ORDINANCE 2022-7

Whereas, the Chesterfield Town Council in meeting duly called has determined that it is in the best interests of the Town and its citizens to amend the Zoning Ordinance of the Town of Chesterfield, South Carolina;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL IN MEETING DULY ASSEMBLED, THAT The Zoning Ordinance is amended as follows:

401.4 (f) Minimum Side Yard: Ten (10) feet from one side, provided that the total of both side yards is not less than thirty (30) percent of the total lot width.

402.3 (c) Mobile Home Parks, provided they are first submitted to and approved by the Planning Commission, and Mobile Homes are no more than ten (10) years old and found to be in compliance with all Zoning and Mobile Home Park requirements.

402.3 (c) (3) The following section is added: All roads within the Mobile Home Park shall be a minimum of twenty (20) feet wide and paved to Chesterfield County specifications. Drainage and Sewage disposal plans shall be submitted to and approved by the Public Works Director and/or Town Administrator.

402.4 (8) Maximum Building Height: Thirty-five (35) feet, as measured upward from the point of lowest ground level elevation of said building. Multi-family dwellings may not exceed 35 feet in height. For other exceptions to height regulations, see Article VI, Section 622.

402.4 (g) Multifamily dwelling: Thirty-five (35) feet as measured upward from the point of lowest ground level elevation of said building.

Other principal use: Thirty-five (35) feet, as measured upward from the point of lowest ground elevation of said building.

404.2. (a) (24) removed in it’s entirely to allow mobile homes on individual lots.

403.4 (f) Other principal use: Thirty- five (35) feet, as measured upward from the point of lowest ground elevation of said building.

405.2 (e) Any residential use listed as a permitted use in the GR district under the conditions and requirements set forth in Section 404.4 except no mobile homes are allowed.

405.4 (f) Maximum Building Height: Up to thirty- five (35) feet.

407.2 (k) Land fill is deleted in its entirety.

407.3 (g) All acceleration and deceleration lanes shall meet SCDOT specifications.

408.2 (f) Land fill or the extraction of natural materials is removed in its entirety. A minimum iot area of ten (10) acres is required is hereby added.

408.3 (c) All acceleration and deceleration lanes shall meet SCDOT specifications.

408.3 (e) Any industrial use which does not produce injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable conditions.

408,3 (f) It will be located on a site no less than ten (10) acres in size and provided no burning of materials or products is conducted on the premises.

408.4 (a) Minimum Lot Area: Ten (10) acres.

409.2 (r) Airfield, together with subordinate uses is removed in its entirety,

409.2 (s) Dredging, land fill, or the excavation of natural materials is removed in its entirety.

409.4 (a) Minimum Lot Area: Five (5) Acres.

Section 608 Nonconforming Buildings or Uses. To prevent an undue hardship the primary resident property owner of a mobile home in a General Residential zoned area may request permission from Town Council to replace that mobile home with an upgraded model if that property is otherwise unbuildable provided that the replacement mobile home is no more than ten (10) years old.

1001.36 Mobile Homes. The following section is added. No mobile home may be brought into the Town of Chesterfield that is more than ten (10) years old. Ali mobile homes setups shall be completed by a contractor who is licensed as a manufactured home contractor and/or a manufactured home installer. The Piers, Footings, Frame Ties, Septic Tank/Sewer Lines/Plumbing, Service Pole/Electrical, Smoke Detectors, 911 Address, Landing at Doors, Guards, Handrails, Steps, Underpinning, and Removal of Debris shall meet the Chesterfield County specifications.

1001.12A Commercial Buildings. All commercial buildings brought into the Town shall be no older than five (5) years old.

1001.37 The following section is added. No mobile home may be brought into the Town of Chesterfield that is more than ten (10) years old.

1001.53 Ail subdivisions shall require that a plat and other relevant information as required by the

Zoning Ordinance be submitted and approved by the Planning Commission before the plat is recorded.

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

This Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted shall take place upon its adoption. THIS DONE IN TOWN COUNCIL ASSEMBLED THIS 8th DAY OF December, 2022.

First reading December 8, 2022, Second reading January 12, 2023

Mayor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ATTEST: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Clerk