

**TOWN OF CHAPIN
SOUTH CAROLINA**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTIONS 506, 508, 510, AND 516 OF THE ZONING ORDINANCE OF THE TOWN OF CHAPIN, SOUTH CAROLINA TO FURTHER DEFINE DISTRICT REGULATIONS RELATED TO DENSITY.

WHEREAS, the Zoning Ordinance of the Town of Chapin, Lexington County, South Carolina, has an Architectural Review article; and

WHEREAS, the Chapin Planning Commission has heard and recommends the adoption of the changes put forth; and

WHEREAS, the Code provides that those text changes shall be set by ordinance and kept on file with the Town of Chapin.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Chapin, South Carolina, that:

I.

The attached is hereby adopted in its entirety and shall stand until changed by Ordinance of the Town Council of the Town of Chapin, South Carolina. This ordinance shall supersede all sections of Town Ordinance, relative to District Regulations, enacted prior to this ordinance.

II.

This Ordinance, together with the changes to Article 5, shall at all times be available for public viewing in the Town Hall.

III.

This ordinance shall take effect and be in full force and effect following passage.

PASSED AND APPROVED this the ____ day of _____.

First Reading: _____

James R. "Skip" Wilson, Jr., Mayor

Final Reading: _____

Attest

506. General Residential District Regulations

The following regulations apply to all uses in RG Districts:

Minimum land area (square feet) per dwelling unit and maximum units per net acre for multi-family dwelling:								
Multi-family	1-story		2-stories		3-stories		4-stories	
Unit type	Min. Area	Units/ net acre						
Efficiency (studio)	2,000	18	1,435	26	1,410	26	1,240	30
1 Bedroom	2,000	18	1,775	21	1,625	23	1,438	26
2 Bedroom	2,650	14	2,475	15	2,215	17	1,825	20
3 Bedrooms	3,525	10	3,175	11	2,653	14	2,200	17
4 or more Bedrooms	4,375	8	3,975	9	3,492	10	2,725	13

Minimum lot area:	Nine Six thousand (96,000) square feet for first unit, plus minimum area three thousand (3,000) square feet for additional units required in the above table for not to exceed thirteen (13) units per net acre minimum land area and maximum units per net acre.
Minimum land area per single-family dwelling unit:	Six thousand (6,000) square feet
Minimum lot width at building line:	Sixty (60) feet
Minimum front yard depth:	Lots on S-48: Thirty (30) feet All other lots: Twenty five (25) feet from street right of way line or average of adjacent parcels, but no less than twenty (20) feet.
Minimum setback from second street frontage:	Side street on corner lot: twelve and one half (12 ½) feet Rear street on double frontage lot: twenty-five (25) feet
Minimum side yard:	Principal structure: Combined side yard of interior lot lines shall total 18 feet or 20% of lot width (whichever is less), provided that no individual side yard shall be less than 6 feet in width Accessory structure: same as principal structure
Minimum rear yard:	Principal structure: Fifteen (15) feet from interior rear lot line Accessory structure: Four (4) feet from interior rear lot line
Maximum lot coverage:	Permitted and permissible buildings and their accessory structures shall not exceed a maximum of 40% lot coverage
Maximum structure height:	Multi-family dwelling: sixty (60) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antenna)
Visibility requirements:	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finish street level within twenty five (25) feet of intersection of street right-of-way lines Private drive: no obstruction over thirty (30) inches high within ten (10) feet of street.
Off-street parking requirements:	See Article 8.
Signs:	See Article 9.
Supplemental regulations:	See Article 6.

508. Neighborhood Commercial District Regulations

The following regulations apply to all uses in NC district:

