon curtilage, building or structure by police or fire personnel, building official or a licensed contractor on the premises for the purpose of repair, removal or razing of the building or structure.

(e) The owner may enter upon the premises when accompanied by any of the personnel listed in the above subparagraph (d).

Unlawful to remove or deface public notices

It shall be unlawful for any person or persons to remove or deface public notices of “Condemned Structure—Unsafe” or “No Trespassing” which are required to be posted upon the condemned building or structure.

Rights of persons affected by orders

(a) Any person affected by an order issued by a Public Officer may within sixty days after the posting and service of the order, petition the circuit court for an injunction restraining the Public Officer from carrying out the provisions of the order and the court may, upon such petition, issue a temporary injunction restraining the Public Officer pending the final disposition of the case. Hearings shall be had by the court on such petitions within twenty (20) days or as soon thereafter as possible and shall be given preference over other matters on the court’s calendar. The court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. In all such proceedings the findings of the Public Officer as to facts, if supported by evidence, shall be conclusive. Costs shall be in the discretion of the court. The remedies herein provided shall be exclusive remedies and no person affected by an order of the Public Officer shall be entitled to recover any damages for action taken pursuant to any order of the public officer or because of compliance by such person with any order of the Public Officer. In accordance with State Law section 31-15-70

(b) Grievance procedure. The property owner may present a case for extension of deadline to the Town Council. Town Council has the authority to extend the deadline for one ninety (90) day period.

Expected Chain of Events

Building Official determines building to be unsafe or 5 residents submit petition to building Official and Building Official will determine safety of property.

Building Official notifies owner and gives owner notice of hearing (at least ten (10) days) before council.

Owner appears before Town Council and Council determines if building is unfit and sets a date for repairs or demolition.

If building is not repaired or demolished by time frame set by Council then the town repairs or demolishes property and places lien on property in the same manner as municipal taxes.

Definitions

The following terms whenever used or referred to in this ordinance shall have the following respective meanings for the purpose of this ordinance, unless a different meaning clearly appears in the context.

“Municipality” shall mean the Town of Central regardless of population;

“Governing Body” shall mean the Town Council or other legislative body charged with governing the Town of Central;

“Public Officer” shall mean the officer or officers who are authorized by ordinances to exercise the powers prescribed by such ordinances;

“Public Authority” shall mean any housing authority or any officer who is in charge of any department or branch of the Town of Central relating to health, fire, or building regulations or to other activities concerning dwellings in the Town of Central;

“Owner” shall mean any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or the holder of the title in fee simple and every mortgagee of record; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court;

“Parties of Interest” shall mean all individuals, associations, corporations and others who have interests of record in a dwelling and any that are in possession thereof;

“Demolition by neglect” shall mean neglect in the maintenance of a building, resulting in one or more of the following conditions:

- (a) Parts, components, or details of the building which are defective or deteriorated or so attached that they may fall off;

- (b) Defective or deteriorated foundation;
- (c) Defective or deteriorated floor supports;
- (d) Members of walls or other vertical supports that split, lean, list or buckle due to defective construction or deterioration or that are otherwise insufficient to carry imposed loads;
- (e) Members of ceilings, roofs, ceiling and roof supports, or other horizontal supports that are insufficient to carry imposed loads;
- (f) Fireplaces or chimneys which list, bulge, or settle due to defective construction or deterioration;
- (g) Unsafe electrical or mechanical conditions or conditions constituting a fire hazard;
- (h) Defective or deteriorated siding, masonry joints, windows, exterior doors, flashing, venting or any other defect or condition in the building which renders it not properly watertight;
- (i) Defective or deteriorated down spouts or gutters such that rain runoff is not directed off of the roof and away from the foundation; or component, or architectural detail.

“Dwelling” shall mean any building or structure, or part thereof, used and occupied for business, human habitation or intended to be so used;

“Building Official” shall mean the person who is charged with the administration and enforcement of this code, or any duly authorized representative;

“Condemn” shall mean to adjudge unfit for occupancy;

“Imminent Danger” shall mean a condition which could cause serious or life threatening injury or death at any time.

Section 709. Home Occupation.

A home occupation shall be permitted in any residential district, provided such occupation:

1. shall have no employees other than members of the family residing on the premises report for work at the residence;
2. utilizes a maximum of twenty-five percent (25%) of the total floor area of the principal building;
3. produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
4. no display of products shall be visible from the street and only articles made on the premises may be sold; except that nondurable articles (consumable products) that are incidental to a service, which service shall be the principle use in the home occupation, may be sold on the premises;
5. creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition;
6. is not visibly evident from outside the dwelling except for a sign of three (3) square feet or smaller in size and mounted against a wall of the principal building;
7. Provides off-street parking commensurate with its occupation type as cited in Article VII, Section 712.
8. Obtains a home occupation permit from the Town of Central. Initial applications for Home Occupation permits shall be administered as outlined below:
 - a.) A Customary Home Occupation permit application shall be completed and submitted to the Town Clerk along with the required application fee as determined by Town Council. A Home Occupation Permit will be issued by the Zoning Administrator.
9. Home Occupation permits shall be valid for a period of a maximum of twelve (12) months and may be renewed in accordance with the following requirements:

- a.) completed in full and submitted along with the business license application to the Town Clerk;
 - b.) If no significant changes have occurred as to the type, size, and/or location of the customary home occupation, and it is determined by the Zoning Administrator that the use is still in compliance with the provision of this ordinance, then the permit shall be renewed.
 - c.) However, in the event that significant changes have occurred as to the type, size, and/or location of the customary home occupation, then the applicant shall be required to follow the approval process delineated above in Section 709 (8).
10. Storage related to a customary home occupation business is permitted in an accessory building, but the use of an accessory building for a separate commercial use is not permitted.
11. Persons who area exempt from the requirement of Section 709:
- a.) Persons who provide care to minor children, providing the nature of such care is not subject to regulations by the S.C. Department of Social Services (DSS) or other state agencies which may be given the authority to regulate child care.
 - b.) Persons who provide instruction in the playing of musical instruments on a one-to-one basis (e.g.; piano teachers, violin teachers, guitar teachers, etc.)
 - c.) Persons who provide instruction on a one-to-one basis.

Section 710. Accessory Uses.

In addition to the principal uses, each of the following uses is considered to be a customary accessory use, and as such may be situated on the same lot with the principal use or uses to which it serves as accessory.

710.1 Uses Customarily Accessory to Dwellings.

- a.) Private garage not to exceed the following storage capacities: one- or two-family dwelling -- 4 automobiles; multi-family dwelling -- 2 automobiles per dwelling unit; board house -- 1.5 automobiles per dwelling unit.
 - b.) Open storage space or parking area for motor vehicles provided that such space does not exceed the maximum respective storage capacities listed under Subsection 710.1 (a) above; and provided that such space shall not be used for more than one (1) commercial vehicle licensed as one ton or less in capacity per family residing on the premises.
 - c.) Shed or tool room for the storage of equipment used in grounds or building maintenance.
 - d.) Private kennels. Kennels used for commercial purposes are prohibited.
 - e.) Private swimming pool and bathhouse or cabana.
 - f.) Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.
 - g.) Noncommercial flower, ornamental shrub or vegetable garden, greenhouse or slat house not over eight (8) feet in height.
- 710.2 Uses Customarily Accessory to Church Building.
- a.) Religious education buildings.
 - b.) Parsonage, pastorium or parish house, together with any use accessory to a dwelling as listed under Subsection 710.1.
 - c.) Off-street parking area for the use, without charge, of members and visitors of the church.
- 710.3 Uses Customarily Accessory to Retail Businesses, Office Use and Commercial Recreation Facilities.
- a.) Off-street parking or storage area for customer, client, or employee owned vehicles.
 - b.) Completely enclosed building for the storage of supplies, stock, or merchandise.

- c.) Light manufacturing and/or repair facility incidental to the principal use provided that dust, odor, smoke, noise, vibration, heat, or glare produced as a result of such manufacturing or repair operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located and provided such operation is not otherwise specifically prohibited in the district in which the principal use is located.

