

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

Ordinance Number 2015- 10

**AN ORDINANCE**  
**TO AMEND SECTION 406.3 “CONDITIONAL USES WITHIN THE CENTRAL**  
**BUSINESS DISTRICT” AND SECTION 412.5 “CITY CENTER OVERLAY DISTRICT”**  
**OF THE OFFICIAL ZONING ORDINANCE**  
**OF THE CITY OF PICKENS, SOUTH CAROLINA**

**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**, at the City’s request, the Planning Services Division of the Appalachian Council of Governments provided technical and professional expertise in performing a comprehensive review and making appropriate recommendations to update the City of Pickens’ Zoning Ordinance, and

**Whereas**, the City Council and Planning Commission of the City of Pickens do find it 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**, the Planning Commission reviewed the recommended changes to Section 406.3.1 of the Zoning Ordinances and recommends the Pickens City Council adopt the recommended changes; and the Board of Architectural Review reviewed the recommended changes to Section 412.5.1 of the Zoning Ordinances and recommends the Pickens City Council adopt the recommended changes, and

**Now Therefore**, BE IT ORDAINED by the City Council of Pickens, South Carolina that:

**Section 1--Article IV, Section 406.3.1 Conditional Uses for First Floor** is amended and replaced with the following language:

**406.3.1. Conditional Uses for First Floor**

Conditional Uses:

A. Community Organization and private meeting halls:

1. One (1) parking space per three hindered fifty (350) square feet during normal hours of operation
2. Must make arrangements for “commuter lots” during meeting hours and special events so that other businesses are not affected.

B. Auction house:

Ordinance 2015-10 Amending the Zoning Ordinance

1. One (1) parking space per three hundred fifty (350) square feet during normal hours of operation
  2. Must make arrangements for “commuter lots” during meeting hours and special events so that other businesses are not affected.
- C. Churches and other religious places of worship:
1. One (1) parking space per every four (4) seats in the general assembly area
  2. Must make arrangements for “commuter lots” during meeting hours and special events so that other businesses are not affected.
- D. Funeral Homes:
1. One (1) parking space per every four (4) seats in the general assembly area
  2. Must make arrangements for “commuter lots” during meeting hours and special events so that other businesses are not affected.
- E. Residential Units:
1. Must be on a level above the ground level flood within a permitted principal use
  2. All units must have direct access to the outside of the structure
  3. One (1) parking space for each dwelling unit in excess of the requirements of the principal use
- F. Gas/Service Stations:
1. Parking and service areas are separated from adjoining residential property by placing a screen, fence, or wall at least six (6) feet in height
  2. No major repairs or vehicles sales constructed on the premise
  3. Adequate provisions are made for access and traffic safety
  4. Two (2) parking spaces for each fuel pump, plus three (3) for each service bay
- G. Garages for repairs and serving automobiles/motorcycles
1. Operations are fully enclosed building
  2. No open storage of wrecked vehicles or dismantled parts are visible
  3. Three (3) parking spaces for each bay
- H. Business Center
1. Must provide one parking space per every one hundred fifty (150) square feet
  2. A business center is defined as a place providing office facilities and services such as management training or office space to new and startup companies.

For Court Street, Pendleton Street, Catherine Street and Garvin Street within the CBD, the following are additional Conditional Uses for the First Floor (if located on Main Street or Jewel Street or if the property has any road frontage on either Main Street or Jewel Street, these conditional use must be located on the second floor)

A. Medical Offices

1. Each office has one parking space per one hundred fifty (150) square feet or five (5) spaces per doctor and/or counselor, whichever is greater
2. Medical offices in this section include:
  - i. Eye doctor
  - ii. Dentists
  - iii. Clinics



