

**AN ORDINANCE
TO AMEND SECTION 6-1 OF THE CITY OF NORTH CHARLESTON CODE OF
ORDINANCES, APPENDIX A, ZONING REGULATIONS, TO REVISE THE STANDARD
RELATING TO MANUFACTURED HOME LOTS**

Whereas, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

Whereas, the City is statutorily authorized to pass zoning and land use regulations; 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 setbacks in the R-3, Mobile Home Residential, zoning districts; 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 BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this 24th day of March, in the year of our Lord, 2022, and 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 6-1. Requirements in R-1 single-family residential, R-2 multi-family residential, R-3 mobile home residential and AG agricultural districts:

- (e) *R-3 mobile/manufactured homes:* The following standards shall apply to any newly developed manufactured home site located on a single lot of record ~~or manufactured home park~~. Parks and home sites approved prior to the adoption of this section remain subject to the standards under which they were originally approved. For the purpose of this section; the manufactured home on any newly developed site shall be oriented similar to a majority of the existing dwellings on the same block, including across the street. Should there not be enough yard area to meet the setbacks due to orientation, the zoning administrator is authorized to issue an administrative variance to reduce to the setbacks up fifty (50) percent.
1. *Front yards:*
 - a. Each individual mobile/manufactured home shall be at least twenty (20) feet from the right-of-way of any street or drive providing common circulation. For the purpose of this section, an attached porch, steps, carport or garage shall be considered the main body of the home.
 2. *Side yards:*
 - a. ~~Each individual mobile/manufactured home shall be at least twenty-five (25) feet from any other dwelling unit. In the case of a single the mobile/manufactured home on a lot of record or in a mobile home park space; A~~ minimum of ten (10) feet shall be provided from the main body of the mobile/manufactured home to the property line. ~~the side yard shall be ten (10) feet measured from the main body of mobile/manufactured home park space.~~ For the purpose of this section, an attached porch, steps, carport or garage shall be considered the main body of the home. All dimensions to be computed from the property line.
 - b. Detached accessory use structures may be allowed in side yards when it has been determined to the satisfaction of the zoning administrator that the proposed improvements may not practicably be located within the rear yard, as defined below, due to positioning of the principal dwelling, easements, existing trees, wetlands, or other such factors. These accessory use buildings shall not, however, be situated along a front yard of an adjacent parcel. Such accessory use building shall not be more than eighteen (18) feet in height to the ridge, or the height of the existing residence, whichever is less, and at least six (6) feet from any structure and three (3) feet from any interior line.
 3. *Rear yards:*
 - a. ~~In a class R-3 district, I~~ the rear yard shall be fifteen (15) feet from the manufactured home to the rear property line or mobile home space. For the purpose of this section, an attached porch, steps, carport or garage shall be

considered the main body of the home. Forty (40) per cent of the area of the rear yard may be occupied by a one-story accessory building not more than eighteen (18) feet in height to the ridge, or the height of the existing residence, whichever is less, and at least six (6) feet from any structure and three (3) feet from any interior line. An accessory building shall not be used as a dwelling.

4. *Maximum lot occupancy:* Sixty-five (65) per cent.

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of March 24, 2022

DATE: February 8, 2022

ITEM TITLE: Ordinance – Final Reading
An Ordinance Proposed to Amend Section 6-1, of the City of North Charleston Code of Ordinances, Appendix A, Zoning Regulations, to Revise the Standard Relating to Manufactured Home Lots

SUBMITTED BY: Planning Commission

CONTACT PERSON: Gwen Moultrie, Zoning Administrator, (843) 740-2572

SUMMARY EXPLANATION:

An amendment to Section 6-1 is proposed to revise the setbacks for mobile homes on individual lots of record in R-3 zoned areas to be consistent with mobile homes in R-1A areas.

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 Ordinance Contract Minutes Plan/Map Transfer of Funds Other