710.4 Uses Customarily Accessory to Auto Repair / Service Garages.

Outdoor storage area which must be enclosed three-hundred and sixty (360) degrees by one of the screening types below, except that fully licensed and inspected automobiles waiting for repair and/or pickup are not required to be parked within the enclosed outdoor storage area:

1. Solid stockade type fence or wall so as to be one-hundred percent (100%) opaque, of a minimum of six (6) feet in height, constructed of treated wood or masonry or stone, and designed to completely enclose the storage or use; or
2. Chain link fence fitted with slates so as to be one-hundred percent (100%) opaque, of a minimum of six (6) feet in height, and designed so as to completely enclose the storage use; or
3. Natural vegetative buffer of evergreen/no deciduous plantings which at the time of planting shall be a minimum of five (5) feet in height and positioned in such a manner that at full growth, the buffer shall be a minimum of five (5) feet in height and that no discernible visual contact can be made through the buffer. The buffer shall be a minimum of four (4) feet wide, and shall be designed so as to completely enclose the storage use. The ground area within the buffer shall be maintained with a natural landscaping treatment (bark, mulch, etc.) or land cover plantings (grass, creeping juniper, etc.). Natural existing evergreen /non-deciduous vegetation located on the same premises as the use may be used to fulfill or partially fulfill the buffer requirements.

Section 711. Setback and Other Yard Requirements for Accessory Uses.

The minimum front setback of the zoning district in which the parcel is located shall serve as the minimum front setback for accessory uses. For accessory structures of a maximum of six-hundred (600) square feet in area, or fifteen (15) feet in height and swimming pools, the minimum rear setback shall be ten (10) feet and the minimum side setback shall be ten (10) feet. The accessory use shall occupy not more than thirty (30) percent of the required rear and side yard. For any accessory use of a minimum of six- hundred (600) square feet in area or fifteen (15) feet in height, except swimming pools, the minimum setbacks of the zoning district in which the use is located shall apply.

Section 712. Off-Street Parking.

Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all zoning districts, except in the CC, Core Commercial Zone, at the time of the initial construction or any principal building producing an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. Each individual parking space shall have unobstructed access either directly to a street or alley or to a street or alley through interior drive lanes. No parking space shall be designed or laid out in a manner so that it is completely blocked from access to a public street or alley by other parking spaces. Parking spaces shall be provided and maintained in accordance with the following requirements:

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Automobile repair garages	One (1) space per one-hundred and fifty 150 square feet of net floor area
Automobile sales lots	One (1) space per fifty (50) square feet of net floor area for customer and employee parking
Automobile service stations	Three (3) spaces for each service bay, with a

	minimum of five (5) spaces required. Self service gasoline sales: Minimum of two (2) permanent parking spaces
Banks and other financial	One (1) space per two-hundred (200) square feet of institutions net floor area
Business and professional offices, government offices	One (1) space per two-hundred (200) square feet of net floor area
Boarding and lodging houses	One (1) space per bedroom, plus three (3) additional spaces
Churches and other places of worship	One (1) space per three (3) seats in main auditorium
Clinics and similar operations	One and one-fourth (1 ¼) space per two-hundred (200) square feet of net floor area
Dwellings, single and two-family	Two (2) spaces per dwelling unit
Food stores, equal to or less than	One (1) space per one-hundred (100) square feet of net floor area three-thousand and five-hundred (3,500) square feet
Food stores, from three-thousand and five hundred (3,500) to twenty-five thousand (25,000) square feet	One (1) space per two-hundred (200) square feet of floor area
Food stores, greater than twenty-five thousand (25,000) square feet	One (1) space per three-hundred (300) square feet of floor area

Funeral homes

One (1) space per each four (4) seats in main chapel or parlor

USE

PARKING SPACES REQUIRED

General business, commercial or personal service establishments catering to retail trade, but not including foods stores, service and repair businesses

One (1) space per two-hundred (200) square feet of net floor area

Homes for the aged, rest homes, personal care homes, and similar institutional uses

One (1) space per three (3) beds

Hospitals, sanitariums and nursing homes

one (1) space per two (2) beds

Lodges, fraternal or social organizations

One (1) space per two-hundred (200) square feet of net floor area

Motels, hotels, tourist homes and transient hotels

One and one-fourth (1 ¼) spaces per unit

Mobile homes

Two (2) spaces per each mobile home lot

Multi-family apartment and condominium communities

Two (2) parking spaces for each dwelling unit

Fee-simple dwelling units, attached or detached

Two (2) spaces per dwelling unit

Restaurants, delicatessens, etc.

One (1) space per three-hundred (300) square feet of net floor area

Shopping centers

One (1) space per two-hundred (200) square feet of net floor area for all stores other than supermarkets or grocery stores. For grocery stores, see food store requirements above.

USE

PARKING SPACES REQUIRED

Schools, elementary, junior high

Two (2) spaces per classroom

Schools, secondary

Five (5) spaces per classroom

Schools, college, trade, or vocational

Eight (8) spaces per classroom

Swimming pools, golf courses and similar uses

Twenty (20) spaces

Theaters, auditoriums, funeral homes, gymnasiums, stadiums, community recreation centers and other places of assembly

One (1) space per four (4) seats

Wholesale, warehousing operations

One (1) space per two-hundred (200) square feet of net area devoted to sales or display.
 One (1) space per five-hundred (500) square feet of net manufacturing area. One (1) space per five-thousand (5,000) square feet of net floor area devoted to storage. Manufacturing facilities
 One (1) space per two-hundred (200) square feet of net area devoted to sales or display.
 One (1) space per five-hundred (500) square feet of net manufacturing area. One (1) space per five-thousand (5,000) square feet of net floor area devoted to storage.

Section 713. Parking Space Area Requirements.

Parking lot design shall conform to the following standards.

a)

<u>Angle of Parking Space</u>	<u>Width of Stall</u>	<u>Depth of Stall</u>	<u>Area of Stall</u>	<u>Minimum Driveway Width</u>	<u>Length of Curb</u>
Parallel	9'	23' 0"	207' 0"	12' - 24'	23' 0"
30 degree	9'	17' 4"	156' 0"	11' - 24'	18' 0"
45 degree	9'	19' 10"	178' 6"	13' - 24'	12' 9"
60 degree	9'	20' 0"	189' 0"	18' - 24'	10' 5"
90 degree	9'	20' 0"	180' 0"	24' - 24'	9' 0"

b) All parking areas except those within Agricultural Districts shall be paved.

Section 714. Location on Other Property.

If the required automobile space cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property provided such property lies within four hundred (400) feet of the

main entrance to such principal use. Such automobile parking space shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.

Section 715. Common Off-Street Parking Areas.

Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, providing that the total number of individual spaces available in such common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this section, and provided that the owner of said lot relinquish his development rights over the property until such time as parking space is provided elsewhere. If activities sharing combined parking are not in operation at the same time, each parking space may be counted for each activity.

Section 716. Use of Public Rights-of-Way for Maneuvering.

When determining parking area requirements for uses other than residential, portions of the public right-of-way on streets may not be considered as permissible for maneuvering incidental to parking. Parking facilities shall provide space outside the public rights-of-way for maneuvering incidental to parking.

Section 717. Extension of Parking Space Into a Residential District.

Required parking space may be a maximum of one hundred twenty (120) feet into a residential zoning district, provided that: (1) the parking space adjoins a commercial or industrial district; (2) has its only access to, or fronts upon, the same street as the property in the commercial or industrial district for which it provides the required parking space; and (3) is separated from abutting properties in the residential district by a ten (10) foot wide evergreen buffer strip.

Section 718. Spacing Requirements for Curb Cuts.

Curb cuts for service drives, entrances, exits and similar facilities shall not be located closer than fifty (50) feet to the intersection of any public street right-of-way lines. Private curb cuts shall be a maximum of forty (40) feet in width and shall be placed no closer than ten (10) feet to any property or lot line.

Section 719. Off-Street Loading and Unloading Spaces.

Except in CC Core Commercial District every lot on which a business, trade, or industry is hereafter established, shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to an alley, or if there is no alley, to a street. For the purpose of this section an off-street loading space shall have minimum dimensions of twelve (12) feet by forty (40) feet and be clear and free of obstructions at all times. Required space shall be considered as follows:

1. Retail Business: One (1) space for each five thousand (5,000) square feet of gross floor area.
2. Wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals, and educational institutions: One (1) space for the first twenty-five thousand (25,000) square feet of total floor space area. For anything in excess of twenty-five thousand (25,000) square feet, such uses shall provide loading spaces according to the following schedule:

<u>Square Feet</u>	<u>No. of Spaces</u>
25,001 - 99,999	2
100,000 - 159,999	3
160,000 - 239,999	4
240,000 - 349,999	5
For each additional 100,000	1 additional

or fraction thereof

3. Multi-family residences with ten (10) or more dwelling units: One (1) space.

Section 720. Visibility at Street Intersections.

