

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, December, 16, 2014  
PC#2014-14**

**SUBJECT:** Request for a text amendment to the Florence County Code, Chapter 30. Zoning Ordinance, “Section 30-244.-Number of principal buildings/ uses on a lot.”

**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 30-244.-Number of principal buildings/ uses on a lot” for correction of information found in the descriptive narrative below.

**AMENDMENT REQUEST:**

**A. The current text reads as follows:**

**Sec. 30-244. - Number of principal buildings/uses on a lot.**

Except in the RU-1 and RU-2 zoning districts, no more than one single-family dwelling, duplex, patio home, or manufactured dwelling not in a park (section 30-96) shall be located on a single lot-of-record. In the RU-1 and RU-2 districts, any combination of not more than two single-family detached dwellings and/or single occupancy manufactured dwellings may be permitted on a lot-of-record; provided all applicable lot area and setback requirements are met for both units as if they were established on single lots and so arranged to ensure public access in the event the property is subsequently subdivided for sale or transfer. There is no limit on the number of other principal uses; provided such uses meet all applicable requirements of this chapter.

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

**Sec. 30-244. - Number of principal buildings/uses on a lot.**

In all zoning districts, except in the RU-1 and RU-2, a limit of one single-family, patio home, modular home or manufactured dwelling are allowed to be located on an individual parcel of land. A limit of two of these residential structures (any combination) is allowed in the RU-1 and RU-2 districts. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel. This arrangement will allow for public access if the parcel is subdivided in the future. Other than residential, there is no limit on the number of other principal uses on a single lot; provided such uses meet all applicable requirements of this ordinance.

**Staff Recommendation:**

The Planning staff recommends approval of the amendment requests by Florence County Planning Commission as presented.

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

**FLORENCE COUNTY COUNCIL MEETING:**

To be determined.