

STATE OF SOUTH CAROLINA }

COUNTY OF ANDERSON }

TOWN OF PELZER}

{ ORDINANCE 23-006 }

ORDINANCE 23-_006 -AN ORDINANCE TO ADOPT AN OFFICIAL ZONING MAP TO SET GRAPHICALLY LOCATIONS AND BOUNDARIES AND TO DELINEATE ZONING DISTRICTS.

WHEREAS, The Town of Pelzer desires to carry out the land use element of the Comprehensive Plan to ensure that development fits in with existing and future needs of the community and supports the goals established by the Comprehensive Plan Adopted October 19, 2022.

WHEREAS, The Town of Pelzer authority conferred by South Carolina Code of Law 6-29-760 to adopt an Official Zoning Map and Zoning Districts to promote 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 the Comprehensive Plan.

WHEREAS, the Town of Pelzer Council does ordain and enact into law the following Zoning Map and Zoning Districts exhibit map attached herein in this ordinance dated May 9, 2023.

WHEREAS, the regulations set forth in this ordinance shall be applicable within the corporate limits of the Town of Pelzer

WHEREAS, the Town of Pelzer Planning Commission has requested that the Town Council adopt regulations for zoning districts as shown on Zoning Map;

WHEREAS, 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 Pelzer, South Carolina," together with the date of the adoption of this Ordinance.

DONE AND RATIFIED in Council assembled on the 20 day of June 2023

W. Ragland
Will Ragland
Mayor

ATTEST:

Cheryl Bates
Town Clerk

Cheryl C. Bates

1st Reading 6-13-23

2nd & final Reading 6-20-23

(Seal)