In all zoning districts established by this Ordinance, except the CC Core Commercial District, no fence, wall, terrace, sign, shrubbery, planting or other structure or object capable of obstructing driver vision between the heights of three (3) and ten (10) feet above the finished street level shall be permitted on a corner lot within twenty-five (25) feet of the point formed by the intersection of the street right-of-way lines (or such lines extended in case of a rounded corner) which bound said lot.

Section 721. Visibility at Private Drives and Entrances Intersecting with Public Streets.

At the intersection of any private drive or entrance or exit with a public street, no fence, wall, hedge, or other planting or sign forming a material impediment to visibility between a height of two and one-half (2-1/2) feet and seven (7) feet shall be erected, planted, placed or maintained within fifteen (15) feet of the intersection.

Section 722. Exceptions to Height Limits.

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, observation towers, transmission towers, silos, chimneys, smokestacks, conveyors, roof signs, flag poles, masts and aerials, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.

Section 723. Parking, Storage or Use of Campers or Other Major Recreational Equipment.

1. No major recreational equipment shall be stored on any lot in a municipal corporate limits in the front or side yard.

2. Parking in the rear yard must be ten (10) feet from the side and rear property lines.
3. This equipment may be parked anywhere for a period of twenty-four (24) hours during loading or unloading. No such equipment shall be used for living, sleeping, housekeeping purposes when parked or stored on a municipal corporate limits. No recreational vehicle over thirty-six (36) feet in length shall be parked on any lot zoned for residential purposes.
4. No commercial vehicle larger than one (1) ton may be parked in a residential area without permission of the Zoning Administrator, except for loading and unloading.
5. The maximum number of residents permitted in any dwelling shall be two (2) per bedroom unless the Zoning Administrator approves otherwise.

Section 724. Parking and Storage of Certain Vehicles.

It shall be unlawful for any person, partnership, corporation, or other legal entity to permit, park or store a truck, automotive vehicle, trailer, water craft of any kind or type, on any property within the municipal corporate limits: (1) that is not operable; (2) that does not display a lawful and current license tag, or registration; and (3) that does not have current liability insurance thereon. These vehicles described in (1), (2), or (3) must be stored in a completely enclosed building or in the rear yard behind a minimum six (6) foot solid fence. Provided that no storage will be allowed in front of any residence.

If property is used for commercial purposes the above rules apply except these vehicles may also be stored in the side yard.

This ordinance excludes bona fide classic automobiles currently undergoing restoration, and are covered with factory-made automobile covers, and trailers not required by law to display a license tag. Provided that no storage will be allowed in front of any residence.

Section 725. Mobile Home Standards.

- 725.1 All mobile homes brought into the Town of Central or relocated within the Town subsequent to the adoption of this ordinance, whether placed in a mobile home park or on an individual parcel, shall be required to be in compliance with each of the requirements listed in Section 725.3 of this ordinance.
- 725.2 No Certificate of Occupancy shall be issued for any mobile home originally brought into the Town of Central or relocated within the Town subsequent to the adoption of this ordinance unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator, to certify that the mobile home is in full compliance with each of the requirements included in Section 725.3 below. No Certificate of Occupancy shall be issued for a mobile home brought into or relocated within the Town unless it meets the requirements Section 725.
- 725.3 Mobile Home Requirements. All mobile homes subject to this ordinance shall meet or exceed the construction standards promulgated by the U. S. Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board; not older than 1976.
- a.) Permanent steps, composed of either precast concrete, mortar, brick, wood, or metal are to be installed.
 - b.) If steps are 30 inches or greater in height, permanent handrails are to be installed.
 - c.) All corners are to be supported by double piers, and additional piers are to be spaced a maximum of 10 feet apart.
 - d.) Corner piers and all other piers of a minimum forty (40) inches in height are to have minimum length and width dimensions of sixteen inches by sixteen inches (16" x 16"), are to be composed of interlocking masonry units, and are to be capped with a minimum of four (4) inch thick solid masonry unit.
 - e.) All piers are to be set in a concrete base with dimensions of a minimum 16" x 16" x 4".
 - f.) Either over-the-top or frame based tie-downs are to be installed and maintained.

- g.) Solid skirting of wood, brick, vinyl, metal, or masonry is to be installed prior to the issuance of a Certificate of Occupancy, and is to be painted, unless composed of brick or stone.
- h.) Skirting is to be constructed and maintained in a manner so as not to create a fire hazard or to harbor trash or rodents.
- i.) Skirting material is to be maintained in a sound state of repair, is to be vented, and is to have an access door.

Section 726. Bufferyards

726.1 Purpose. The purpose of the buffer yard is to ameliorate the relationship between adjacent land uses including (1) minimizing nuisances and (2) promoting compatibility.

The buffer yard offers several options, each of which will buffer to an equivalent degree by varying distance (setback) and/or density (mass).

726.2 Definition. A buffer yard is a permanent unit of land, together with planting, fences, berms, walls, and other screening devices required thereon.

726.3 Location. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Buffer yards shall not be located on any portion of an existing public or private right-of-way.

726.4 Determination of Buffer yard Requirements. To determine the buffer yard required between two adjacent parcels, the following procedure shall be followed:

1. Identify the proposed land use;
2. Identify the use of lands adjacent to the proposed use;

Buffer yard Table

Proposed Land Use	Existing Adjacent Land Uses										
	Single Family Residential on Local Streets	All Other Single Family Residential	Mobile Home Park	Multi-Family & All Other Residential	Religious Recreation & Child Care	Office & Commercial	Industrial	Research & Institutional	Vacant Industrial & Commercial**	Vacant Single Family Residential**	Streets
Single Family Residences and Duplexes	0	0	0	0	0	0	0	0	0	0	0
Multi-Family Residential:											
1-3 units per gross acre	2	0	0	0	1	1	1	1	1	2	1
4-11 units per gross acre	4	1	1	1	1	1	2	2	1	4	1
12 or more units per gross acre	5	2	1	2	1	1	2	2	1	5	1
Mobile Home Park	4	2	0	2	2	1	2	2	2	2	2
Religious, Recreational, or Child Care	2	2	2	2	0	0	0	0	0	2	0
Office & Commercial Use:											
less than .35 F.A.R. *	4	2	1	2	2	0	0	2	0	2	1
.35 to 1.00 F.A.R. *	5	3	2	3	3	0	0	2	0	3	1
1.00 F.A.R. * to shopping Centers	6	5	4	4	4	3	0	6	0	5	2
Industrial	6	5	4	5	5	3	0	5	3	5	2
Research & Institutional Uses	4	3	2	3	3	1	1	0	2	3	1

Legend: If the value is 0, then no buffer yard is required. For any other value, the number refers to the class of the buffer yard required.

* F.A.R. refers to the floor area ratio

Note: Uses not general included in one of the above shall be assigned by the administrative official to one of the buffer yard categories illustrated by the ordinance, at appropriate scale and intensity of the proposed use relative to existing adjacent land uses.

** Vacant land zoned as NCD, GCD, or CCD. *** Vacant land zoned as R-12 or R-8.

- Determine the buffer yard required on each boundary (or segment thereof) of the proposed land use by referring to the Table of Buffer yard Requirements and Illustrations contained in Appendix B, which specify the buffer yard options required between a proposed use and the existing adjacent uses.





726.5 Responsibility for Buffer yard/Screening. A buffer shall be required along any property line that borders a property of less intense zoning, as specified in Appendix B.

726.6 Buffer yard Specifications. The illustrations in Appendix B specify the type and quantity of plant materials required by each buffer yard. The requirements are stated in terms of width of the buffer yard and the number of plants required per 100 feet of buffer yard. The requirements of a buffer yard may be specified by any one of the options illustrated. The "plant unit multiplier" is a factor by which the basic number of plant materials required for a given buffer yard is determined given a change in the width of that yard. Each illustration depicts the total buffer yard required between two uses. Whenever a wall, fence, or berm is required within a buffer yard, these are shown as "structures" in the following illustrations wherein their respective specifications also are shown.

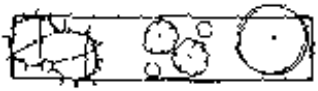
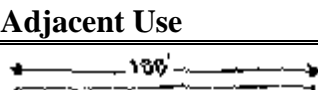

The exact placement of required plants shall be the decision of the developer except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival and increase screening. All buffer yard areas shall be seeded with lawn grass or suitable ground cover.