Minimum lot area:	Commercial uses: None Residential uses: single-family- six thousand (6,000) square feet Duplex - nine thousand (9,000) square feet Multifamily – six-nine thousand (96,000) square feet for the first unit and three <u>four</u> thousand (43,000) square feet for each additional unit.
Minimum lot width at building line:	Commercial uses: none Residential uses: fifty (50) feet
Maximum dwelling units <u>per net acre</u> :	Thirteen <u>Nine</u> (9) dwelling units per <u>net</u> acre
Minimum front yard depth:	Lots on S-48: thirty (30) feet All other lots: Twenty five (25) feet from street right of way line
Minimum setback from second street frontage:	Side street on corner lot: twelve & one-half (12 ½) feet; Rear street on double frontage lot: twenty-five (25) feet.
Minimum side yard:	Principal structure: ten (10) feet from interior side lot line; provided the total of both side yards must be at least 30% of lot width Accessory structure: five (5) feet from interior side lotline.
Minimum rear yard:	Principal structure: fifteen (15) feet from interior rear lot line; Accessory structure: five (5) feet from interior rear lotline.
Maximum lot coverage:	No limitation except as needed to meet other requirements herein
Maximum structure height:	Forty (40) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antenna);
Visibility requirements:	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area requirements:	See Article 8.
Screening:	See landscaping, supplemental regulations, Article 7
Signs:	See Article 9
Subdivision regulations:	Applicable regulations must be met
Supplemental regulations:	See Article 6.
Site design standards:	Any commercial development must meet the design guidelines listed in Article 10.

510. OC Office Commercial District Regulations

The following regulations apply to all uses in OC districts

Minimum lot area:	Commercial uses: None Residential uses: single-family- six thousand (6,000) square feet Duplex - nine thousand (9,000) square feet Multifamily – nine six thousand (96,000) square feet for the first unit and threefour thousand (43,000) square feet for each additional unit.
Minimum lot width at building line:	Commercial uses: none Residential uses: fifty (50) feet
Maximum dwelling units:	NineThirteen (913) dwelling units per <u>net</u> acre
Minimum front yard depth:	Lots on S-48: Thirty (30) feet All other lots: Twenty five (25) feet from street right of way line
Minimum setback from second street frontage:	Side street on corner lot: twelve & one-half (12 ½) feet; Rear street on double frontage lot: twenty-five (25) feet.
Minimum side yard:	Principal structure: Combined side yard width of at least 30% of the total lot width, with both side yards each having a minimum of 10 feet in width. Accessory structure: five (5) feet from interior side lot line.
Minimum rear yard:	Principal structure: fifteen (15) feet from interior rear lot line; Accessory structure: five (5) feet from interior rear lot line.
Maximum lot coverage:	No limitation except as needed to meet other requirements herein
Maximum structure height:	Forty (40) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antenna);
Visibility requirements:	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area requirements:	See Article 8.
Screening:	See landscaping, supplemental regulations, Article 7
Signs:	See Article 9
Subdivision regulations:	Applicable regulations must be met
Supplemental regulations:	See Article 6.
Site design standards	Any commercial development must meet the design guidelines listed in Article 10.

516. GC General Commercial District Regulations

The following regulations apply to all uses in GC districts:

Minimum lot area:	Commercial - None Multifamily residential – ninesix thousand (96,000) square feet for the first unit and three thousand <u>five hundred</u> (3,500) square feet for each
Minimum lot width at building line:	Fifty (50) feet
Maximum dwelling units:	Thirteen <u>Eleven</u> (131) dwelling units per acre
Minimum front yard depth:	Lots on S-48: Thirty (30) feet All other lots: Fifteen (15) feet
Minimum setback from second street frontage:	Side street on corner lot: seven (7) feet Rear street on double frontage lot: fifteen (15) feet
Minimum side yard:	No minimum except that required to meet the requirements of this Ordinance
Minimum rear yard:	No minimum except that required to meet the requirements of this Ordinance
Maximum lot coverage:	Permitted and permissible buildings and their accessory structures: No maximum except as needed to meet other requirements herein
Maximum structure height:	Sixty (60) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antenna);
Visibility requirements:	Corner lot: no obstruction between heights of three (3) and ten (10) feet above finished street level within twenty-five (25) feet of intersection of street right-of-way lines. Private drive: no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area and loading area requirements:	See Article 8.
Screening:	See landscaping, supplemental regulations, Article 7
Shopping centers:	Two or more stores or businesses located on the same parcel of land constitute a shopping center. Site plan approval required.
Signs:	See Article 9.
Subdivision regulations:	Applicable regulations must be met. Site plan approval is required for shopping centers prior to issuance of zoning and building permits.
Supplemental regulations:	See Article 6.
Site design standards:	Any commercial development must meet the design guidelines listed in Article 10.