STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 28, 2012
PC#2012-14

SUBJECT: Request for text amendments to the Florence County Code, Chapter 30, Zoning Ordinance, Section 30-1, Establishment of Districts and Section 30-2, Purpose of Districts to include zoning districts R-3A, Single-Family Residential District and R-5A, Multi-Family Residential District.

APPLICANT: Florence County Planning & Building Department

STAFF ANALYSIS:

Districts R-3A and R-5A were adopted by Ordinance to be included in the Florence County Code, Chapter 30 Zoning Ordinance, Section 30-28 Table I on November 19, 2009.

Other areas of the Florence County Code must be amended to include Districts R-3A and R-5A.

The Florence County Code, Chapter 30, Zoning Ordinance, Section 30-1, Establishment of Districts and Section 30-2, Purpose of District shall be amended to include Districts R-3A and R-5A. The text amendments shall read as follows:

Sec. 30-1. - Establishment of districts.

For purposes of this chapter, the following zoning districts are hereby established:

Residential Districts	Business Districts	Rural Districts	Special Purpose Districts
R-1, single-family, large lots	B-1, limited	RU-1, community	PD, planned development
R-2, single-family, medium lots	B-2, convenience	RU-2, resource	FH, flood hazard
R-3 and R-3A, single-family, small lots	B-3 general		AC, airport compatibility
R-4, multi-family, limited	B-4, central		
R-5 and R-5A, multi-family	B-5, office-light industrial		
	B-6, industrial		

Sec. 30-2. - Purpose of districts.

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

R-1, R-2, ~~and~~ R-3 and R-3A single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

R-4 multi-family residential district, limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

R-5 and R-5A multi-family residential district: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

STAFF RECOMENDATION:

The Planning Staff recommends approval of the amendment request by Florence County Planning Commission as presented.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for Introduction Thursday, September 13, 2012 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry Street, Lake City, SC 29560.