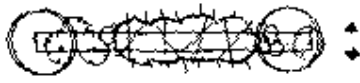
BUFFERYARD 1

Required Plants Per 100' of Length

-
- 2 Canopy Trees 
 - 4 Understory Trees 
 - 4 Evergreens/Conifers 
 - 4 Shrubs 
-





14 Total

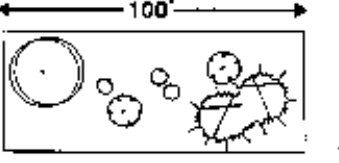

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p>  <p>Adjacent Use</p> 	30 feet
50%		20 feet


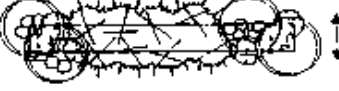
Percentage of Required Plant Material		Buffer Yard Width
75%		10 feet
100%		5 feet

BUFFERYARD 2

Required Plants Per 100' of Length





-
- 4 Canopy Trees 
 - 6 Understory Trees 
 - 8 Evergreen/Conifers 
 - 10 Shrubs 
-
- 28 Total

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p>  <p>Adjacent Use</p>	40 feet
50%		30 feet

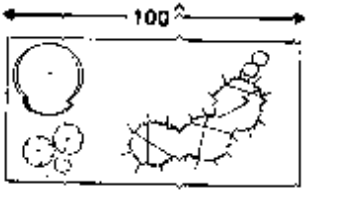

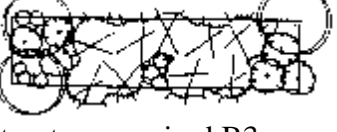
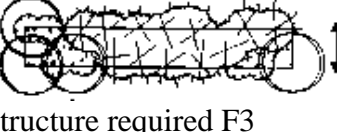
Percentage of Required Plant Material		Buffer Yard Width
75%		20 feet
100%		10 feet

BUFFERYARD 3

Required Plants Per 100' of Length





-
- 4 Canopy Trees 
 - 8 Understory Trees 
 - 12 Evergreens/Conifers 
 - 12 Shrubs 
-

36 Total

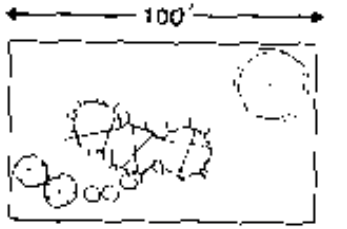
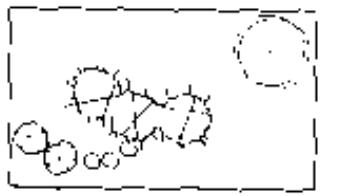

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p>  <p>Adjacent Use</p>	50 feet
50%	 <p>structure required B1</p>	40 feet
75%	 <p>structure required B3</p>	25 feet
100%	 <p>structure required F3</p>	15 feet


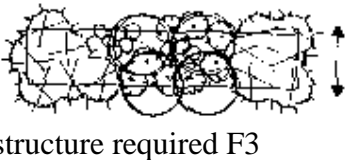
BUFFERYARD 4

Required Plants Per 100' of Length

- 4 Canopy Trees 
- 8 Understory Trees 
- 12 Evergreens/Conifers 
- 12 Shrubs 





36 Total

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p>  <p>Adjacent Use</p> 	60 feet
50%	 <p>structure required B1</p>	50 feet

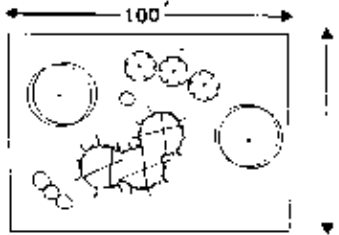



Percentage of Required Plant Material		Buffer Yard Width
75%	 <p>structure required B3</p>	30 feet
100%	 <p>structure required F3</p>	20 feet

BUFFERYARD 5

Required Plants Per 100' of Length





-
- 6 Canopy Trees 
 - 12 Understory Trees 
 - 12 Evergreen/Conifers 
 - 16 Shrubs 
-
- 46 Total

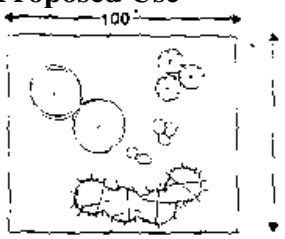
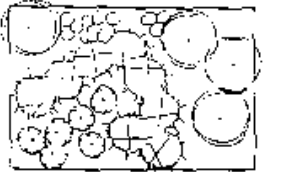
Percentage of Required Plant Material		Buffer Yard Width
---------------------------------------	--	-------------------

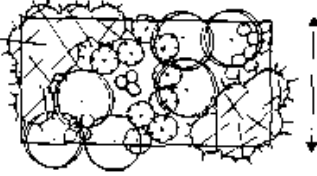

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p>  <p>Adjacent Use structure required B1</p>	75 feet
50%	 <p>structure required B2</p>	60 feet
75%	 <p>structure required B3/F1</p>	35 feet
100%	 <p>structure required F3</p>	25 feet

BUFFERYARD 6

Required Plants Per 100' of Length

8	Canopy Trees	
12	Understory Trees	
16	Evergreens/Conifers	
20	Shrubs	
<hr/>		
56	Total	

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p>  <p>Adjacent Use structure required B1</p>	90 feet
50%		70 feet

Percentage of Required Plant Material		Buffer Yard Width
	structure required B2	
75%	 <p data-bbox="541 509 856 542">structure required F3/B3</p>	45 feet
100%	 <p data-bbox="541 688 856 711">structure required F4/B1</p>	30 feet

STRUCTURE ILLUSTRATIONS

FENCES:

Symbol Height

- F1 3 feet
- F2 4 feet
- F3 6 feet



Wood Stockade/Opaque Fence (non-perishable supports)

WALLS:

Symbol Height

- F4 6 feet

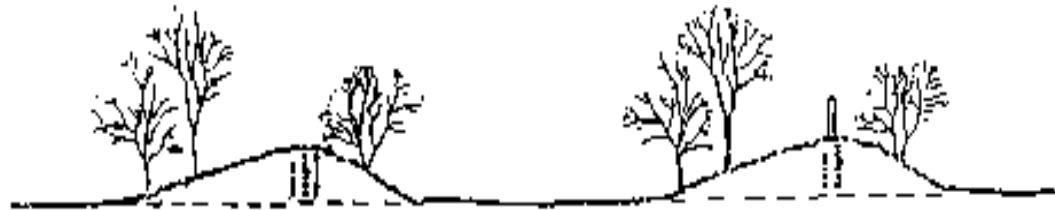


F5 8 feet

Masonry Wall (poured concrete, stucco, concrete block, brick, etc.)

BERMS:

BERMS/FENCES



<u>Symbol</u>	<u>Material</u>	<u>Height</u>
<u>Height</u>		<u>Symbol</u>

B1	3 feet	Earth
----	--------	-------

BF1 3 foot berm with 3 foot

B2	4 feet	Earth	BF2	stockade fence 4 foot berm with 4 foot stockade fence
B3	5 feet	Earth	BF3	5 foot berm with 5 foot stockade fence

726.7 Minimum Plant Size. Plants shall be sufficiently sized to insure buffering and screening at the time of installation. Where the Buffer yard Illustration indicate a mass or line of plants parallel the length of the property line, the plant materials shall be sufficiently sized to insure obscurity at the time of installation. However, seeding plants may be used where berms or structures are required as part of the buffer yard.

Minimum Plant Sizes

Plant Material Type	Planting in Buffer yards Abutting Structures, Fences, Berms	All Other Plants
Canopy Tree Single Stem Multi-Stem Clump	1-1/2" Caliper 6' Height	2-1/2" Caliper 10' Height

Understory Tree	4' Height	1-1/2" Caliper
Evergreen Tree	3' Height	5' Height
Shrub		
Deciduous	15" Height	24" Height
Evergreen	12" Height	18" height

726.8 Bufferyard Substitutions.

- a.) Any existing healthy, well-formed plant materials which are greater than or equal to the recommended buffer and which otherwise satisfy the requirements of this section may be counted towards satisfying all such requirements.
- b.) Structures, where required, may be substituted with approval of the Planning Commission.

726.9 Use of Bufferyards. A bufferyard may be used for passive recreation; however, no plant material may be removed and such use shall not be a nuisance.

