

**AN ORDINANCE
AMENDING SECTION 5-1.1 OF THE ZONING REGULATIONS OF
THE CITY OF NORTH CHARLESTON TO REVISE THE MINIMUM LOT SIZE**

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 June 13, 2022, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to revise the minimum lot size and setbacks in the R-1A, Low to Medium Density Residential, zoning district.

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 28th day of July, in the
year of our Lord, 2022, and in the 246th year of
Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL

ATTEST:


COURTNEY HEYWARD,
ACTING MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of July 28, 2022

DATE: June 15, 2022

ITEM TITLE: An Ordinance Amending Section 5-1.1 of the Zoning Regulations of the City of North Charleston to Revise the Minimum Lot Size

SUBMITTED BY: Planning Commission

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

SUMMARY EXPLANATION:

An amendment to Section 5-1.1 is proposed to revise the minimum lot size in the R-1A to be consistent with the recently approved amendment of the subdivision regulations revising the minimum lot standard to 4,500 square feet and with Section 6-1, R-3, Mobile Home Residential, setbacks.

At the public hearing at the Planning Commission, there were no speakers.

STAFF RECOMMENDATION:

Approval.

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

The Planning Commission held a public hearing on June 13, 2022 and voted to recommend approval of the proposed ordinance (5-1-0).

COUNCIL COMMITTEE RECOMMENDATION:

On July 21, 2022, the Public Safety Committee voted unanimously to recommend approval of the Ordinance as presented (8-0-0).

COUNCIL ACTION:

On July 14, 2022, Mayor Summey stated without objections this item will be referred to the Public Safety Committee on July 21, 2022 for further review and a recommendation.

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

EXHIBIT A

Section 5-1.1. R-1A, Low to medium density residential district

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- (a) Permitted uses: The following uses shall be permitted in the R-1A zoning district:
1. All uses allowed in the R-1, Single-family district.
 2. Mobile homes, excluding mobile home parks.

Uses allowable in the R-1 zoning district shall be subject to the requirements of Section 6-1; otherwise, uses permitted in the R-1A zoning district shall be required to conform to the following standards and shall be inspected by the Building Department and Department of Planning and Management for compliance:

- (a) The home is placed on a lot of record containing at least ~~six thousand~~ **four-thousand five hundred** (~~6,000~~ **4,500**) square feet per dwelling unit.

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- (c) The required setbacks are as follows:

Front: Twenty (20) feet

Side: Ten (10) feet

Rear: ~~Twenty (20)~~ **Fifteen (15)** feet

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