

State of South Carolina }  
County of Pickens }  
City of Pickens }

Ordinance Number 2010-16

**AN ORDINANCE  
TO AMEND ARTICLE IV "DISTRICT REGULATIONS", SECTION 405.6  
"DIMENSIONAL REQUIREMENTS"  
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 IV District Regulations, Section 405.6 "Dimensional Requirements" of the Official Zoning Ordinance of the City of Pickens**

The language included in Section 405.6 of the Official Zoning Ordinance of the City of Pickens, which addresses Dimensional Requirements of properties zoned RM-16 or High Density Multifamily, shall be deleted for single family minimum lot area and replaced by the following language:

**Section 405.6 Dimensional Requirements.**

Uses permitted in the RM-16 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in Article III, Sec. 303 of this ordinance.

**A) Minimum Lot Area (sq. ft.)**

Single Family \_\_\_\_\_ 5,000 sq. feet

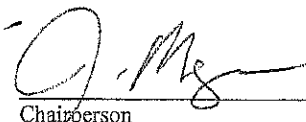
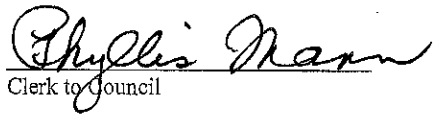
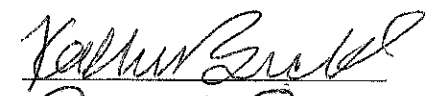
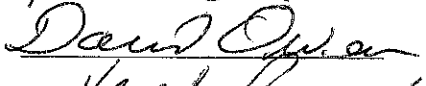
**Repealer Pertaining to Previous Section Language.**

This chapter repeals all previously issued ordinances or regulations pertaining to section 405.6 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	<u>August 30, 2010</u> Date	 Chairperson
Public Hearing	<u>Oct 4 2010</u> Date	 Clerk to Council
First Reading	<u>Sept. 13 2010</u> Date	 
Second Reading	<u>Oct. 4 2010</u> Date	