

**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE # \_\_\_ - \_\_\_**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

To amend the Jasper County Zoning Ordinance, as amended, so as to establish standards for the permitting and construction of Family Accessory Dwelling Units within Jasper County; to add Section 11:7, Family Accessory Dwellings.

**BE IT ORDAINED** by the Jasper County Council in council duly assembled and by the authority of the same:

1. Section 11:7, is added, and is to read as follows:

**11:7 FAMILY ACCESSORY DWELLINGS**

A Family Accessory Dwelling may be permitted in the Residential and Rural Preservation Zoning District to allow one additional residential structure on a single lot so to be exempt from requirements in the Zoning and Land Development Regulations Ordinances limiting one structure to a lot-of-record. Any combination of not more than two single-family detached dwellings and/or manufactured or mobile home dwellings may be permitted on a lot-of-record, provided:

1. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public access in the event the property is subsequently subdivided for sale or transfer.
2. There is a minimum of one acre per dwelling unit (2 acre minimum), so as to not increase overall allowed density.
3. Applicant must sketch dwelling location(s) on an existing plat or tax map copy to demonstrate setback compliance at time of application.
4. Property must be subdivided before the use of the structure is no longer a Family Accessory Dwelling.

5. Permit shall be terminated at the request of the initiating applicant or agent or upon the finding that the conditions no longer exist. At that point, the property must be subdivided before additional County Permits are granted for any activity or use on-site. If the dwelling is a mobile home, the unit shall be removed from the premises within thirty (30) days after notice of termination.

In order to grant a Zoning Permit for a Family Accessory Dwelling, the DSR shall determine that the following requirements have been satisfied:

1. The principal from whom the Family Accessory Dwelling unit is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.
  2. The dwelling or mobile home unit must be the property of the parcel owner or owned by a family member of the parcel owner.
  3. Adequate notification must be provided to adjacent property owners by mail and receipt confirmation provided.
9. This ordinance shall take effect upon approval by Council.

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**Dr. George M. Hood**  
**Chairman**

**ATTEST:**

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**Judith M. Frank**  
**Clerk to Council**

**ORDINANCE: #** \_\_\_ - \_\_\_

**First Reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**Public Hearing:** \_\_\_\_\_

**Adopted:** \_\_\_\_\_

Considered by the Jasper County Planning Commission at it's meeting on  
July 14, 2009 and recommended for approval.

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Reviewed for form and draftsmanship by the Jasper County Attorney.

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**Marvin C. Jones**

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**Date**

DRAFT