

ORDINANCE NO. 2019-20  
AMENDING ARTICLE 3, ZONING DISTRICTS, TABLE 3-2, USE MATRIX, AND  
ARTICLE 4, SECTION 4.7, OF THE NORTH AUGUSTA DEVELOPMENT CODE,  
CHAPTER 18 OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA CODE OF  
ORDINANCES

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code which is consistent with the City's Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Section 5.3.3.2 Text Amendments in Article 5, Approval Procedures, of the North Augusta Development Code, any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text; and

WHEREAS, the North Augusta Planning Commission, following a November 21, 2019, public hearing, reviewed and considered a request by the Hammond House to amend Table 3-2, entitled "Use Matrix," and Article 4, entitled "Supplemental Use Regulations," of the North Augusta Development Code to revise requirements for Bed and Breakfasts related to standards in Article 3, Zoning Districts, and Article 4, Supplemental Use Regulations, of the North Augusta Development Code. The Planning Commission report has been provided to City Council for consideration.

The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the text of the Development Code is appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The North Augusta Development Code, Chapter 18 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in the following section. The section of the Code affected by the proposed amendment is identified by the section number.

A. Table 3-2, entitled "Use Matrix", item 4.1, is amended to read:

**Table 3-2 USE MATRIX**

(Rev. 12-1-08; Ord. 2008-18) (Rev. 8-17-09; Ord. 2009-07) (Rev. 3-15-10; Ord. 2010-05)  
 (Rev. 8-16-10; Ord. 2010-12) (Rev 11-2-15; Ord. 2015-17) (Rev. 6-20-16; Ord. 2016-13) (Rev. xx-xx-xx, Ord. 2020-xx)

Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "-" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

A	Land Use Coding			Zoning Districts												
	B	C	D	E	F	G	H	I	J	K	L	M	N	O		
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial		
<b>4 Accommodations and Group Living</b>																
4.1	Bed and breakfast (subject to §4.7)	1310	721191	--	S	S	S	S	P	--	P	P	P	--		

B. Section 4.7 entitled "Bed and Breakfast", is amended to read:

**4.7 BED AND BREAKFAST**

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a "P" in Table 4-2 below. Bed and Breakfast Inns located in any zoning district where allowed as a Special Exception by the Use Matrix, Table 3-2, may be subject to additional conditions where indicated by a "C" in Table 4-2 below:

**TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES**

	A	B	C	D	E
	Accessory Use	D, GC, TC Districts	NC Districts	Home Occupation	Residential Districts
1.	Restaurant	P	P	--	C
2.	Bar	P	C	--	C
3.	Stage entertainment	P	--	--	C
4.	Dance floor	P	--	--	C
5.	Health club	P	C	--	-
6.	Gift shop	P	P	--	C
7.	Related activities	P	C	--	C

The Board of Zoning Appeals may approve conditional activities and additional "related activities," as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.

In a residential zoning district, a Bed and Breakfast with up to six bedrooms for registered overnight guests shall be subject to the following:

- 1) Shall only be allowed as a Special Exception.
- 2) The minimum site size shall be 1 acre.
- 3) The minimum house size shall be 3000 gross square feet.
- 4) The use shall not create noise, light, traffic, or other conditions detrimental to neighboring residents.
- 5) The owner shall comply with all tax, business license, and revenue collection ordinances of the City and State.
- 6) Must have an approved site plan that shows, at a minimum:
  - a) Any provided off-street and overflow parking. Parking must comply with Article 10 and 12 and associated Development Code standards.
  - b) Locations of outdoor facilities including tents, stages or other structures and facilities that may be used for any temporary or permanent events.
  - c) Buffering between this property and any other residential use to the standards of a Type B Buffer in Article 10.
  - d) Any other items as determined by the Director of Planning and Development or Engineering.
- 7) The structure used for the Bed and Breakfast must be existing and may be modified only as necessary to meet building codes or assure the safety of any structure on site for the purpose of accommodating allowed uses.
- 8) The structure shall be and remain single-family residential in character.
- 9) Retail sales are limited to postcards, shirts, and other small gift items directly associated with the Bed and Breakfast only. Items for sale should not be visible from the right-of-way.
- 10) Signage may not exceed the requirements of Article 13 unless a variance or waiver is issued as allowed in the code.
- 11) Accessory buildings may be used for "related activities" as approved on the site plan or determined by the Director.

II. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 6<sup>th</sup> DAY OF January, 2020.

First Reading 12.16.19

Second Reading 12.16.19

Third Reading 1.6.20



Robert A. Pettit, Mayor

ATTEST:



Sharon Lamar, City Clerk