

ORDINANCE NO. 2016-09
AMENDING ARTICLE 3, ZONING DISTRICTS, RELATED TO BUILDING
MATERIALS PERMITTED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT,
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 2005 Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Title 6, Chapter 29 of the South Carolina Code, the North Augusta Planning Commission may recommend amendments to the Development Code for the purposes of technical clarification, error correction and to accommodate the needs of the City's citizens, provided such amendments are consistent with the City's 2005 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following a April 21, 2016 public hearing, reviewed and considered an amendment to Section 3.8.5.10.5, Prohibited Materials, in Article 3, Zoning Districts, of the North Augusta Development Code to eliminate percentage limits on the use of drainage-backed synthetic stucco (EIFS) as a building material in the Highway Corridor Overlay District and a motion was made to recommend said amendment to the City Council for approval. The motion to recommend approval passed on a 5-0 vote.

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. Section 3.8.5.10.5, Prohibited Materials, is amended to read:

3.8.5.10.5 Permitted Materials With Limitations – The following building exterior wall materials are permitted with limitations in the Highway Corridor Overlay District:

- a. Ceramic tile as an accent on up to ten percent (10%) of the wall area.
- b. Metal siding applied to single-family detached and attached dwelling units only.
- c. Vinyl siding for single-family detached and attached dwelling units only.

d. Drainage-backed synthetic stucco (Drainage-Backed Exterior Insulation Finishing System [Drainage-Backed EIFS]) may be applied to any wall surface eight feet or more above the adjacent grade. (Rev. 2-21-11; Ord. 2011-01)

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
16 DAY OF May, 2016.

First Reading 5/2/14

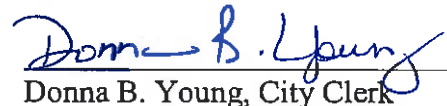
Second Reading 5/2/14

Third Reading 5/16/14



Lark W. Jones, Mayor

ATTEST:


Donna B. Young, City Clerk