726.10 Containers and Dumpsters. All exterior dumpsters or exterior garbage containers (excluding containers of groups of containers with a combined capacity of less than six (6) cubic yards) shall be screened on all but one side by a fence or wall, intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be one (1) foot more than the height of the container but shall not be required to exceed eight (8) feet in height. The open side shall not be visible from the street.

726.11 Fences and Walls - Appearance. All fences and walls used as part of the buffer yard requirements must have a finished side facing adjoining property. The interior side of the fence or wall may be finished as the owner deems appropriate. Where fences or walls are applicable buffer yard requirements, they shall be established along the inside line of the buffer yard, toward the proposed use, except for ornamental fences, which may be built on the property line.

- 726.12 Berms. Where required, berms may be located anywhere within the bufferyard, provided they parallel the property line.
- 726.13 Required Maintenance. The maintenance of required buffer yards shall be the responsibility of the property owner. And all such yards shall be properly maintained so as to assure continued buffering. Failure to do so is a violation of this Ordinance, and may be remedied in the manner prescribed for violations.

Section 727. Lighting Standards.

The following lighting requirements apply to Architectural lighting, parking area, site lighting, security lighting, and the illumination of outdoor storage and merchandise.

- a.) Light Glare and trespass: With the exception of streetlights, all lighting fixtures shall be designed, located, and installed to avoid casting direct light not adjacent properties and streets or creating glare in the eyes of motorists and pedestrians.
- b.) Floodlights: Floodlighting is discouraged, and if used, must be shielded to prevent visibility glare for drivers or pedestrians, light trespass beyond the property line, and light above ninety (90) degree, horizontal plane. (Unshielded wall pack type fixtures are not permitted.)
- c.) Height The height of the light shall not exceed twenty (20) feet above grade.
- d.) Gas Station/Convenience Store Canopies: Light fixtures for canopies shall be positioned so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

ARTICLE VIII ADMINISTRATION, ENFORCEMENT, APPEAL, COMPLAINTS AND REMEDIES**Section 800. Administration and Enforcement.**

The duly appointed Zoning Administrator shall hereby be given the authority and responsibility to administer and enforce the provisions of this Ordinance.

If the Zoning Administrator shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicate the nature of the violation, and order the action necessary to correct it. He shall order discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with its provisions.

Section 801. Building and Sign Permits Required.

No building, sign, or other structure shall be erected, moved, added to, or structurally altered without a permit therefore, issued by the Building Official. No building or sign permit shall be issued unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator to indicate that the proposed building or sign is in full compliance with the provisions of this Ordinance, unless a variance is granted as provided by this Ordinance.

The Zoning Administrator shall issue sign permits in accordance with the provisions of this Ordinance and the Building Code in effect in the Town of Central.

Section 802. Application for Certificates of Zoning Compliance.

802.1 New Constructions, Additions and Alterations. All applications for Certificates of Zoning Compliance shall be accompanied by plans in duplicate drawn to scale, showing the actual dimensions and shape of the lot to be built

upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the Zoning Administrator, including existing or proposed buildings or alterations, existing or proposed uses of buildings and land, the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of this Ordinance.

For multi-family residential, office, institutional, commercial, and industrial construction, plans shall be stamped by a licensed surveyor, architect, engineer, or site planner.

One copy of the plan shall be returned to the applicant by the Zoning Administrator, with demarcation of approval or disapproval and shall be attested to the same by the signature of the Zoning Administrator on such copy. The original copy of the plans, similarly marked, shall be retained by the Zoning Administrator.

Section 803. Certificates of Occupancy for New or Altered Uses.

It shall be unlawful to use, occupy or permit the use of any building or premises, or both, or parts thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued therefore by the Building Official stating that the proposed use of the building or land conforms to the requirements of this Ordinance.

The Building Official shall maintain a record of all Certificates of Occupancy and a copy shall be furnished upon request to any person.

Failure to obtain a Certificate of Occupancy shall be a violation of this Ordinance, and punishable under Section 807 of this Ordinance.

Section 804. Conditional and Temporary Uses.

Conditional uses, as set forth in Article V of this Ordinance, are declared to possess characteristics that require certain controls in order to insure compatibility with other uses in the District within which they are proposed for location.

- 804.1 General Requirements. Conditional uses shall be permitted subject to a determination by the Zoning Administrator that they conform to all regulations set forth herein and elsewhere in this Ordinance, with particular reference to those requirements established for those districts in which they are proposed for location.
- 804.2 Conditional Use Administration and Duration. Applications for permission to build, erect, or locate a conditional use shall be submitted and processed in accordance with the regulations set forth in this Article, prior to the issuance of any permits.
- 804.3 Temporary Uses. The Zoning Administrator is authorized to issue a temporary Certificate of Zoning Compliance for temporary uses, as follows:
- a.) Carnival or circus for a maximum period of twenty-one (21) days, subject to the approval of the Town Council.
 - b.) Religious meeting in a tent or other temporary structure in GC, LI, and BI Districts, for a maximum period of sixty (60) days.
 - c.) Open lot sale of Christmas trees, in the NC, GC, CC, LI, and BI Districts for a maximum of forty-five (45) days.
 - d.) Real estate sales office, in any district, for a maximum period of one (1) year, provided no cooking or sleeping accommodations are maintained in the structure.
 - e.) Contractor's office and equipment sheds, in any district, for a maximum period of one (1) year, provided that such office be placed on the property to which it is appurtenant.

- f.) All temporary Certificates of Zoning Compliance may be renewed provided that it is determined that said use is clearly of a temporary nature, will cause no traffic congestion and will not create a nuisance to surrounding uses.

Section 805. Expiration of Building Permit.

If the work in any building has not begun within a maximum of six (6) months from the date of issuance thereof, said permit shall expire; the building inspector shall cancel it, and written notice thereof shall be given to the persons affected.

Section 806. Complaint Regarding Violations.

Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Administrator, who shall record properly such complaint, immediately investigate, and take action thereon as provided by this Ordinance.

Section 807. Penalties for Violation.

Any person charged with violating any provisions of this Ordinance shall be charged with a misdemeanor and, upon conviction, shall be fined or imprisoned, as determined by the Court, for each offense.

Nothing herein contained shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 808. Appeal from the Decision of the Zoning Administrator.

It is the intention of this Ordinance that all questions arising in connection with the enforcement of the Ordinance shall be presented first to the Zoning Administrator and that such question shall be presented to the Zoning Board of Appeals only on appeal from the decision of the Zoning Administrator.

ARTICLE IX ZONING BOARD OF APPEALS & PLANNING COMMISSIONSection 900. Establishment of Zoning Board of Appeals.

A Zoning Board of Appeals is hereby established. Said Board shall consist of five (5) members, who shall be citizens of the Town of Central and shall be appointed by the Central Town Council for overlapping terms of three (3) years. Initial appointment shall be as follows: One (1) member for a term of three (3) years; two (2) members for a term of two (2) years; and two (2) members for a term of one (1) year. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the Board.

Section 901. Proceedings of the Zoning Board of Appeals.

The Zoning Board of Appeals shall elect a chairman and a vice-chairman from its members who shall serve for one (1) year or until re-elected or until their successors are elected. The Board shall appoint a secretary, who may be a Town officer, an employee of the Town, or a member of the Board of Appeals. The Board shall adopt rules and bylaws in accordance with the provisions of this Ordinance and of the General Statutes of South Carolina, 1976 Code of Law, 1984 Cumulative Supplement, Title VI, Chapter 29, Section 780. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings of the Board shall be open to the public.

Section 902. Decisions of the Zoning Board of Appeals.

The concurring vote of three (3) members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variation of this Ordinance. The Board shall keep minutes of its

proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. On all appeals, applications and matters brought before the Board of Appeals, the Board shall inform in writing all the parties involved of this decisions and the reasons therefore.

Section 903. Appeals, Hearing, and Notice.

Appeals to the Board may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality. An appeal from an administrative decision must be filed within thirty (30) days after the decision becomes a matter of public record by denial of issuance of a permit or the filing of a written decision in the office of the Zoning Administrator. An appeal shall be filed by delivery of the approved appeal form with the officer from whom the appeal is taken and with the Board of Appeals notice of appeal specifying the ground thereof. The Zoning Administrator shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate of stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

The Board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, within thirty (30) days of when the appeal was filed, and give public notice thereof in a newspaper of general circulation in the community and post a sign on the property affected by the zoning appeal at least fifteen (15) days prior to the meeting, as well as provide notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.

