

**CHAPIN UNIFIED ZONING & DEVELOPMENT ORDINANCE
STEERING COMMITTEE SPECIAL CALLED MEETING
Council Chambers, Chapin Town Hall**

**July 11, 2023
3:00 P.M.**

AGENDA

Call to order

Freedom of Information Act Compliance

New Business

1. Draft Review
 - a. Article 3: Zoning Districts and Boundaries, Zoning Map
2. Discussion
 - a. UDO Committee meeting schedule

Adjourn

Article 3 Zoning Districts and Boundaries

3.0 Zoning Districts and Boundaries

3.1 Purpose and Intent

For the purposes of this Ordinance, the various districts have been categorized as Conventional Districts, Planned Developments, and Overlay Districts. Each district is established as a specific and exclusive zoning district, and only those uses that are listed as permitted are allowed. If a particular use of the land is not mentioned for a certain district, that use shall be prohibited for that district unless the change is by official amendment approved by Town Council.

3.2 Official Zoning Map

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

3.3 Interpretation of District Boundaries

When there is any uncertainty as to the intended locations of any zoning district boundary on the Zoning Map, the Town Staff shall make an interpretation of such map upon request of any person. Any person aggrieved by any such interpretation may appeal such interpretation to the Board of Zoning Appeals. The Town Staff, and the Board of Zoning Appeals, in interpreting the Zoning Map or deciding any appeal shall apply the following standards:

- Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed as following such centerlines;
- Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- Boundaries indicated as approximately following political boundaries shall be construed as following such boundaries;
- Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks or to follow the centerline of single tracks;
- Boundaries indicated as following the centerlines of waterways, marshes or ditches shall be construed as following such lines;
- Boundaries indicated as parallel to or extensions of features shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and

- Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by this section, the Board of Zoning Appeals shall interpret the district boundaries.

3.4 Lot Divided by District Boundaries

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

3.5 Changes

3.5.1 Changes made to zone boundaries or other matters portrayed on the Zoning Map shall be made in accordance with Article 10, Amendments and Rezoning.

3.5.2 The Administrator shall enter changes onto the Zoning Map within a reasonable period of time after a map amendment is approved by the Town Council. Where the ordinance enacting a zone boundary change contains wording explaining or clarifying the location of the new boundary, the Administrator may enter notations on the Zoning Map reflecting the ordinance wording.

3.5.3 No changes of any nature shall be made to the 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.

3.5.4 Regardless of the existence of purported copies of the Zoning Map that may from time to time be made or published, the Zoning Map which shall be located in the Department of Planning, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Town, except in the case of proven errors.

3.5.5 The Administrator shall maintain copies of superseded versions of the Zoning Map for historical reference.

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

3.5.6.1 Areas to be annexed into the incorporated limits of Chapin shall be assigned zoning classifications by the Town Council.

3.5.6.2 In all cases where additions to the Town's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.

3.5.6.3 When reductions are made in the Town's total incorporated area the provisions of this Ordinance shall no longer apply to that area.

3.6 Establishment of Zoning Districts



The following zoning districts are hereby established:

(CONTINUED ON NEXT PAGE)

Zoning District and Description	Illustration
<p><u>(RA) Rural Agricultural District:</u> The intent of the RA district is to establish and preserve areas primarily for agriculture and rural dwellings, forest management and various other low density (.2 d.u./acre) uses on large sites, and to encourage preservation of natural resources and guard against the premature or unreasonable alteration of land resources. This district may be utilized for areas annexed by the Town to preserve the existing rural characteristics, and to prevent urban sprawl.</p>	
<p><u>RR, Rural Residential District:</u> RR districts are intended to limit high density development (.5 d.u./acre), and to protect natural and agricultural areas by limiting and regulating commercial development.</p>	
<p><u>SR1, Suburban Residential District 1:</u> SR1 districts are intended to be single family residential areas with detached units and low population densities (1 d.u./acre).</p>	

