

ZONING ORDINANCE FAIRFIELD COUNTY, SOUTH CAROLINA

AN AMENDMENT TO THE ORDINANCE OF THE COUNTY OF FAIRFIELD, 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; ESTABLISHING DEVELOPMENT STANDARDS; 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 OF THE CITIZENS OF FAIRFIELD COUNTY; 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 ENVIRONMENT; PROTECTING AND PRESERVING SCENIC, HISTORIC AND ECOLOGICALLY SENSITIVE AREAS; FACILITATING THE PROVISION OF PUBLIC SERVICES, AFFORDABLE HOUSING, AND DISASTER EVACUATION, IN HARMONY WITH THE ADOPTED COMPREHENSIVE PLAN FOR FAIRFIELD COUNTY, SOUTH CAROLINA, THE COUNTY COUNCIL HEREBY AMENDS ORDINANCE 335, KNOWN AS THE ZONING ORDINANCE OF FAIRFIELD COUNTY, SOUTH CAROLINA, IN ITS ENTIRETY BY ORDAINING AND ENACTING INTO LAW THE FOLLOWING ARTICLES AND SECTIONS AND SHALL BE APPLICABLE

THROUGHOUT THE UNINCORPORATED AREAS OF FAIRFIELD COUNTY,
AS NOW OR HEREAFTER ESTABLISHED.

ARTICLE I

ESTABLISHMENT OF ZONING DISTRICTS, PURPOSE OF DISTRICTS, AND RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES

Section 1-1. Establishment of Districts

The following districts are hereby established for use in the unincorporated areas of Fairfield County, based on the Comprehensive Plan.

PRIMARY ZONING DISTRICTS

Map Symbol

- R-1 Single-family Residential District
- R-2 Inclusive Residential District
- B-1 Limited Business District
- B-2 General Business District
- I-1 Industrial District
- RD Rural Resource District

SPECIAL PURPOSE DISTRICT

- APD Airport Protection District
- PPD Planned Development District

Within each primary district, the regulations set forth herein shall apply uniformly to each class or kind of structure or land except that where such districts overlap the Airport Protection District, or the 100-year flood boundaries, as established on Flood Insurance Rate Maps for Fairfield County, prepared by the Federal Emergency Management Agency, latest edition. In such instance the regulations shall be altered to accommodate the special needs of such areas as prescribed by this ordinance and in accord with the county's Flood Damage Prevention Ordinance, where applicable.

Section 1-2. Purpose of Districts

Collectively, these districts are intended to advance the purposes of this

Ordinance, as stated in the Preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

PRIMARY DISTRICTS

R-1, Single-family Residential District. The R-1 Residential District is intended to foster, preserve, and protect at low densities areas of the county in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at low densities.

R-2, Inclusive Residential District. The R-2 Inclusive Residential District is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment opportunities.

B-1, Limited Business District. The B-1 District is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this district are of the "convenience variety". The size of this district should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas and/or on the periphery of residential areas, moderating transition between residential and commercial uses.

B-2, General Business District. The B-2 District is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the traveling public, the community and the larger midlands region. Toward this end, a wide range of business and commercial uses are permitted herein.

I-1, Industrial District. The intent of the I-1 Industrial District is to accommodate wholesaling, distribution, storage, processing and manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards within and beyond the boundaries of this district.

Toward these ends, residential development is not permitted herein, nor is the establishment of this district on a street providing primary access to or traversing a residential district permitted.

RD, Rural Resource District. The value of agricultural lands, woodlands, wetlands

and other resources which characterize this district are important to clean water and air and to many natural cycles. These lands provide much of the character that makes Fairfield County an attractive place in which to live.

The intent of this district, therefore, is to protect these area resources from development which would needlessly alter their rural state and contribution to a balanced environment.

SPECIAL PURPOSE DISTRICT

APD, Airport Protection District. This is an “overlay” district designed to promote compatibility between aircraft operating in the vicinity of Fairfield County Airport and surrounding property, by:

- (1) protecting and promoting the general health, safety, economy and welfare of area residents;
- (2) protecting the dual interests of navigational safety and airport operations;
- (3) protecting property in the vicinity of the airport; and
- (4) promoting the improvement and the utility of the airport and the public investment therein.

PPD, Planned Development District. The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate; and to do so in aq manner that will enhance public health, safety, morals, and general welfare.

Section 1-3. Establishment of Official Zoning Map(s)

The boundaries of the zone districts established by this Ordinance are shown on the official zoning map(s) which shall be identified by the signature of the Chairman of County Council, attested by the Clerk of County Council, and maintained in the office of the Building Official. The official zoning map(s) and all amendments, certifications, citations and other matters entered onto the official zoning map(s) are hereby made a

part of this Ordinance and have the same legal effect as if fully set out herein.

No change of any nature shall be made on the official Zoning Map(s) or matters 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.

Section 1-4. Amendments to the Official Zoning Map(s)

Amendments to the official zoning map(s) shall be adopted by Ordinance as provided for by this Ordinance. Promptly after the adoption of an amendment the Building Official shall alter or cause to be altered the official zoning map to indicate the amendment and the effective date of the Ordinance amending the map.

Section 1-5. Rules for Interpretation of District Boundaries on the Official Zoning Map(s)

Where uncertainty exists as to the boundaries of districts shown on the official zoning map(s), the following rules shall apply.

- (1) Boundaries indicated as approximately following the center lines of streets, highways, alleys, or public utility easements shall be construed to follow such center lines.
- (2) Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.
- (3) Boundaries indicated as approximately following political lines shall be construed as following such lines.
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5) Boundaries indicated as approximately following the center lines of natural barriers such as, rivers and streams, shall be construed to follow such center lines.