Section 904. Powers and Duties of the Board of Appeals.

The Zoning Board of Appeals shall have the following powers and duties:

- 904.1 To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this act.
- 904.2 To authorize, upon appeal in specific cases, a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual cases as unnecessary hardship upon a finding by the Board of Appeals that:
- a.) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
 - b.) the application of the Ordinance on this particular piece of property would create an unnecessary hardship;
 - c.) such conditions are peculiar to the particular piece of property involved;
 - d.) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the comprehensive plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district.
- 904.3 To decide on other such matters where a decision of the Board of Appeals may be specifically required by the provisions of the Ordinance.

In exercising the above powers, the Board of Appeals may, in conformity with the provisions of this act: reverse or affirm wholly or in part, or may modify the order, requirements, decision, or determination; and, to that end, shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the

execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court in and for the County of Pickens.

Section 905. Appeals from Decisions of the Board of Appeals.

Any person who may have a substantial interest in any decision of the Board of Appeals may appeal any decision of the Board to the Circuit Court in and for the County of Pickens by filing with the Clerk of such court a petition in writing setting forth plainly, fully, and distinctly wherein such decision is contrary to law. Such appeal must be filed with the Clerk of Court within thirty (30) days after the decision of the board is mailed.

Section 906. Planning Commission.

906.1 Planning Commission

1. Planning Commission: The official name of the planning shall be the Central Planning Commission
2. Authority: The Central Planning Commission is hereby created in accordance to Article X of the Official Zoning Ordinance of the Town of Central.

906.2 Membership

1. Eligibility: Any individual that resides within the corporate limits of the Town of Central, South Carolina.
2. Election of Secretary: Any individual deemed eligible that has been duly selected and approved by Town Council.
3. Length of Term: Planning Commission Members shall serve a staggered term of three years that will commence with notification from the Town Council and last until December 31st of the year in which the term expires. Members of the Planning Commission may be reappointed without limit.

4. Resignation: Any member of the Planning Commission may resign at any time by submitting notice of resignation to the Secretary.

906.3 Officers

1. Officers: Annually, at the regular meeting of the Planning Commission meeting held the month of January, the Commission shall elect a Chairman, Vice Chairman, and a Secretary. The officers may succeed themselves. The Planning Commission shall have five members.
2. Tenure: The officers shall serve from the date of their election until January 30 of the following year or until their successors shall have been elected.
3. Chairman: The Chairman shall preside at all meetings of the Planning Commission and at other meetings and public hearings called by the Commission.
4. Vice Chairman: The Vice Chairman shall serve as Chairman in the absence or disability of the Chairman. In the event of the death or resignation of the Chairman, the Vice Chairman shall perform the latter's duties until such time as the Commission shall elect a new Chairman.
5. Secretary: The secretary shall assist the Chairman in the preparation of agenda for Planning Commission meetings, shall prepare and send out notices for regular and special meetings, shall prepare and distribute minutes of the Commission meetings.
6. Additional Duties: The Chairman, Vice Chairman, and Secretary shall perform such other duties and functions as may from time to time be required by the Commission by its by-laws.

906.4 Meetings

1. Regular Meetings: A regular meeting of this Commission shall be held on the 3rd Tuesday of each month. When a regular day falls on a legal holiday as recognized by the State of South Carolina, the meeting shall be held on the following day. The regular meeting in June shall be termed the annual meeting.

2. Special Meetings: Special meetings may be held at the call of the chairman or of an acting chairman, provided that notice of such meetings shall be given to all members at least twenty-four (24) hours before the hour for which the meeting is called.
3. Open Meetings and Records: All meetings of the Planning Commission at which official action is taken shall be open to the public and all records of the Commission shall be a public record.
4. Quorum: Four members shall constitute a quorum of this Commission for transacting business and taking official action. Whenever a quorum is not present at a regular or special meeting, those present may postpone the meeting to another day or hold the meeting for the purpose of considering such matters as are on the agenda or introduced by members. No action taken at such a meeting shall be official unless and until ratified and confirmed in a subsequent meeting of this Commission at which a quorum is present.
5. Voting: Voting shall be by vote and shall not be recorded by yeas and nays unless such a record is requested at the time the vote is taken by a member of this Commission.
6. Conflict of Interest: No member shall vote or participate in discussion on any issue in which they have a personal, professional, or financial interest.
7. Attendance by Commissioners: No member of the Commission shall miss three consecutive meeting without due cause. Absence from the three consecutive meetings shall be considered appropriate cause for dismissal of the member from the Commission by the Town Council. A new member shall then be appointed by the Mayor and Council.
8. Proxy: None shall be accepted.
9. Parliamentary Procedure: Procedure in all meetings of this Commission shall be governed by Roberts Rules of Order except when such rules of order are in conflict with Commission By-Laws.

1. Special Committees: The Chairman of this Commission may create special committees, without limit to the number of members, to study matters which in his judgment would not be properly included in the work of the Commission. He shall designate one member of each committee as its Chairman.
2. Committee Meetings: Any committee shall meet at the call of its Chairman.
3. Quorum Ratification: A majority of its members shall constitute a quorum of any committee. When a quorum is not present at a committee meeting, the Chairman of the Commission may designate other members of this commission as temporary members of such committee with full functional rights in that particular meeting. In the absence of a quorum any member of the committee, after reviewing the fill and after discussion with a member who was present, may join in making a recommendation to this Commission; if a majority action of the committee is so attained, the resultant recommendation may be received. However, such satisfying action shall be called to the attention of this Commission at the time of presentation.

906.6

Amendment to the Bylaws

1. Amendments to the By-Laws: Changes may be made to the by-laws of the Planning Commission by the affirmative vote of four members of the planning commission.

ARTICLE X AMENDMENTS

Section 1000. Authority.

This Ordinance, including the Official Zoning Map of Central, South Carolina, may be amended from time to time by the Town Council as herein specified, but no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Planning Commission for review or recommendation. The Planning Commission shall have thirty (30) days within which to submit its report. If the Planning Commission fails to submit a report within the thirty (30) day period, it shall be deemed to have approved the proposed amendment.

Section 1001. Requirements for Change.

When the public necessity, convenience, general welfare, or good zoning practice justifies such action, and after the required review and report by the Planning Commission, the Town Council may undertake the necessary steps to amend the Zoning Ordinance.

Section 1002. Procedure for Amendments.

Requests to amend the Zoning Ordinance shall be processed in ordinance with the following requirements:

- 1002.1 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Town Council, the Planning Commission or by application filed with the Secretary of the Planning Commission by the owner or owners of the property proposed to be changed, provided, however, that action shall not be initiated for a zoning amendment affecting the same parcel or parcels of property, or any part thereof, and requesting the same change in district classification by a property owner or owners more often than a minimum of once every six (6) months.

1002.2 Application Procedure. Application forms for amendment requests shall be obtained from the Secretary of the Town of Central. Completed forms, together with an application fee to cover administrative costs (as established by Town Council resolution), plus any additional information the applicant believes to be pertinent, will be filed with the Town for submission to the Planning Commission. Any communication purporting to be an application for an amendment shall be regarded as mere notice of intent to make application until it is made in the form required.

Applications for amendments must be submitted, in proper form, a minimum of seven (7) days prior to a Planning Commission meeting in order to be heard at that meeting.

1002.3 Hearing by the Planning Commission. All papers and other data submitted by the applicant on behalf of the amendment request shall be transmitted to the Planning Commission.

The Planning Commission, at regular meeting shall review the application, conduct a public hearing, and prepare a report, including its recommendation, for transmittal to the Town Council.

All meetings of the Planning Commission shall be open to the public. At a meeting, any party may appear in person, or by agent, or by attorney.

No member of the Planning Commission shall participate in a matter in which he has any pecuniary or special interest.

The Planning Commission shall hold a public hearing regarding any proposed amendments. Such hearing shall be advertised with the time and place of the hearing to be published in a newspaper of general circulation serving the municipality a minimum of fifteen (15) days prior to the hearing. In rezoning cases, conspicuous notice must be posted a minimum of fifteen (15) days prior to the hearing on or adjacent to the property, with one notice visible from each public street bordering the property.

Following action by the Planning Commission, the recommendation along with all papers and data pertinent to the application shall be transmitted to the Town Council for final action.

