

ARTICLE VI: ESTABLISHMENT OF DISTRICTS AND RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES

600 Establishment of Districts

For the purpose of this Ordinance, the City of Georgetown, as specified on the Official Zoning Map for the City of Georgetown, is hereby divided into the following Zoning Districts:

Residential--R1 District (Low Density Residential)
Residential--R2 District (Medium Density Residential)
Residential--R3 District (Medium to High Density Residential)
Residential--R4 District (High Density Residential)
Residential--R5 District (High Density Residential)
Residential--MR District (Medical Residential)
Historical--HB District (Historic Buildings)
Commercial--IC District (Intermediate Commercial)
Commercial--CC District (Core Commercial)
Commercial--WC District (Waterfront Commercial)
Commercial--GC District (General Commercial)
Commercial--NC District (Neighborhood Commercial)
Industrial--LI District (Limited Industrial)
Industrial--HI District (Heavy Industrial)
Conservation--CP District (Conservation Preservation)
PD District (Planned Development)
PS District (Public Service) (amended 11-15-07)

601 District Boundaries

The boundaries of the above zoning districts are hereby established as shown on the Official Zoning Map of the City of Georgetown which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

601.1 The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the Seal of the City under the words: "Official Zoning Map; City of Georgetown, South Carolina," together with the date of the adoption of this Ordinance.

601.2 If, in accordance with the provisions of the Ordinance and Section 6-29-760 of the South Carolina Code of Laws, of 1976, as amended, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council. No amendment to this Ordinance which involves matters portrayed on the Official Zoning Map shall become effective until after such change has been made on said map.

601.3 No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided by law.

602 Rules for Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

602.1 Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;

602.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

602.3 Boundaries indicated as approximately following City Limits shall be construed as following such City Limits;

602.4 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

602.5 Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline, boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

602.6 Boundaries indicated as parallel to or extensions of features indicated in subsections 602.1 through 602.5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and,

602.7 Where physical or cultural features existing on the ground are at a variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 602.1 through 602.6 above, the Board of Zoning Appeals shall interpret the district boundaries.