<p>SR2, Suburban Family Residential District 2: SR2 districts are intended to be single family residential areas with detached units and low population densities (2 d.u./acre).</p>		
<p>SR3, Suburban Family Residential District 3: SFR3 districts are intended to be the medium density (4 d.u./acre) single family residential areas with detached units.</p>		
<p>TR1, Town Residential District 1: TFR districts are intended for medium density (6 d.u./acre) residential purposes, including single family detached units, duplexes, and triplexes. These uses shall be compatible in size and scale with surrounding residential development.</p>		
<p>TR2, Town Residential District 2: The purpose of this district is to provide for a mixture of single-family, two-family, triplexes, and other residential uses except multifamily, on smaller lots with a variety of setbacks as well as the location of higher density dwellings (8 d.u./acre) such as zero lot line homes and rowhome developments.</p>		

<p><u>TR3, Town Residential</u> <u>District 3:</u> The purpose of the TR3 (12 d.u./acre) district is to establish and preserve multifamily residential uses designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses.</p>	
<p><u>VC, Village Commercial</u> <u>District:</u> (12 d.u./acre) VC districts are intended for commercial and service uses oriented primarily to serving needs of persons who live or work in nearby areas. A variety of mixed-density residential uses are permitted when paired with commercial uses.</p>	
<p><u>TC, Town Center District:</u> (16 d.u./acre) The intent of the Town Center (TC) zoning district is to provide an area for development of an attractive, compact, walkable, mixed-use town center that creates a live/work/play environment for the community.</p>	
<p><u>PI, Public/Institutional</u> <u>District:</u> The PI district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions</p>	

<p>are designed to be compatible with their surroundings and the rest of the Town.</p>	
<p><u>CC, Corridor Commercial:</u> It is the intent of this section that the CC zoning district be developed and reserved primarily as a retail service and commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services located in areas which are well served by collector and arterial street facilities as well as pedestrian access facilities where appropriate.</p>	
<p><u>IC, Interstate Commercial District:</u> IC districts are intended to provided businesses that serve the traveling public along I-26 such as restaurants, gas stations and hotels/motels, as well as large scale retail and service establishments.</p>	

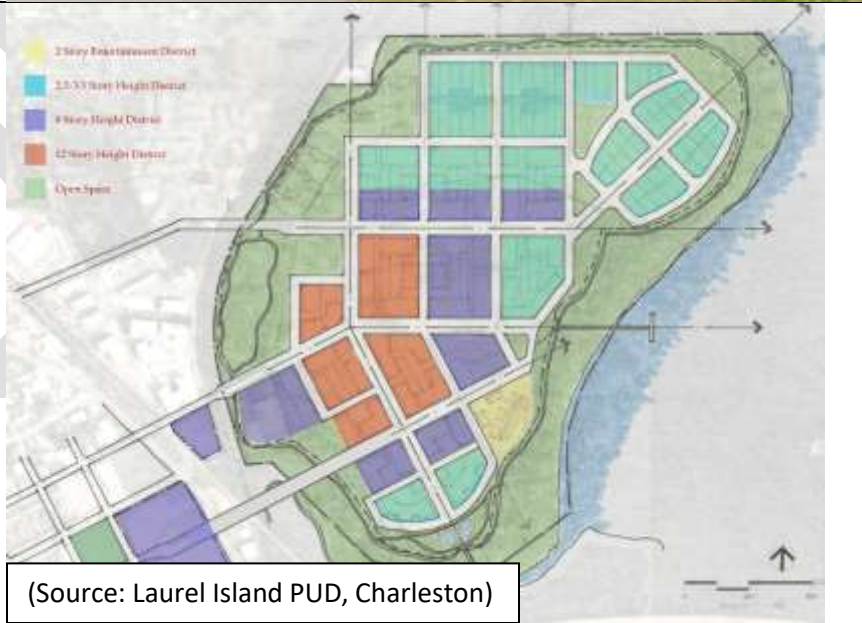
OC, Office Commercial: OC districts are intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office and service establishments not in the central business area.




