

# **ZONING ORDINANCE**

## **TOWN OF ELGIN SOUTH CAROLINA**

Vismor, Ricketson & Associates, Inc.

## **TABLE OF CONTENTS**

<b>ARTICLE 1: ESTABLISHMENT OF ZONING DISTRICTS, PURPOSE OF DISTRICTS, AND RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES.....</b>	<b>3</b>
<b>ARTICLE 2: ZONE DISTRICT REGULATIONS.....</b>	<b>7</b>
<b>ARTICLE 3: CONDITIONAL USE REGULATIONS.....</b>	<b>17</b>
<b>ARTICLE 4: COMMUNITY APPEARANCE, BUFFERING, LANDSCAPING, SCREENING AND TREE PROTECTION REGULATIONS.....</b>	<b>33</b>
<b>ARTICLE 5: SIGN REGULATIONS.....</b>	<b>47</b>
<b>ARTICLE 6: SUPPLEMENTAL OFF-STREET PARKING AND LOADING REGULATIONS.....</b>	<b>56</b>
<b>ARTICLE 7: GENERAL AND ANCILLARY REGULATIONS.....</b>	<b>62</b>
<b>ARTICLE 8: ADMINISTRATIVE PROCEDURES AND ENFORCEMENT REGULATIONS.....</b>	<b>74</b>
<b>ARTICLE 9: AMENDMENTS.....</b>	<b>83</b>
<b>ARTICLE 10: DEFINITIONS.....</b>	<b>86</b>
<b>ARTICLE 11: LEGAL STATUS PROVISIONS.....</b>	<b>97</b>

**ZONING ORDINANCE  
OF THE  
TOWN OF ELGIN,  
SOUTH CAROLINA**

**AN ORDINANCE OF THE TOWN OF ELGIN, SOUTH CAROLINA, REGULATING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND, THE HEIGHT OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS, THE DENSITY AND DISTRIBUTION OF POPULATION; CREATING DISTRICTS FOR SAID PURPOSES AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE METHOD OF ADMINISTRATION AND AMENDMENT; AND PROVIDING FOR THE IMPOSITION OF PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE.**

**PREAMBLE**

IN ACCORDANCE WITH AUTHORITY CONFERRED BY THE GENERAL STATUTES OF SOUTH CAROLINA, 1976 CODE OF LAWS, TITLE 6, CHAPTER 29 OF THE COMPREHENSIVE PLANNING ENABLING ACT OF 1994, AS AMENDED, AND FOR THE PURPOSE OF PROMOTING PUBLIC HEALTH, SAFETY, MORALS, CONVENIENCE, ORDER, APPEARANCE, PROSPERITY, AND GENERAL WELFARE; LESSENING CONGESTION IN THE STREETS; SECURING SAFETY FROM FIRE; PROVIDING ADEQUATE LIGHT, AIR, AND OPEN SPACE; PREVENTING THE OVERCROWDING OF LAND; AVOIDING UNDUE CONCENTRATION OF POPULATION; FACILITATING THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; PROTECTING AND PRESERVING SCENIC, HISTORIC AND ECOLOGICALLY SENSITIVE AREAS; FACILITATING THE PROVISION OF PUBLIC SERVICES, AFFORDABLE HOUSING, AND DISASTER EVACUATION, IN HARMONY WITH THE COMPREHENSIVE PLAN FOR THE TOWN OF ELGIN, SOUTH CAROLINA, THE TOWN COUNCIL HEREBY ORDAINS AND ENACTS INTO LAW THE FOLLOWING ARTICLES AND SECTIONS, WHICH SHALL COMPRISE AND BE KNOWN AS **THE ZONING ORDINANCE OF THE TOWN OF ELGIN, SOUTH CAROLINA**, AND SHALL BE APPLICABLE THROUGHOUT THE LEGALLY RECORDED CORPORATE LIMITS OF THE TOWN, AS NOW OR HEREAFTER ESTABLISHED.