

ORDINANCE NO. 2007-22
ADOPTING 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 AND
UPDATING THE CITY-WIDE ZONING MAP ACCORDINGLY

WHEREAS, pursuant to Title 6, Chapters 29 and 31 of the South Carolina Code, the North Augusta Planning Commission has the responsibility to prepare zoning and land development regulations for adoption by the North Augusta City Council; and

WHEREAS, such zoning and land development regulations have been revised and updated approximately every ten (10) years; and

WHEREAS; the most recently revised regulations were adopted in 1996 as the North Augusta Zoning and Development Standards Ordinance; and

WHEREAS, the North Augusta Planning Commission has spent several years in the preparation of a Development Code which is consistent with the city's 2005 Comprehensive Plan; and

WHEREAS, the proposed Development Code incorporates all city zoning and land development regulations; and

WHEREAS, the proposed Development Code will replace the 1996 Zoning and Development Standards Ordinance; and

WHEREAS, public comment was solicited through formal public hearings and informal communication throughout the multiyear document preparation process; and

WHEREAS, the North Augusta Development Code is consistent with the city's 2005 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission approved the draft North Augusta Development Code on April 19, 2007 and recommended it to the City Council for approval; and

WHEREAS, an updated zoning map for the purposes of aligning existing zoning districts with new zoning district names and designations has been prepared which does not change the underlying zoning district classifications.

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:

ORDINANCE ADOPTING THE NORTH AUGUSTA
DEVELOPMENT CODE

- 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 adopted and shall read as follows:

North Augusta Development Code
Zoning and Land Development Regulations
Chapter 18 of the City of North Augusta Code of Ordinances

Article 1. General Purpose

Article 2. Use Patterns

Article 3. Zoning Districts

Article 4. Supplemental Regulations

Article 5. Approval Procedures

Article 6. Site Analysis and Protection

Article 7. Building Design

Article 8. Adequate Public Facilities

Article 9. Floodplain Management

Article 10. Landscaping

Article 11. Open Space and Parks

Article 12. Parking

Article 13. Signs

Article 14. Streets

Article 15. Stormwater Management

Article 16. Water and Sewer

Article 17. Reserved

Article 18. Administration

Article 19. Nonconforming Uses

ORDINANCE ADOPTING THE NORTH AUGUSTA
DEVELOPMENT CODE

Article 20. Redevelopment Commission

Appendix A. Definitions

Appendix B. Application Documents

Appendix C. Approved Plants

Appendix D. Construction Standards

Appendix E. Erosion and Sediment Control

Appendix F. Stormwater Quality

Appendix G. Stormwater System Design Standards

(Text of ordinance)

- II. Upon adoption of this ordinance on third and final reading, the previous Zoning and Development Standards Ordinance, Ordinance #96-15, adopted November 18, 1996, along with all amendments thereto, is repealed in its entirety.
- III. All other Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. The effective date of the North Augusta Development Code will be January 1, 2008.
- V. All development applications deemed complete and received by the city prior to December 31, 2007 will be processed under the 1996 Zoning and Development Standards Ordinance.
- VI. The attached city-wide Zoning Map for the City of North Augusta, South Carolina is hereby adopted for the purposes of applying new zoning district names and designations and does not change the underlying zoning district classifications.
- VII. On January 1, 2008 the previous Zoning Map, adopted January 6, 1997 by Ordinance 96-16, along with all amendments thereto, is repealed in its entirety.

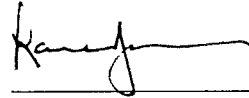
ORDINANCE ADOPTING THE NORTH AUGUSTA
DEVELOPMENT CODE

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS
_____ DAY OF DECEMBER, 2007.

First Reading 11/19/07

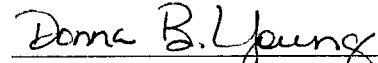
Second Reading 12/3/07

Third Reading 12/17/07



Lark W. Jones, Mayor

ATTEST:



Donna B. Young, City Clerk

Scanned into Alchemy

Date: 12/18/07

By: Donna Young

Database: Admin - Ord