LI, Light Industrial District: LI districts are intended to permit light manufacturing, industrial, wholesale commercial uses which do not create nuisances by noise or emissions beyond the premises.



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



(Source: Laurel Island PUD, Charleston)

<p>be predominately residential or predominately commercial.</p>	
<p><u>PO, Parks/Open Space</u> <u>District:</u> The open space district is established as a district in which the primary use of the land is predominantly reserved for flood control, future thoroughfare right-of- way, public recreation, community facility sites, airport approaches, natural or man-made bodies of water, forests, and other similar open space uses.</p>	

3.7 District Development Standards

(ON NEXT PAGE)

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DISTRICT	RA	RR	SR1	SR2	SR3	TR1	TR2	TR3	VC	TC	PI	CC	IC	OC	LI	PO
LOT CONFIGURATION																
Lot Width, Minimum	200'	100'	75'	60'	50'	40'	40'	50'	40'	None	50'	50'	50'	50'	75'	None
Lot Size, Minimum	5 acres	2.5 acres	1 acre	.5 acre	.25 acre	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	None	None	None	None	None	10,000 sq. ft.	None
Maximum Lot Coverage	25%	25%	25%	30%	45%	70%	70%	75%	None	None	None	70%	70%	70%	None	None
Maximum Density	0.2 d.u./acre	0.5 d.u./acre	1 d.u./acre	2 d.u./acre	4 d.u./acre	6 d.u./acre	8 d.u./acre	12 d.u./acre	12 d.u./acre	None	N/A	N/A	N/A	N/A	N/A	N/A
PRINCIPAL BUILDING PLACEMENT																
Front Setback, minimum	50'	50'	25'	25'	25'	15'	10'	0'	0'	0'	N/A	N/A	N/A	N/A	N/A	None
Front Setback, maximum	None	None	None	None	None	25'	25'	25'	15'	15'	None	None	None	None	None	None
Side Setback (Corner)	20'	20'	10'	10'	10'	10'	10'	10'	None	None	10'	15'	15'	15'	None	None
Side Setback	20'	20'	10'	10'	10'	10'	10'	10'	None	None	10'	15'	15'	15'	None	None
Rear Setback	20'	20'	20'	20'	20'	15'	15'	10'	10'	None	25'	25'	25'	25'	25'	None
Building Height	65'	50'	35'	35'	35'	35'	35'	50'	35'	65'	65'	65'	65'	65'	100'	N/A
ACCESSORY BUILDING PLACEMENT																
Front Setback*	None	None	0'	0'	0'	5'	5'	5'	10'	10'	0'	10'	10'	10'	None	None
Side Setback (Corner)	10'	10'	5'	5'	5'	5'	5'	5'	5'	None	5'	5'	5'	5'	5'	5'
Side Setback	10'	10'	5'	5'	5'	5'	5'	5'	5'	None	5'	5'	5'	5'	5'	5'
Rear Setback	10'	10'	5'	5'	5'	5'	5'	5'	5'	None	5'	5'	5'	5'	5'	5'
Height**																

*The front setback for accessory buildings shall start at the principal façade of the principal use.

**The height of an accessory building shall not be greater than the height of the principal building, unless located in a Public Institutional (PI) zoning district.

3.8 General Lot and Building Standards

3.8.1 Standards Not Exclusive

In addition to the lot and building provisions in this article, standards for lots and buildings in related building and fire codes may also apply.

3.8.2 Interpretation of Fractional Measurements

When any requirement of this ordinance results in a fraction of a unit, a fraction of $\frac{1}{2}$ or more shall be considered a whole unit and rounded up to the nearest whole number.

3.8.3 General Lot Standards

3.8.3.1 Lot Occupancy: No building shall hereafter be erected, altered or moved to occupy a greater percentage of lot area than is permitted within the zoning district in which it is or will be located.

3.8.3.2 Lot Reduction: No lot shall be reduced in size which will not maintain the total lot area, lot width, necessary yards, courts or other open space, lot area per dwelling unit or other requirements of this article.

