

**AN ORDINANCE
TO AMEND ARTICLE IV, SECTION 1011 AND SECTION 405.7
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 follow sections to be amended as printed below:

Section II: Amendments to Article X “Board of Zoning Appeals”, Section 1010 “Powers and Duties of the Board of Zoning Appeals” of the Official Zoning Ordinance of the City of Pickens

The language included in Section 1010 of the Official Zoning Ordinance of the City of Pickens, which addresses the powers and duties of the Board of Zoning Appeals shall read:

H. The board of zoning appeals may issue permits for those uses permitted by special exception which are in accordance with the provision of this chapter and the specific conditions set forth. The board may grant, deny, or modify any request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant. It may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the request can be initiated. Failure to act within 60 days shall constitute approval of the request. If the request is granted, the board shall determine that:

1. the use meets all required conditions.
2. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
3. The use is not detrimental to the public health or general welfare.
4. The use will not violate neighborhood character nor adversely affect surrounding land uses.

If the board denies the request, the reasons shall be entered in the minutes of the meeting at which the permit is denied. In granting the permit, the board may designate any necessary and

appropriate condition in addition to the specific conditions contained in this chapter to assume that the proposed use will be in harmony with the area in which it is to be located and within the spirit of this chapter.

Amendments to Article IV “District Regulations”, Section 405.4 RM-16 “High Density Multi Family District” of the Official Zoning Ordinance of the City of Pickens

The language included in Section 405.4 of the Official Zoning Ordinance of the City of Pickens, which addresses special exceptions in the RM-16 Zoning District shall read:

E. A short term rental development (tiny houses, small cottages, etc) can be developed in a RM-16 zone when the following conditions are met and approved by the Board of Zoning Appeals:

- 1) A minimum of 2 acres with a maximum of 8 units per acre.
- 2) Tiny houses or small cottages in the range of 300 to 1000 square feet. The units must be a permanent fixture (no wheels). The units must be single units, no duplexes or multiplexes.
- 3) Minimum of one parking space per unit
- 4) A community area is allowed (laundry, meeting room) but no bath houses.
- 5) Each unit must have a bathroom.
- 6) The units can be rented for no more than one year at a time.
- 7) Site plans addressing landscaping, curb and gutter, streets, and layout must be submitted.
- 8) Plans and/or photos of the types of units must be submitted for review. (The board has the right to deny any type of design they deem to not fit the City of Pickens).

Section III: Enactment

Attested:

First Reading June 4, 2018

Second Reading December 3, 2018



Mayor, David Owens



Clerk to Council, Brittany Chapman