

However, to avoid undue hardship, the lawful use of any such use, building or structure at the time of the enactment, amendment, or revision of this Ordinance may be continued even though such structure does not conform with the provisions of this Ordinance, except that said nonconforming use, building, structure or portions thereof shall not be:

- (1) **Changed to another nonconforming use** which would not otherwise be permitted in the same zoning district in which the existing nonconforming use is permitted.
- (2) **Repaired, rebuilt, or altered after damage** in such a way as to increase the nonconformity of side, rear or front yard setbacks or other applicable requirements or reduce the amount of off-street parking below the amount provided prior to such damage.
- (3) **Enlarged or extended by more than 10% of the gross floor area.** Where such enlargement is proposed, it shall be allowed only if all applicable setbacks, and off-street parking requirements are met.
- (4) **Reestablished, reoccupied or replaced** after discontinuance of use or physical removal or relocation of the use or structure from its original location for a period of 120 days, except that:
 - (a) **non-conforming mobile homes and/or manufactured homes** on individual lots, once removed shall not be replaced by another mobile home, but may be replaced by a manufactured home, provided such manufactured home is in compliance with all applicable requirements of Section 4-2, and shall not encroach beyond the existing footprint into required setback areas.
 - (b) **nonconforming mobile homes within mobile home parks** may be replaced by manufactured homes; provided such replacement is in compliance with Sections 4-2.1 and 4-2.3.
 - (c) **nonconforming buildings** structurally designed for commercial or other non-residential uses may be renovated and reoccupied provided that:

1. All off-street parking requirements associated with the new occupant (use) shall be met on site,
 2. The reoccupied use shall be permitted in the B-1 Zone District, and
 3. There is no encroachment into existing side, rear or front yard setback.
- (4) **listing or posting** of a property for sale or lease shall not be deemed a discontinuance of use if the property is identified as being sold for that nonconforming use.
 - (5) **a nonconforming buildings or structure** that has burned down has a period of 365 days to be reestablished, reoccupied, or replaced. All nonconforming buildings that has burned down must be cleaned up and all debris removed within 365 days.
 - (6) **obtaining a building permit** to reestablish, reoccupy, or replace the nonconforming building or structure within the required time period shall be proof that the nonconforming use, building or structure is continued.
- (5) **Scrap waste and waste material facilities including salvage yards and junkyards** that are existing as of the time of the adoption of this Ordinance must comply with the screening requirements of Section 4-12(5) within one year of adoption of this amendment.

Section 8-10. Parking, Storage or Use of Campers or Recreational Vehicles in Residential Zones

No recreational vehicle or boat in excess of 17 feet shall be parked or stored in any required front or side yard setback area in a residential district (R-1 and R-2); except that any recreational vehicle or boat may be parked in any required front or side yard setback on a residential premise for a period not to exceed twenty-four (24) hours during loading or unloading. Any recreational vehicle or boat may be parked or stored anywhere on the property that is not a required

front or side yard setback area.

A recreational vehicle may be used for temporary lodging in a residential district (R-1 and R-2) for no more than thirty (30) days in any one calendar year. Except that in residential districts adjoining Lake Wateree and Lake Monticello, a recreational vehicle may be used for temporary lodging for no more than fifteen (15) continuous days in any one calendar year but no more than sixty (60) days in any one calendar year.

There is no limit on the number of days that a recreational vehicle may be used for temporary lodging in RD district.

Any recreational vehicle used for temporary lodging regardless of the zoned district it is located in must meet all requirements of South Carolina Department of Health and Environmental Control Regulation 61-56, Individual Waste Disposal Systems, Section IIIA.

Section 8-11. Parking, Storage and Use of Non-Recreational Vehicles and Equipment in Residential Zones

- (1) No automobile, truck or trailer of any kind or type, without current license plates, shall be parked, and construction equipment shall not be stored on any lot zoned for residential use, other than in completely enclosed buildings, or physically removed from vision from the public street serving the property.
- (2) Parking of vehicles, implements and/or equipment used for commercial, industrial, farm or construction purposes in the R-1 and R-2 Districts shall be limited to one vehicle per residence, with a capacity no greater than 2 tons.
- (3) Vehicles with capacity greater than 2 tons and used for commercial, industrial, farm or construction purposes are prohibited from parking in the above referenced Zoning Districts, including the street/highway right-of-way in such districts, when not actively involved in commerce.

Section 8-11. Maintenance of Lots

All lots in R-1 and R-2 zoned areas must be maintained so as to prevent grass, weeds or undergrowth to exceed twelve (12) inches in height. Areas in R-1 and R-2 zoned areas exempt from this are those areas adjacent to Lake Wateree and Lake Monticello. Also all property zoned R-1 and R-2 which have legally nonconforming agricultural uses are also exempt.