

**AN ORDINANCE
AMENDING SECTION 6-3 OF THE ZONING REGULATIONS OF
THE CITY OF NORTH CHARLESTON TO REVISE THE SETBACKS IN THE
M-1, LIGHT INDUSTRIAL, ZONING DISTRICT**

WHEREAS, the City of North Charleston is empowered to regulate land use to ensure orderly growth and harmony among neighboring uses; and

WHEREAS, the current setbacks required in the M-1 district may result in non-conformities for future uses; and

WHEREAS, pursuant to a duly advertised public meeting held on May 10, 2021, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to revise the setbacks in the M-1 zoning district; and

Now, therefore, be it ordained and enacted by the Mayor and Council that certain provisions of the Zoning Regulations, as amended, be further amended as follows in **EXHIBIT A** attached hereto and incorporated herein.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS ADOPTION BY CITY COUNCIL.

Ordained by City Council this 24th day of June, in the Year of Our Lord, 2021, in the 244th year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:



LEGAL COUNSEL



SANDY L. BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of June 24, 2021

DATE: March 29, 2021

ITEM TITLE: Ordinance – Final Reading
Amending Section 6-3 of the Zoning Regulations of the City of North Charleston to Revise the Setbacks in the M-1, Light Industrial, Zoning District

SUBMITTED BY: Planning Commission

CONTACT PERSON: Gwen Moultrie, Planning and Zoning Director, 843-740-2572

SUMMARY EXPLANATION:

To promote flexibility and reduce non-conformities within industrial districts, while also ensuring adequate separation from conflicting uses, a text amendment to amend the setback provisions within the industrial zoning districts is proposed. Currently, the M-1 district allows B-2 uses, which may then observe the setbacks otherwise required in B-2 (generally, ten feet from all property lines); however, if a property is later used for an industrial use, the buildings/improvements may then be non-conforming to the setbacks required in M-1. In order to avoid this potential conflict, staff is recommending that buildings and improvements on M-1-zoned parcels observe the setbacks required in M-1, regardless of the use of the property.

STAFF RECOMMENDATION:

Approval

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

On May 10, 2021, the Planning Commission held a public hearing and voted unanimously to recommend approval (7-0-0).

COUNCIL COMMITTEE RECOMMENDATION:

On June 17, 2021 the Public Safety Committee voted unanimously to recommend approval of the Ordinance as presented (9-0-0).

COUNCIL ACTION:

On June 10, 2021 Mayor Summey stated that without objection, this item will be referred to the Public Safety Committee on June 17, 2021 for further review and a recommendation.

Exhibits
 Resolution Ordinance Contract Minutes Plan/Map Transfer of Funds Other

EXHIBIT A

Section 6-3. - Requirements in M-1, light industrial districts:

~~Uses allowable in the B-1 and B-2 zoning districts shall be subject to the requirements of section 6-2.1; otherwise,~~The uses permitted in the M-1 districts shall conform to the following standards:

- (a) *Minimum lot area:* One-half ($\frac{1}{2}$) acre;
- (b) *Minimum lot width, measured at the building line:* One hundred (100) feet;
- (c) *Minimum front yard, measured from the nearest abutting street right-of-way line:* Twenty-five (25) feet;
- (d) *Minimum side yard:* A minimum side yard of ten (10) feet shall be required along each side lot line, except that where the property abuts a residential district or residential use fifty (50) feet shall be required.
- (e) *Minimum rear yard:* A minimum rear yard of ten (10) feet shall be required along the rear lot line, except that when the property abuts a residential district or residential use fifty (50) feet shall be required.
- (f) *Landscape plan:* A landscape plan must be submitted and approved prior to the issuance of building permits. The landscape plan must meet the buffering requirements set forth elsewhere within this article.

(Ord. No. 1986-63, 12-11-86; Ord. No. 1992-52, 12-3-92; Ord. No. 1995-52, 10-24-95; Ord. No. 1996-9, 3-28-96; Ord. No. 10, 3-28-96; Ord. No. 1996-14, 3-28-96; Ord. No. 1996-46, 8-22-96; Ord. No. 1998-51, 5-28-98; Ord. No. 1998-107, 12-22-98)