3.8.3.3 Yard Use Limitations: No part of a yard, court or other open space or off-street parking required in connection with any building for the purpose of complying with the regulations of this article shall be included as part or all of the required yard, court, or other open space or off-street parking for another building or structure, except as provided in this article.

3.8.4 Lot Setbacks

3.8.4.1 Irregular Lots: The location of required setbacks on irregularly shaped lots shall be determined by the Town Staff in accordance with the following provisions:

3.8.4.1.1 Irregular Lot Lines: Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the Administrator when unique site conditions exist.

3.8.4.1.2 Irregular Lot Setbacks: The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the Administrator, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.

3.8.4.2 Double- and Triple-Frontage Lots: On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street. This does not apply to lots located on a corner with a rear alley. Double- and Triple

Frontage lots shall base their setback regulations based on the street that it derives its address from. Double frontage lots shall be avoided except in commercial zones, where essential to provide separation of residential development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography. Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or lots backing onto said right-of-way having a minimum depth of two hundred (200) feet

- 3.8.4.3 Flag Lots: The use of flag lots in residential subdivisions shall be permitted only if dictated by the terrain. Flag lots shall not be permitted to solely allow an increase in the number of lots. The access drive to a flag lot shall have a minimum width of 30 feet and shall be a deeded part of the lot so accessed. No two flag lots may abut or converge at the (poles) street right-of-way
- 3.8.4.4 Corner Lots: Corner lots shall be at least five (5) feet wider than interior lots; provided however, the maximum required width of corner lots shall be one hundred (100) feet (need dimensional standards footnote). The minimum side building setback distances shall be at least the minimum front building setback distance for the side adjacent to the street
- 3.8.4.5 Setbacks from Designated Corridors: Setbacks shall be measured from the future right-of-way established for specifically-designated streets in an adopted corridor plan or subdivision if the adopted plan shows, at a minimum, the horizontal alignment of the future roadway, pedestrian and bicycle amenities, streetscape improvements and necessary right-of-way, and other applicable requirements.
- 3.8.4.6 Residential variances and restrictive covenants: The Town Staff shall only grant an Administrative Adjustment (Section 10.8) for a lot size or setback requirement that conforms to the restrictive covenants of a subdivision existing at the time of the adoption of this chapter or at the time of annexation into the town.

3.8.5 Infill Lot Setbacks

In certain neighborhoods, historic setbacks do not conform to current standards. It is the intent of the UDO to create predictability within blocks and not reduce or enlarge setbacks where existing precedents are present. The Town Staff shall have the authority to determine setback for infill lots to ensure compatibility with adjacent structures unless superseded by an adopted plan

3.8.6 Encroachments

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable. Nothing in this section shall be misconstrued to conflict with any other portion of this Ordinance.

- 3.8.6.1 Encroachment over Sidewalks: With approval of the City, county or SCDOT (whichever has authority over a street), awnings, arcades, canopies, and galleries, may encroach over the sidewalk to within 2 feet of the curb, but they shall provide a vertical clearance of at least 8 feet from any sidewalk. This encroachment is only permitted in the Town Center (TC), Village Commercial (VC), and Town Residential Districts (TR1, TR2, and TR3).
- 3.8.6.2 Upper Story Encroachments: Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. With approval of the City, county or SCDOT (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way a maximum of 3 feet, but they shall provide a vertical clearance of at least 8 feet from any sidewalk. This encroachment is only permitted in the Town Center (TC), Village Commercial (VC), and Town Residential Districts (TR1, TR2, and TR3).
- 3.8.6.3 Lower Story Encroachments: Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required yard.
- 3.8.6.4 Covered Porches: Covered porches may encroach a maximum of 8 feet into any required front yard or street side yard setback and to within 5 feet of any interior side or rear yard property line.
- 3.8.6.5 Uncovered Porches, Decks, Patios, Steps and Stairs: Uncovered and unenclosed porches, decks, patios, steps and stairs, and other similar features may encroach to within 5 feet of any interior side and rear property line. Steps and stairs may encroach up to 100% of the depth of any required street yard setback, but may not encroach upon any public sidewalk.
- 3.8.6.6 Walkways and Driveways: Uncovered and unenclosed walkways, and driveways may encroach up to 100% of the depth of any required setback, unless a buffer (Section 7.3.2) is required.
- 3.8.6.7 Handicap Ramps and Lifts: Ramps, lifts, fire escapes, or other required accessibility structure by the fire or building code that is attached to the exterior of a building may encroach into any required yard but may not be closer to any property line than 5 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- 3.8.6.8 Mechanical Equipment: Mechanical equipment such as pool pumps, ventilation systems, heating and air conditions units, tv antennas, and satellite dishes, and other similar equipment determined by the administrator, may encroach up to 25% into a required side or rear yard. Mechanical Equipment shall comply will screening requirements in Section 7.3.1.9.

