

ORDINANCE NO. 2020-01
AMENDING ARTICLE 3, ZONING DISTRICTS, ARTICLE 4, SUPPLEMENTAL
REGULATIONS AND ARTICLE 19, NON-CONFORMING USES 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 December 19, 2019, public hearing, reviewed and considered a request by the Planning and Development Department to amend Article 3, entitled "Zoning Districts," Article 4, entitled "Supplemental Use Regulations," and Article 19, entitled "Non-Conforming Uses," of the North Augusta Development Code to remove conflicting requirements for signage. 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. Article 3, Zoning Districts, is amended to read:

a. Section 3.8, Overlay Districts:

- i. § 3.8.4.5. Outdoor Display and Sale – Goods shall not be displayed or stored on the exterior of the building except under a porch roof, eave or overhang permanently affixed to the building. Outdoor displays shall not restrict free pedestrian movement and a walkway of not less than five (5) feet wide shall be maintained between the doorway(s), exit(s) and the public sidewalk. Exterior merchandise displays are not permitted on the right of way, front or side yards, open porches or other outside areas except for forty-eight (48) hours during permitted special events for no longer than forty-eight (48) hours. Longer term or permanent exterior merchandise displays may be permitted if the outdoor display or sale, or both, is conditionally approved pursuant to §4.34.
- ii. § 3.8.5.9 Signs – Signs are permitted in accordance with the provisions of Article 13, Signs, for the base zoning district.
- iii. § 3.8.6.8 Signs

3.8.6.8.1 Signs are permitted in accordance with the provisions of Article 13, Signs.

B. Article 4, Supplemental Use Regulations, Section 4.35.8.f. is amended to read:

i. § 4.35.8. Farmers and Produce Markets

f: Signage shall be permitted in accordance with the provisions of Article 13: Signs, provided, however, that the duration of the signage may coincide with the temporary duration of the use. One freestanding sign may be permitted, the maximum size of which shall not exceed thirty-two (32) square feet, and wall signage may be permitted up to a maximum of fifty (50) square feet.

C. Article 19, Nonconforming Uses, Section 19.2.3 Determination of Nonconforming Lots, Buildings and Structures, is amended to read:

i. § 19.2.3 Determination of Nonconforming Lots, Buildings and Structures

Nonconforming lots, buildings and structures, except signs, which are governed by Article 13, shall be determined by the prescribed dimensional and design standards for lots, buildings and structures located in base zoning districts, special zoning districts, and overlay zoning districts provided for in this Chapter.

- D. Articles 3, 4 and 19, Table of Contents will be edited to reflect new page numbers, titles or item numbering associated with the text changes outlined herein.
- 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 3rd DAY OF February, 2020.

First Reading January 6, 2020

Second Reading January 6, 2020

Third Reading February 3, 2020



Robert A. Pettit, Mayor

ATTEST:



Sharon Lamar, City Clerk