Pelzer Zoning Map

Amended: June 21st, 2023



Legend

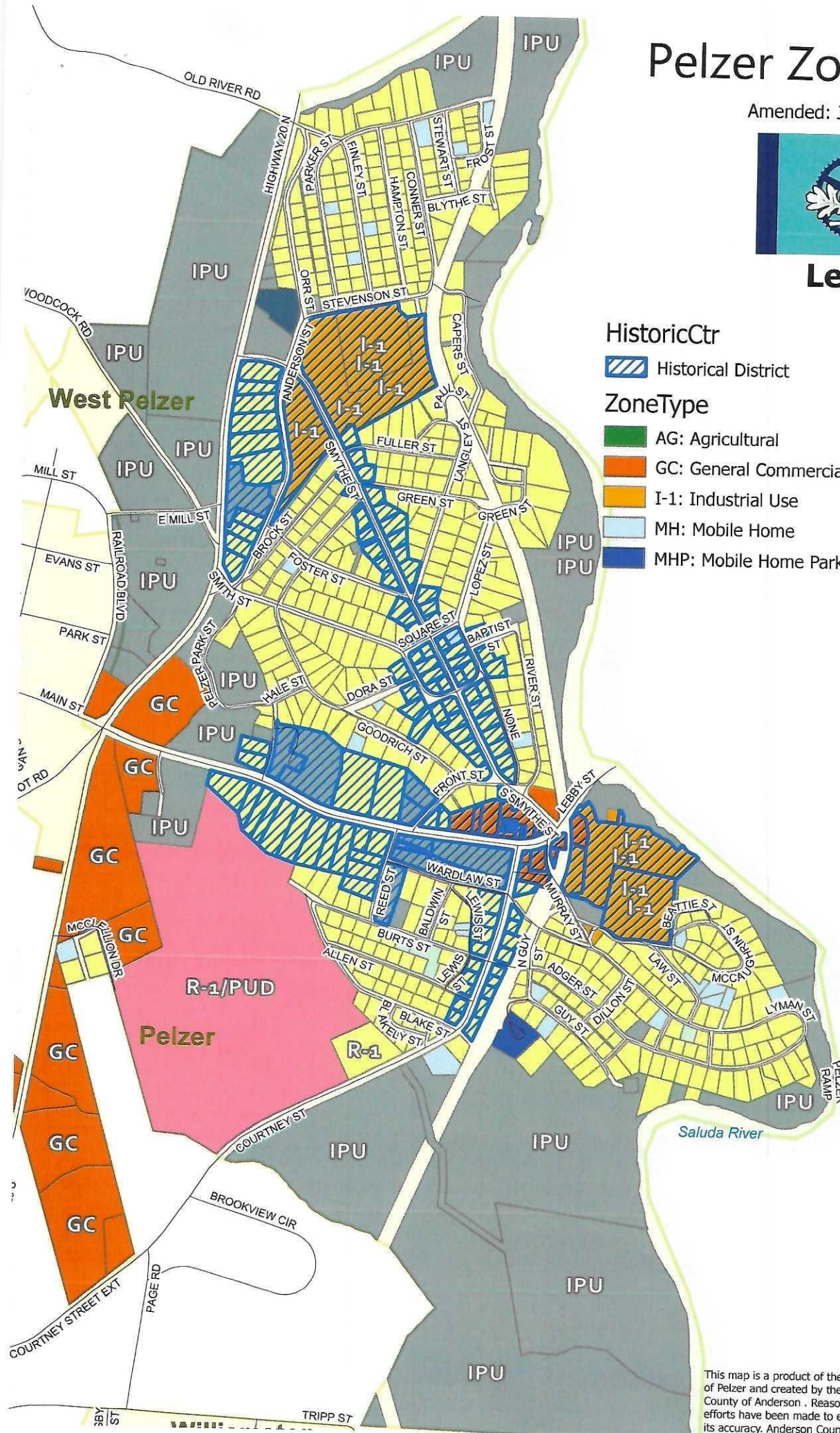
HistoricCtr

Historical District

ZoneType

AG: Agricultural
 GC: General Commercial
 I-1: Industrial Use
 MH: Mobile Home
 MHP: Mobile Home Park

MX: Mixed Use
 PSU: Public Service Use
 R-1: Residential Family/ Single- Family
 R-2: Residential/Duplex
 R-1/PUD: Single Family Residential/ Planned Urban Development
 IPU: Institutional Public Use



This map is a product of the Town of Pelzer and created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County

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Zoning Map Classifications and Definitions for the Town of Pelzer

Historical District: The Historical District overlay cannot be established until and Architectural Review Board is established, and Historic District Ordinance is completed. However, the design guidelines and uniformity must be set prior to enactment. ***In other words, what is done in an overlay regarding R-1 can only be applied to R-1, a separate section in the ordinance for Industrial or IPU will need to be created. An overlay is an additional set of requirements imposed by the underlying zoning district in two zones simultaneously.***

As it relates to the exterior only—Definition: The Historical District designated those properties located within the Town of Pelzer that area responsible for the protection of buildings, districts and sites that help improve and appreciate upon the rich history of Pelzer. To accomplish such goals, it is essential that there are elements in place to preserve and protect these structures in the historic styles of referenced time periods as to maintain structures of historic design. Form, Color, material, and proportion between those of historic design and those of modern design. These purposes are created through the protection of old historical and architecturally significant structure with impart a distinct aspect to the city and which serve as visible reminders of the historical and cultural heritage of the city. Setbacks will be balanced based off current existing land use but can changed based off of the Historic District Design Review Board.

AG: Agricultural: Land use activities that are currently and actively engaged as an agricultural operation, or other land use directly associated with the production, sales, shipping, storage, marketing, packaging, manufacturing, and/or distribution of commodities in conjunction with the active agricultural operation, are exempt--The purpose of this district is to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture.

GC: General Commercial: The purpose of the General Commercial District is to encourage high intensity office, commercial, retail, and service activities generally servicing a city-wide area. This district will be primarily located along major thoroughfares.