3.8.6.9 Fences and Garden Walls: Fences and garden/yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:

3.8.6.9.1 In all districts fences within the front or street side setback shall be a maximum of 4' in height.

3.8.6.9.1.1 In the Light Industrial (LI) zoning district parcels fronting a Primary Street may have fences or walls up to 6 feet in height. Parcels fronting all other streets may be up to 10 feet in height.

3.8.6.9.1.2 When residential uses are adjacent to commercial, industrial, or other nonresidential use, the administrator may increase this height requirement to 7'.

3.8.6.9.2 Side or rear setback of residential districts: Privacy fences or walls may be a maximum of 8' in height.

3.8.6.9.3 Side or rear setbacks of nonresidential and industrial: Fences or walls may be a maximum of 10' in height.

3.8.6.10 Mailboxes: Mailboxes may encroach into a front setback area.

3.8.7 Measurement of Height

3.8.7.1 Building Height: Building height is measured as the vertical distance from the mean grade elevation taken at the fronting street side of a structure to the roof line of a flat roof, the ridge of a pitched roof, or the deck line of a mansard roof.

3.8.7.2 Under-roof areas with dormers shall be counted as half-stories.

3.8.7.3 Exemptions from Building Height Requirements: Unless specifically stated otherwise elsewhere in this ordinance, the height requirements established in this ordinance shall not apply to:

