

**AN ORDINANCE
AMENDING SECTIONS 3-2 OF THE ZONING REGULATIONS OF
THE CITY OF NORTH CHARLESTON TO REVISE THE DEFINITION OF DENSITY, LOT
AREA, AND SECTION 6-15 COMMON OPEN SPACE**

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

WHEREAS, the some aspects of the definitions and open space regulations needed clarity; and

WHEREAS, pursuant to a duly advertised public meeting held on February 14, 2022, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to revise the definition of density, lot area, and open space; 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 March, in the Year of Our Lord, 2022, in the 245th year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL

ATTEST:


SANDY L. BROWN, MUNICIPAL CLERK

EXHIBIT A

Section 3-2. - Definitions:

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Density ratio. ~~The number of dwelling units per acre of land developed or used for residential purposes. Unless otherwise clearly stated, density requirements in this ordinance are expressed in dwelling units per net gross acre; that is, per acre of land devoted to residential use and common open space exclusive of land utilized for streets, alleys, parks, playgrounds, school grounds or other public uses. A measure of the potential intensity of residential development within a defined site area. The density ratio is calculated by dividing the gross (total) site area by the minimum lot area required for a particular residential unit type.~~

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Lot area. The area contained within the boundary line of a lot. Required buffers and open spaces shall not be included within residential lots.

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Section 6-15. - Common open space:

(a)Definition. Common open space is land and/or water bodies used for recreation, amenity or buffer; it shall be freely accessible to all residents and property owners of a development, where required by this ordinance. Open space shall not be occupied by buildings or structures other than those in conjunction with the use of the open space; ~~roads; or parking; and it nor shall notit include the yards or lots of residential dwelling units required to meet minimum lot area or parking area requirements.~~ It shall be calculated by dividing the total amount of open space within the site by the total site area.

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**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of March 24, 2022

DATE: January 26, 2022

ITEM TITLE: Ordinance – Final Reading
An Ordinance Proposed to Amend 3-2 of the Zoning Regulations of the City of North Charleston to Revise the Definition of Density, Lot Area, and Section 6-15, Common Open Space

SUBMITTED BY: Planning Commission

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

SUMMARY EXPLANATION:

In order to clearly state how density is calculated, a text amendment is proposed to detail how the calculation is to be determined. The amendment also specifically excludes required buffers and open space from being part of individual residential lots.

STAFF RECOMMENDATION:

Approval

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

On February 14, 2022, the Planning Commission held a public hearing and unanimously voted to recommend **approval** (5-0-0).

COUNCIL COMMITTEE RECOMMENDATION:

On March 17, 2022 the Public Safety Committee voted unanimously to recommend approval of the Ordinance as presented. (11-0-0)

COUNCIL ACTION:

On March 10, 2022, Mayor Summey stated without objections this item will be referred to the Public Safety Committee on March 17, 2022 for further review and a recommendation.

Exhibits

___ Resolution X Ordinance ___ Contract ___ Minutes X Plan/Map ___ Transfer of Funds X Other