I-1: Industrial Use: It is the intent and purpose of the Industrial Zoning District to provide for low intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature; to protect. and reserve suitable undeveloped areas; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

IPU: Institutional and Public Use District: The IPU district is intended to recognize and permit the creation of defined areas for the unified and orderly development of major cultural, educational, medical, governmental, religious, athletic, and other institutions to support and enhance their benefit to the community in a manner which protects adjacent residential uses. Institutional/ Public Service Use denotes Land, Facilities and public works related properties that are owned or in use by the state, local and federal government for public uses. These land

uses are including, but not limited to and can be changed at any time by the Planning Commission are—Government services, libraries and museums, Emergency Shelters, Cemeteries, Clubs/Lodges and Meeting Halls, Community Centers, Maintenance and Service Facilities (government serving or public service), cell towers, utilities major or minor, public safety facilities, recreational facilities, schools, transportation terminals, post offices, federal buildings, town halls, etc.

MH: Mobile Home: Mobile Home activities, also defined as manufactured homes, are transportable dwellings intended for permanent residential occupancy that are built entirely in a factory under federal construction and safety standards administered by the U.S. Department of Housing and Urban Development (HUD). They may be single- or multi-section and are transported to the site and installed. This activity shall not include modular residential construction, as defined within the South Carolina Modular Buildings Construction Act. Modular residential construction shall be included in the Residential Detached or Residential Attached activity types, as appropriate. The setbacks for mobile homes must be in conformance with the Mobile Home Zoning Ordinance. All mobile homes must adhere to any applicable Federal, State or County regulations for building codes, assessor's office, and SCDHEC standards.

MHP: Mobile Home Park: Mobile Home Parks Three or more mobile homes or mobile home spaces that are located within 1,000 feet of one another and operated in any coordinated manner. The park may be located on a single parcel, or multiple parcels in the same or different ownership. For the purpose of this Ordinance, three mobile homes shall not be considered a mobile home park if one of the three mobile homes is occupied by the property owner and is their legal residence. Additional mobile homes may be allowed by the Zoning Administrator without creating a mobile home park, provided the mobile home is to be the primary residence for an immediate family member with special needs (i.e., disabled, handicapped, elderly, ill, or other special/dire circumstance) and other requirements of the Ordinance are met. Immediate family members may include grandparents, parents, spouses, siblings, children, grandchildren, and/or legal guardians. At such time the additional home is no longer utilized to house an immediate family member with special needs, the mobile home must either be removed from the site within 60 days or the property(s) shall conform to the current requirements for a mobile home park land use.

In regards to the mobile home park, if a nonconforming mobile home park consists of more than 50% of the mobile homes are removed or become unoccupied or a listed as derelict properties, the mobile home park will be considered out of compliance and can only operate again through compliance standards of a new mobile home park.

MX: Mixed Use: Mixed-use zoning allows for the horizontal and vertical combination of land uses in a given area. Commercial, residential, and even in some instances, light industrial are fit together to help create built environments where residents can live, work, and play. a development district outside the central employment core in which coordinated mixed use development will be permitted to encourage alternative development possibilities. The Mixed

Use Development encourages mixed use development and its accompanying support[,], commercial and office uses while maintaining a strong emphasis on pedestrian scale, urban development, and amenities.

R-1: Residential/Single-Family: These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

R-2: Residential/Duplex: This district is established to provide for one- and two-family dwellings, and the recreational, religious, and educational facilities which are normally found in residential areas. The district is primarily intended for areas which represent a transition between low-density, single-family development and high-density, multifamily development and for sites which are located in predominantly low-density areas but contain a mix of uses such as single-family manufactured, modular, and multifamily residential units.

R-1/PUD- Single Family Residential/ Planned Urban Development: The R-1/PUD district is established to allow flexibility in development that will result in improved design, character, and quality of new developments as well as preserve natural and scenic features of open spaces. The district regulations must encourage innovative site planning for residential, commercial, institutional, or industrial development within the district. The Planned Urban Development has been created to specific the needs of the community in synergy with the guidelines for subdivision creation to properly address and assess the highest and best use of a specific property to be used as a residential subdivision.