3.8.7.3.1 Building elements (such as church spires, towers, cupolas, domes, etc.) not intended for human occupancy;

3.8.7.3.2 Structures that are an accessory to institutional uses (such stadium press boxes);

3.8.7.3.3 Water towers, transmission towers, and observation towers, unless otherwise regulated in this ordinance;

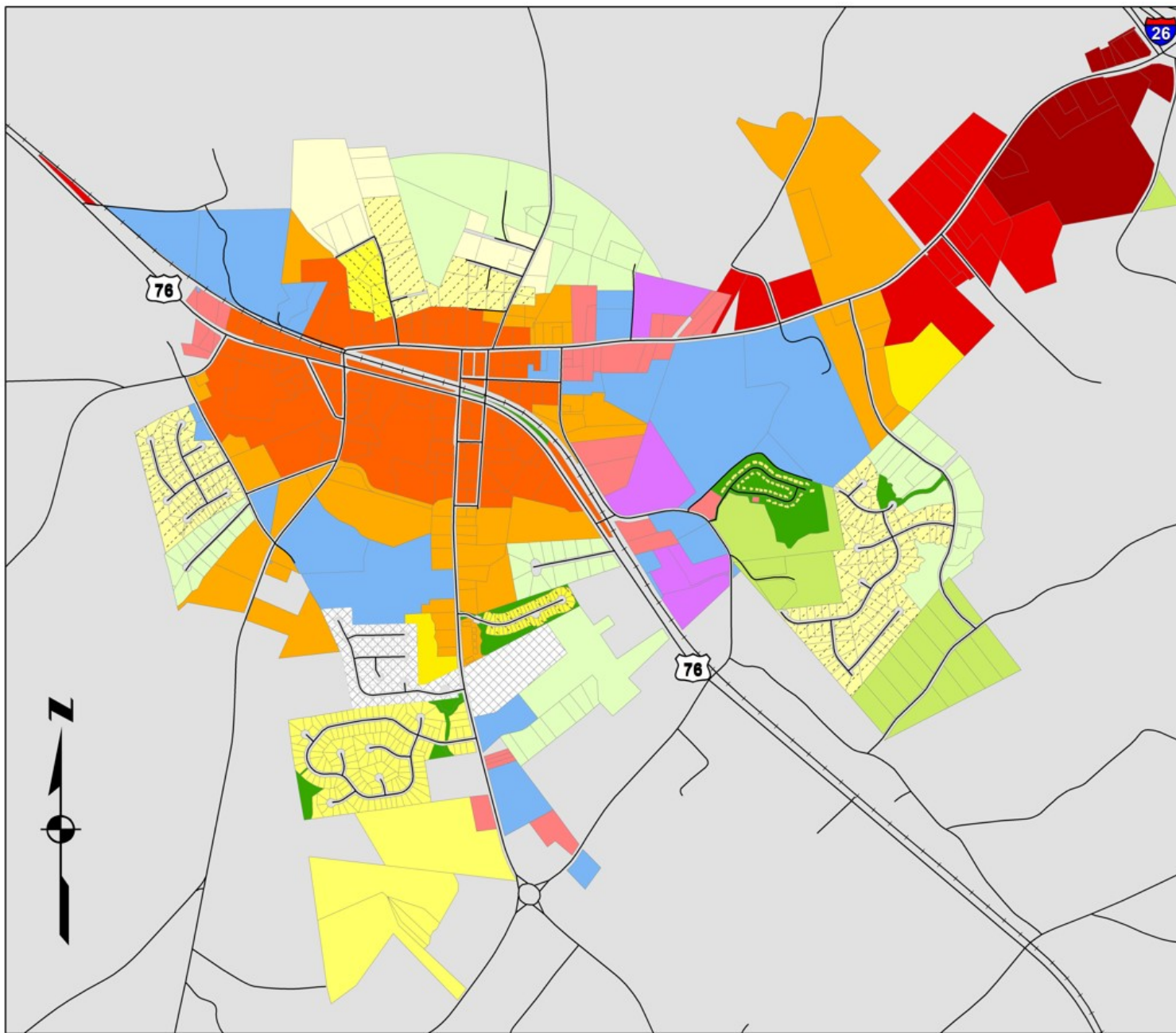
3.8.7.3.4 Flagpoles, masts, and antennas (not otherwise regulated elsewhere); and

3.8.7.3.5 Mechanical penthouses not exceeding 15 feet in height which are set back at least 20 feet from the front elevation of the building, and not visible from view from the public right-of-way.

3.8.7.4 Other Height Requirements: Height requirements for signs, lighting, landscape screens, and all other structures or objects for which a dimensional height requirement is established by this ordinance shall be

measured as the vertical distance from the highest ground level at the structure or object's foundation to its highest point.

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Legend

- | | |
|------------------------------|----------------------------|
| Rural Agricultural | TC - Town Center |
| RR - Rural Residential | OC - Office Commercial |
| SR1 - Suburban Residential 1 | CC - Corridor Commercial |
| SR2 - Suburban Residential 2 | IC - Interstate Commercial |
| SR3 - Suburban Residential 3 | LI - Light Industrial |
| TR1 - Town Residential 1 | PI - Public Institutional |
| TR2 - Town Residential 2 | PO - Parks & Open Space |
| TR3 - Town Residential 3 | PD - Planned Development |
| VC - Village Commercial | |

Note:
 Areas shown in grey are not zoned by the Town of Chapin and may be subject to the zoning rules of Lexington County or another authority having jurisdiction.

**DRAFT
 ZONING MAP**

**TOWN OF CHAPIN
 LEXINGTON COUNTY, SC**



Date: January 2023
 MRB Project #3950.22015.000

Mapping Prepared By:

MRB | *group*

DISCALIMER:
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