

**AN ORDINANCE  
TO AMEND ARTICLE VIII, SECTION 816 and 818.1  
OF  
THE OFFICIAL ZONING ORDINANCE  
OF THE CITY OF PICKENS, SOUTH CAROLINA**

**Section I: Findings and Enabling Citation**

Whereas, the City of Pickens has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

Whereas, the City Council and Planning Commission of the City of Pickens do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

Whereas, at this time it is found by City Council and the City Planning Commission that a change to the structure of the Planning Commission will allow that body to more effectively promote the public health, safety, and general welfare of the community;

Now Therefore, the City Council of the City of Pickens, upon review of a positive recommendation from the Planning Commission of the City of Pickens, does adopt this Ordinance to allow for the following sections to be amended as printed below:

**Amendments to Article VIII General and Supplementary Provisions, Section 816 of the Official Zoning Ordinance of the City of Pickens**

The language included in Section 816 of the Official Zoning Ordinance of the City of Pickens, which addresses Parking and Storage of Certain Vehicles, shall be deleted and replaced by the following language:

**Section 816 Parking and Storage of Certain Vehicles**

It shall be unlawful for any person, partnership, corporation, or other legal entity to permit, park or store a truck, automotive vehicle or trailer of any kind or type, on any *parcel* within the municipal corporate limits except within a completely enclosed building:

- 1) that is not operable;
- 2) that does not display a lawful and current license tag;

- 3) that does not have current liability insurance thereon.
- 4) *that is not a part of a business operation such as an auto mechanics shop with a valid City of Pickens business license*

This ordinance excludes bona fide classic automobiles which are currently undergoing restoration, and which are covered with factory-made automobile covers, and trailers not required by law to display a license tag.

If in violation of this ordinance, written notice shall be submitted to the owner or permittee of the parked or stored vehicle that such vehicle shall be removed within thirty (30) days from the date of such notice or be subject to the penalties detailed in Section 911. This section shall be enforced by the City of Pickens Police Department.

#### **Amendments to Article VIII, Section 818.1 Non-Conforming Mobile Homes**

The language included in 818.1 of the Official Zoning Ordinance of the City of Pickens, which addresses non-conforming mobile homes, shall be deleted and amended to read as follows:

#### **Section 818.1 Non-Conforming Mobile Homes**

Where a mobile home exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance, such mobile home may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. A non-conforming mobile home may not, under any circumstances, be enlarged or altered in a way which increases its non-conformity.
- b. An occupied non-conforming mobile home may be replaced by another home either by choice or by the owner or if the existing mobile home is destroyed or substantially damaged at the time of occupancy. Such mobile home may be replaced so long as the replacement mobile home is of more recent manufacture than the existing mobile home. Said replacement mobile home shall bear a seal or label showing certification by the Department of Housing and Urban Development of compliance with the National Manufactured Housing Construction and Safety Standards Act.
- c. If a non-conforming home is abandoned for a period of at least six (6) consecutive months, it shall be considered vacant and shall not be allowed occupancy nor shall it be allowed to be replaced by another mobile home. During any time of the six month period stated above that a moving permit is issued the applicant has six months from date of issuance of the permit to replace the manufactured home with an approved mobile home and occupy the lot in question.
- d. Should a non-conforming mobile home be moved for any distance on a lot of record, it shall conform with all other applicable provisions of this Ordinance including parking, maximum lot coverage and front, side and rear yard requirements. Said non-conforming mobile home may be moved to another lot so long as the lot is located in a district where the structure is permitted and so long as other applicable provisions of this Ordinance are met.

**Repealer Pertaining to Previous Section Language.**

This chapter repeals all previously issued ordinances or regulations pertaining to section 816 and 818.1 and replaces with this language.


**Section III: Enactment**

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Pickens.

**Attested**

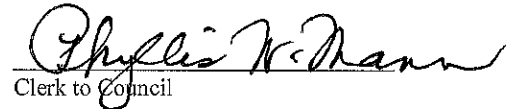
Planning Commission Recommendation

June 29, 2010  
Date

  
Chairperson


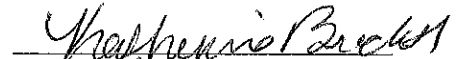
Public Hearing

Aug 2 2010  
Date

  
Clerk to Council

First Reading

Aug 23 2010  
Date

Second Reading

Sept 13 2010  
Date