- 1002.4 Changes to the Zoning Ordinance Text or Map. The original Ordinance or amendment to the Zoning Ordinance must be adopted by an ordinance on two (2) readings by Town Council a minimum of six days apart. Any necessary changes shall be made in the Zoning Ordinance text or Map. A written record of the type and date of such change shall be maintained by the Town Clerk. Until such change is made, no action by the Town Council on text or map amendments to the Zoning Ordinance shall be considered official, unless the Town Clerk fails to make the change within seven (7) days after formal action by the Town Council. In the latter event, action by the Town Council shall be considered official seven (7) days after the date of action even if the Town Clerk has failed to make the appropriate changes.

ARTICLE XI DEFINITION OF TERMS USED IN THIS ORDINANCE

Section 1100. Interpretation of Certain Terms or Words.

Except as specifically defined herein, all words used in this ordinance have their customary dictionary definitions. For the purpose of this ordinance, certain words or terms used herein are defined as follows:

The word "shall" is mandatory.

The word "may" is permissive.

The word "lot" includes the word "plot" or "parcel".

The word "structure" includes the word "building".

The word "person" includes a firm, association, organization, partnership, trust company, or corporation as well as an individual.

The word "used" or "occupied" as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words intended, arranged, or designed to be used or occupied.

The word "map" or "zoning map" shall mean the Official Zoning Map of the Town of Central, South Carolina.

The term "Planning Commission" refers to the Central Planning Commission. The term "Council," "Town Council," or "Mayor and Council" refer to the legally constituted and elected governing body of the Town of Central. The term "Building Official" refers to that person so designated by the Council and so employed as the Building Official for the Town of Central. The term "Board of Appeals" refers to the Zoning Board of Appeals of the Town of Central.

- 1100.1 Accessory. A use of building subordinate to the principal building on a lot and used for purposes customarily incidental to the main or principal use or building and located on the same lot therewith.
- 1100.2 Alley. A secondary way that affords access to the side or rear of abutting property.
- 1100.3 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.
- 1100.4 Automobile Service Station. Buildings and premises on any parcel or lot where gasoline, oils, greases, batteries, tires, or automobile accessories may be supplied and dispensed at retail (or in connection with a private operation), where no part of the premises is used for the storage of dismantled or wrecked vehicle parts, and also where the following services may be rendered, and none other:
- a.) sale and service of spark plugs, batteries, and distributors;
 - b.) tire repair and servicing, but no recapping;
 - c.) replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, grease retainers, and wheel bearings.
 - d.) washing and polishing;
 - e.) greasing and lubrication;
 - f.) exchanging fuel oil pumps and installing fuel lines;
 - g.) minor servicing and replacing of carburetors;
 - h.) emergency wiring repairs;
 - i.) adjusting and repair of brakes;

- j.) minor repairs of engines, not involving removal of the head and/or crank case, or racing the motor;
- k.) sale of cold drinks, packaged foods and other products targeted to the traveling public, as accessory only to the principal operation.
- 1100.5 Board House. Any dwelling in which three (3) or more persons either individually or as families is housed for rent with or without meals.
- 1100.6 Buildable Area. That portion of any lot which may be used or built upon in accordance with the regulations governing the given zoning district, within which the particular lot is located once the various front, side, and rear yard requirements for the District have been subtracted from the total lot area. For instructions related to the determination of Buildable Area, see Section 707.
- 1100.7 Building. A structure which is completely enclosed by a roof and by solid exterior walls along whose outside faces can be traced an unbroken line for the complete circumference of the structure, which is permanently affixed to a lot or lots, and used or intended for the shelter, support or enclosure of persons, animals, or property of any kind.
- 1100.8 Building, Principal. A building in which is conducted the principal use of the lot on which said building is situated.
- 1100.9 Building Line. That line which represents the distance from which a building or structure must be set back from a lot boundary line or a street right-of-way line or a street 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 the appropriate distance required within the district in which the lot is located from street right-of-way lines, street centerlines, or other boundary lines.
- 1100.10 Camper. A mobile home, tent, trailer, or other self-contained vehicle, designed for recreational purposes, made of metal or other materials, mounted on two or more wheels and either self-propelled or rigged for towing, provided such vehicle is less than thirty (30) feet in length and is not used for residential purposes within the Town of Central.

- 1100.11 Care Homes. A rest home, nursing home, convalescent home, home for the aged, or similar use established and operated on a profit or non-profit basis to provide lodging and/or meals and/or domiciliary care for aged, infirm, chronically ill, or convalescent persons.
- 1100.12 Clinic. An establishment where medical or dental patients, who are not lodged overnight, are admitted for examination or treatment.
- 1100.13 Communication Tower. A tower, pole or similar structure that supports a commercially operated telecommunications antenna above ground in a fixed location, freestanding, guyed, or on a building.
- 1100.14 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 utilized for streets, alleys, parks, playgrounds, school ground, or other public uses.
- 1100.15 District. The term applied to various geographical areas of the Town of Central for the purpose of interpreting the provisions of this Ordinance. The districts are designated with the use of symbols on the Official Zoning Map. Regulations controlling land use in the various districts within the Town of Central are set forth in Article V of this Ordinance. The terms "district" and "zoning district" are synonymous and are used interchangeably throughout this Ordinance.
- 1100.16 Dwelling. A building or portion of a building arranged or designed to provide living quarters for one (1) family, but not to include a tent, travel trailer, tourist home, hotel, or motel.
- 1100.17 Dwelling, One-Family. A detached dwelling other than a mobile home designed or occupied exclusively by one family on a single lot.
- 1100.18 Dwelling, Two-Family. A dwelling arranged or designed to be occupied by two (2) families in separate dwelling units living independently of each other on a single lot.

- 1100.19 Dwelling, Multi-Family. A building or series of buildings on the same lot or portions thereof used or designed as dwellings for three (3) or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided. The terms "multiple-family" and "multi-family" are synonymous and are used interchangeably throughout this Ordinance.
- 1100.20 Dwelling Unit. One (1) or more rooms connected together and constituting a separate, independent housekeeping establishment for use on a basis with provisions for cooking, eating, sleeping, and physically set apart from any other rooms and dwelling units in the same structure or another structure, intended and designed to provide living quarters to one family.
- 1100.21 Drive-In. A retail or service enterprise oriented to automobile driving patrons wherein service is provided to the consumer on the outside and/or inside of the principal building. The term "drive-in" includes drive-in restaurants, and dairy bars, theaters, banks, laundries, food stores, car washes, and other similar retail service activities.
- 1100.22 External Storage. Storage of materials, inventory, parts, machinery, or equipment outside of the primary building.
- 1100.23 Family. One (1) or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, or adoption, no such family shall contain over three (3) persons.
- 1100.24 Fee Simple Townhouse. An attached housing unit in which real land property is platted and converted to the titleholder of the housing unit.
- 1100.25 Fence. "Fence" shall mean a substantial, continuous barrier aesthetically constructed and extending from the surface of the ground to uniform height of a minimum of six (6) feet. The finished side of the fence shall face the public and be constructed of treated lumber, stockade, masonry, chain link or other approved material. Fabric fences shall not be allowed.
- 1100.26 Floor Area Ratio. A number generated by dividing the total gross area (in square feet) of a structure by the total gross area (in square feet) of the parcel containing the structure.

- 1100.27 Garage, Private. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.
- 1100.28 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.
- 1100.29 Garage, Repair. Buildings 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.
- 1100.30 Home Occupation. Any business activity conducted out of a dwelling. A home occupation shall include either a business operated on-site or a business in which the primary office, or storage facility is on-site but activities take place off-site.
- 1100.31 Hotel. A building or buildings in which lodging, with or without meals, is provided and offered to the public for compensation, which is open to transient or permanent guest. The word "hotel" includes the terms "motel" and "tourist court."
- 1100.32 Junk or Salvage Yards. The use of any part of a lot, whether inside or outside of a building, for the storage, keeping, abandonment, sale or resale of junk, salvage, or scrap materials; or the dismantling, demolition or abandonment of automobiles and other vehicles, machinery, equipment, or parts thereof.
- 1100.33 Junked Car. "Junked or abandoned vehicle" shall mean any vehicle without a current and valid license plate. A wrecked vehicle with a current license plate shall also be considered a junk vehicle.
- 1100.34 Loading Space, Off-Street. Space logically 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.

1100.35 Lot. An area designated as a separate and distinct parcel of land on a legally recorded deed as filed in the official records of Pickens County, as maintained in the Pickens County Court House.

