

**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 reduce the rear setbacks in the Rural Preservation District in Jasper County; to amend Article 7 of the Jasper County Zoning Ordinance, as amended, so as to amend section 7:3, Table 1, titled "Schedule of Lot Area, Yard, Setback, and Density."

WHEREAS, Jasper County Council finds that rear setbacks in the Rural Preservation District should be reduced to better reflect best planning practices and to eliminate unnecessary restriction; and

WHEREAS, the Jasper County Planning Commission has evaluated the ordinance and has now made its recommendation to the Council; and

WHEREAS, County Council finds that this ordinance is in the best interests of the people of Jasper County;

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

1. Article 7:3 of the Zoning Ordinance of Jasper County is amended to read as follows:

Section 7.3 Table 1:											
Schedule of Lot Area, Yard, Setback, and Density											
By District											
	R	RP	RC	CC	GC	ID	RE				
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	2 acres	2 acres	10,000	10,000	12,000	2 acres				
Residential											
Single Family	.5 acre	1 acre	5 acres	(B)	(A)	N/A	N/A				
Patio	6,500	N/A	N/A	3,500	3,500	N/A	N/A				
Duplex	8,500	2 acres	N/A	5,000	5,000	N/A	N/A				
Townhome	2,000	N/A	N/A	1,800	1,800	N/A	N/A				
(A) 4 Per Acre For Single Family Dwelling Units; 6 Per Acre For Attached Units.											
(B) 2 Per Acre For Single Family Dwelling Units; 4 Per Acre For Attached Units.											
Minimum Yard & Building Setback (feet)											
	Single-Family & Non-residential Uses								Patio	Duplex	Town-home
	R	RP	RC	CC	GC	ID	RE	All Districts			
Minimum lot width	50	200	200	80	80	90	200	Minimum lot width	45	50	20
Front	Front							Front			
Major Street (Multi-Lane)	60	60	60	60	60	60	200	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	45	200	Major Street (Two-lane)	25	25	25
Minor Street	25	25	25	25	25	25	150	Minor Street	15	15	10
Side											
Residential	10	25	50	5	5	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	50	5	5	10	100	Street-side/Exterior	5	10	5
Rear											
Residential	25	25	100	10	10	N/A	100	Residential	20	20	5
Non-residential	40	50	150	10	10	15	100	Non-residential	N/A	N/A	N/A
*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.											

2. This ordinance shall take effect upon approval by Council.

Dr. George M. Hood
Chairman

ATTEST:

Judith M. Frank
Clerk to Council

ORDINANCE: # ___ - ___

First Reading: _____

Second Reading: _____

Public Hearings: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
September 15, 2009 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

Marvin C. Jones

Date