

ARTICLE V: APPLICATION OF REGULATIONS

Amended Ordinance 4/21/11, 12/20/18, & 1/1/19

500 Use

Except as herein provided, no building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the District in which it is located.

501 Street Frontage

Except as herein provided, no building shall hereafter be erected, constructed, moved or relocated on a lot which does not have at least forty feet of frontage on a publicly dedicated and accepted or publicly maintained street. The provisions shall not apply to condominium and townhouse lotting arrangements that are approved by the Planning Commission. Lots which front on culs-de-sac may have a minimum street frontage of thirty feet, provided that the lot width at the building line meets the minimum requirements set forth in Article VIII. Where a lot exists prior to the adoption of the Zoning Ordinance without any frontage, the Planning Commission may determine if private access is adequate for the proposed development; however, if the owner of the lot owns adjoining property with street frontage, he must combine said lots to comply with the section. This exception only applies to lots separately owned prior to the enactment of this Ordinance.

502 Corner Lots

The minimum width of a side yard along an intersecting street shall be fifty per cent greater than the minimum side yard requirements of the district in which the lot is located.

503 One Principal Building on a Lot

Only one principal building or structure and its customary accessory buildings or structures (garage apartments and granny flats where permitted) may hereafter be erected on any lot; except that in the case of condominium, townhouse, shopping center, and motel projects, more than one principal building, as defined in Section 310 may be erected. The Zoning Administrator shall determine whether a structure is a principle or accessory use. Off premise signs existing and permitted as of the date of this Ordinance, and which are located upon a parcel that contains another existing principal building or structure, are hereby declared grandfathered and exempt from this requirement as long as they are not removed from the site or moved to another parcel.

504 Reduction of Lot Size

No lot shall be reduced in area so that yards, lot area per family, lot width, building area or other provisions of this Ordinance shall not be maintained.

505 Yard and Open Space

No part of any yard or other open space required for any building to comply with the provisions of this Ordinance shall be included, as part of a yard or other open space required under this Ordinance for another building.

506 Conformity to Subdivision Regulations

No building permit shall be issued for, or no building shall be erected on any lot within the City unless the streets giving access to the lot on which said building is proposed to be placed shall have been accepted or opened as a public street prior to that time or unless such street corresponds in its location in line with a street shown on a subdivision plat approved by the City of Georgetown Planning

Commission and such approval entered in writing on the plat by the Chairman of the Commission (see Section 900 for exceptions).

507 Height and Density

No building or structure shall hereafter be erected or altered so as to exceed the building height limit, to accommodate or house a greater number of families, or to have narrower or smaller front yards or side yards than are required or specified in the regulations herein for the district in which it is located.

508 Annexations

All territory which may be hereafter annexed into the City of Georgetown, South Carolina, shall be considered to be in the R1 (Low Density Residential) District until otherwise classified.

509 Parking and Storage of Certain Vehicles

Automotive vehicles or trailers of any kind or type without current license plates or inspection stickers shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

510 Screening

When a commercial or industrial use abuts or is contiguous to a residential use located in any residential district, such commercial or industrial use shall, in addition to meeting the minimum yard requirements of this Ordinance, provide or otherwise establish and maintain an evergreen buffer or screening strip eight feet in width and running the length of the boundary line separating the two uses, or erect and maintain a six foot high masonry or wood fence along the property line between the two uses. This buffer shall not infringe on sight distance at intersections.

511 Accessory Use, Building, Structure. (amended 2-21-08, 12-20-18)

No accessory building, structure or any use in any district shall be established, erected, or maintained without a principal use. Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure, or use (this setback shall not be required for in ground pools). Accessory uses, buildings and structures shall not be located forward of the principal structure. Accessory uses, buildings, and structures in residential zoning districts shall be limited to three (3) per parcel, do not exceed 600 square feet in combined gross surface area, and shall be no more than 20 feet in height. Commercial and industrial zoning districts shall limit accessory uses, buildings and structures to 10% of the gross square footage of the parcel and a site plan shall be approved by the Zoning Administrator.

512 Fences

512.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

512.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

512.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

513 Minimum Area of Zoning District

No tract(s) of land shall be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of two (2) acres in area. (Amended 5-18-06)

514 One Principal Use on a Lot

Only one principal use may be permitted on a parcel with the exception of Planned Developments as defined in Section 702 and the REDD-F2 and REDD-F3 as provided in Article XXI. Parcels that have existing building prior to the adoption of this ordinance may continue use of the building. If the existing use ceases to operate, a new use will not be permitted. If the use ceases for a period of 90 days, the use will no longer be considered existing and will not be eligible for a permit to reopen. A property owner may subdivide the property if all the requirements established in Article VIII of the Zoning Ordinance can be met.

Editor's note (added Article V, Section 514 ord. of 4-21-11 & revised 1-1-19) (Article V, Section 511 amended 12-20-18)