The terms "lot," "plot," "lot of record," "property," or "tract" whenever used in this Ordinance, are interchangeable.

1100.36 Lot, Corner. A lot located at the intersection of two (2) or more streets.

1100.37 Lot, Double Frontage. A lot which has frontage on more than one (1) street, provided that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three (3) or more streets.

1100.38 Lot, Interior. A lot, other than a corner lot, which has frontage on only one (1) street other than an alley.

1100.39 Lot Depth. The mean horizontal distance between front and rear lot lines.

1100.40 Lot of Record. An area designed as a separate and distinct parcel of land on a legally recorded subdivision plot or in a legally recorded deed as filed in the official records of Pickens County, as maintained in the Pickens County Court House.

The terms "lot," "plot," "lot of record," "property," or "tract" whenever used in this Ordinance, are interchangeable.

1100.41 Lot Width. The distance between side lot lines measured at the front building line.

1100.42 Major Recreational Equipment. Equipment or vehicles used for recreational purposes, including but not limited to motor homes, recreational vehicles, campers, trailers, motorboats, sailboats, boat trailers, all-terrain vehicles, off-road vehicles, motorcycles, snowmobiles, and bicycles.

1100.43 Mobile Homes. "Mobile Homes" means a movable or portable dwelling on wheels or on a permanent foundation of masonry units cemented together and supported on concrete footings; conforming to typical construction standards for the area of location. The unit is constructed to be towed on its own chassis and designed for year-round occupancy, which includes two (2) or more units separately towable but designed to be joined into one integral unit, as well as a portable dwelling composed of a single unit. All mobile homes under the jurisdiction of this Ordinance

shall comply with the standards for mobile homes by the American National Standards Institute, Inc. (ANSI), A119.1 - 1969.

- 1100.44 Mobile Home Park. Premises where two (2) or more mobile homes are parked for living or sleeping purposes, or where spaces are set aside or offered for sale or rent for use for mobile homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants or mobile homes on such premises.
- 1100.45 Mobile Home Space. A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.
- 1100.46 Motel. A building or buildings in which lodging, with or without meals, is provided and offered to the public for compensation, which is open to transient or permanent guests.
- The word "motel" includes the terms "hotel" and "tourist court."
- 1100.47 Natural Material. Wood or other organic matter.
- 1100.48 Nonconforming Use. A structure of land lawfully occupied by an existing use which does not conform with the permitted uses for the zoning district in which it is situated, either at the effective date of this Ordinance or as the result of subsequent amendments to this Ordinance.
- 1100.49 Parking Lot. Any public or private open area used for the express purpose of parking automobiles and other vehicles, with the exception of areas on the premises of single-family dwellings used for parking purposes incidental to the principal use. Otherwise, parking lots may be the principal use on a given lot or an accessory use to the principal use on a given lot.
- 1100.50 Parking Space. A space within a parking lot or on a single-family dwelling lot expressly provided for purposes of parking an automobile or other vehicle.
- 1100.51 Permanently Mounted. Attached securely to a building, wall, canopy, or the ground or pavement; by means of concrete, bolts, metal braces, treated wood, or cedar.

1100.52 Plot. 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 Pickens County, as maintained in the Pickens County Court House.

The terms "lot," "plot," "lot of record," "property," or "tract" whenever used in this Ordinance are interchangeable.

1100.53 Residence. A building or portion of a building arranged or designated to provide living quarters for one (1) family.

The terms "dwelling" and "residence" shall be interchangeable.

1100.54 Service Station. See definition of "Automobile Service Station," 1100.4.

1100.55 Sign. The term "sign" shall mean and include every sign, billboard, poster panel, free-standing ground sign, roof sign, projecting sign, pylon sign, illuminated sign, sign painted on a wall, window, marquee, awning or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration, or insignia used to advertise or promote the interests of any person when the same is placed in view of the general public, traveling along a public street right-of-way.

a.) Free-Standing Sign Structure. A freestanding sign structure may contain a sign or signs on one (1) side only, or it may be a V-shaped structure or one containing signs back to back. A freestanding sign structure is one (1) sign.

b.) Sign Area. The area of a sign is the area of the face of the sign formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. The area of a freestanding sign structure is the area of the face or faces on one (1) side only.

c.) Business Identification Sign. A business identification sign is a sign that contains the name of the business enterprise located on the same premises as the sign and the nature of the business conducted there.

- d.) Business Identification Pylon Sign. A business identification sign is a sign erected on a single pole or multiple poles that contains only the name or the nature of the business conducted on the premises on which it is located.
- e.) Illuminated Signs. A sign in which illumination techniques are used in any fashion to project the message on a sign.
- f.) Portable Sign. Temporary, moveable sign.
- 1100.56 Special Exception. A use so specifically designated in this Ordinance, that would not be appropriate for a location generally or without restriction throughout a given zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would in the opinion of the Board of Appeals, promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare.
- 1100.57 Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no above floor, then the space between the floor and the above ceiling.
- 1100.58 Story, Half. A story in which one (1) or more exterior walls intersect a sloping roof a maximum of two (2) feet above the floor of such story.
- 1100.59 Street. A dedicated and accepted public right-of-way for vehicular traffic that affords the principal means of access to abutting properties.
- 1100.60 Street Centerline. That line surveyed and monument 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 streets.
- 1100.61 Structure. Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having more or less permanent location on the ground. A "building," as defined in 1100.7, is a "structure."

1100.62 Subdivision. "Subdivision" means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets, and includes re-subdivision and, where appropriate, to the process of subdividing or to the land or area subdivided; provided, however, that the following exceptions are included within this definition only for the purpose of requiring that the local planning commission be informed and have record of such subdivisions:

1. The combination or recombination of portions or previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority.
2. The division of land into parcels of five (5) acres or more where no new street is involved.

1100.63 Tract. See "Lot," 1100.30.

1100.64 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 quarters for the conduct of business, profession, trade, or occupation;
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 purposes of this Ordinance, the term "trailer" shall not include the term "camper," "mobile home," or "house trailer."

1100.65 Travel Trailer. A portable vehicle structure built on a chassis and designed to be used as a temporary dwelling for travel or recreation.

1100.66 Trailer, House. The term "house trailer," for purposes of this Ordinance, shall be interchangeable with the term "Mobile Home," as defined in 1100.38.

1100.67 Use, Accessory. See "Accessory," 1100.1.

- 1100.68 Use, Principal. Primary purpose for which a lot is occupied and/or used.
- 1100.69 Variance. A modification of the strict terms of this Ordinance granted by the Board of Appeals where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property and not as the result of any action on the part of the property owner, a literal enforcement of the Ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.
- 1100.70 Yard. A space on the same lot with a principal building, open, unoccupied and unobstructed by building or structures from ground to sky except where encroachments and accessory buildings and structures are expressly permitted.
- 1100.71 Yard, Front. A yard situated between the front building line and the front lot line extending the full width of the lot.
- 1100.72 Yard, Rear. A yard situated between the rear building line and the rear lot line extending the full width of the lot.
- 1100.73 Yard, Side. A yard situated between a side building line and a side line and extending from the front yard to the rear yard.
- 1100.74 Zoning District. See "District," 1100.14.

ARTICLE XII LEGAL STATUS PROVISIONS

Section 1200. Conflict with Other Laws.

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

Section 1201. Validity.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof that is not specifically declared to be invalid or unconstitutional.

Section 1202. Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict herewith are repealed to the extent necessary to give this Ordinance full force and effect.

Section 1203. Effective Date.

This Ordinance shall take effect and be in force from and after the date of its adoption by the Central Town Council.

Section 1204. Comprehensive Plan Revision Requirements.

All planning elements must be an expression of the planning commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impacts on property owners. Regulations of the zoning ordinance must be made in accordance with the comprehensive plan for the jurisdiction, and be made with a view to promoting the purposes set forth throughout this chapter. As the plan or elements are revised, it is important to amend any ordinances based on the plan

to conform to the most current comprehensive plan. Regular review of the comprehensive plan is mandatory under SC Code 6-29-510(E) that requires the following plan updates:

The Planning Commission must re-evaluate the comprehensive plan elements at least every five (5) years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan.

Last Review Date: November, 2013

Next Review Date: November, 2018

The comprehensive plan, including all elements of the plan, must be updated at least every ten (10) years. The Planning Commission must prepare and recommend a new plan and the governing body must adopt a new comprehensive plan every ten years.

Last Update Date: January 2007

Next Update Date: January 2017