

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 16, 2014
PC#2014-13**

SUBJECT: Request for a text amendment to the Florence County Code, Chapter 30. Zoning Ordinance, Section 30-28 Table I: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Residential Districts to change the use of NAICS 81411-Manufactured Home Park from conditionally permitted “C” to not permitted “N” in the R-5A, Multi-Family Residential District and reference (section 30-96) instead of (section 30-97). Also NAICS-81411-Mobile Home should reference (section 30-95) instead of (section 30-94).

APPLICANT: Florence County/Municipal Planning Department Staff

STAFF ANALYSIS:

As staff administers the regulations of the Zoning Ordinance for the participating jurisdictions, periodically text errors are found that require amending of the particular area of the Ordinance.

The Planning staff requests an amendment to “**Section 30-28 Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts**” for correction of information found in the descriptive narrative accompanying the table.

AMENDMENT REQUEST:

A. The current text reads as follows:

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

	NAICS	R-1	R-2	R-3	R-3A	R-4	R-5	R-5A	Off-Street Parking Requirements
Residential uses									
Site built dwellings									
Single-family detached	81411	P	P	P	P	P	P	P	None
Duplex	81411	N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section <u>30-91</u>)	81411	N	N	C	C	C	C	C	2.0 spaces per unit
Patio home (section <u>30-92</u>)	81411	N	N	C	C	C	C	C	2.0 spaces per unit

Triplex	81411	N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadraplex	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 spaces per bedroom
Bed & breakfast inns (section <u>30-93</u>)	721191	N	N	C	C	C	C	C	1.0 spaces per bedroom
Manufactured dwellings (footnote)									
Residential designed (section <u>30-94</u>)	81411	N	N	C	N	N	C	N	None
Standard designed (section <u>30-94</u>)	81411	N	N	N	N	N	N	N	None
Mobile home (section <u>30-94</u>)	81411	N	N	N	N	N	N	N	2.0 spaces per unit
Modular home	81411	P	P	P	P	P	P	P	None
Manufactured home park (section <u>30-97</u>)	81411	N	N	N	N	N	C	C	2.0 spaces per unit

B. If approved, the amended text shall read as follows:

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

	NAICS	R-1	R-2	R-3	R-3A	R-4	R-5	R-5A	Off-Street Parking Requirements
Residential uses									
Site built dwellings									
Single-family detached	81411	P	P	P	P	P	P	P	None
Duplex	81411	N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section <u>30-91</u>)	81411	N	N	C	C	C	C	C	2.0 spaces per unit
Patio home (section <u>30-92</u>)	81411	N	N	C	C	C	C	C	2.0 spaces per unit

Triplex	81411	N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadraplex	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 spaces per bedroom
Bed & breakfast inns (section <u>30-93</u>)	72119 1	N	N	C	C	C	C	C	1.0 spaces per bedroom
Manufactured dwellings (footnote)									
Residential designed (section <u>30-94</u>)	81411	N	N	C	N	N	C	N	None
Standard designed (section <u>30-94</u>)	81411	N	N	N	N	N	N	N	None
Mobile home (section <u>30-94</u>) (<u>30-95</u>)	81411	N	N	N	N	N	N	N	2.0 spaces per unit
Modular home	81411	P	P	P	P	P	P	P	None
Manufactured home park (section <u>30-97</u>) (<u>30-96</u>)	81411	N	N	N	N	N	C	€ N	2.0 spaces per unit

STAFF RECOMENDATION:

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

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, DECEMBER 16, 2014:

FLORENCE COUNTY COUNCIL MEETING:

To be determined.