STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
May 24, 2016
PC#2016-06

SUBJECT: **Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IV. – APPEARANCE, BUFFERING, SCREENING, LANDSCAPING, AND OPEN SPACE REGULATIONS, Section 30-121, Bufferyards, Table VI Bufferyard Requirements; ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Section 30-246, Accessory Buildings And Uses, (2) General Requirements, a. Residential Districts And ARTICLE X. – DEFINITIONS, Section 30-311, Definitions.**

APPLICANT: **Florence County Planning and Building Department**

STAFF RECOMMENDATION:
Approve as submitted.

STAFF ANALYSIS:

There is a disparity in the Zoning Ordinance between rural and urban applications of the existing accessory structure requirements.

Staff has created a more flexible schedule for accessory structures that addresses the current inequity discovered between the rural and urban settings.

Therefore, the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IV. – APPEARANCE, BUFFERING, SCREENING, LANDSCAPING, AND OPEN SPACE REGULATIONS, Section 30-121, Bufferyards, Table VI Bufferyard Requirements; ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Section 30-246, Accessory Buildings and Uses (2) General Requirements, a. Residential Districts and ARTICLE X. – DEFINITIONS, Section 30-311 shall be amended as follows:

ARTICLE IV. – APPEARANCE, BUFFERING, SCREENING, LANDSCAPING, AND OPERN SPACE REGULATIONS

Sec. 30-121. – Bufferyards.

Table VI Bufferyard Requirements †

*No bufferyard required.

†For Accessory buildings and uses per Section 30-246, Bufferyard E shall apply.

Note: Uses not specifically listed shall meet the bufferyard requirements of the use to which they are most similar.

Bufferyard E

1) ***>2,000sf – <4,000 sf: 30' from rear and side property lines****
2) ***>4,000sf: 50' from rear and side property lines****
3) ***Setback requirements may be substituted by plant materials and/or structures as outlined in Bufferyard A, 5' illustration, with the approval of the Zoning Administrator. Any existing plant material/structures may be counted toward all such requirements upon the approval of the Zoning Administrator.***

ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS

Sec. 30-246. – Accessory buildings and uses.

(2) *General requirements.*

a. Residential districts:

1. The number of accessory structures are as outlined in Table II.~~shall not exceed two on any lot or parcel.~~
2. The combined gross floor area (GFA) of all accessory structures is outlined in Table I.~~shall not exceed 1,000 square feet.~~
3. The height of accessory buildings shall not exceed 30~~20~~ feet.
4. No mobile home or standard design manufactured home shall be used as an accessory building.
5. Setbacks are as outlined in Table II.~~of three feet from side and rear property lines shall be observed.~~

Table I Maximum Floor Area

Lot Size (Gross Acres)	Accessory Structures/Uses (Gross Floor Area)
1 acre or less	2,000 sf
>1 – <2 acres	3,000 sf*
2 – <4 acres	4,000 sf*
4 or more acres	6,000 sf*
Note: No structure or combination of structures shall be larger than the square footage of the existing primary structure. *See Bufferyard E Requirements (Section 30-121)	

Table II Maximum Number of Structures

Lot Size (Gross Acres)	Allowable Number of Accessory Structures/Uses per Parcel
<1 acre	2
>1 – <4 acres	3
4 or more acres	4 or unlimited with bufferyard requirements*
Accessory structures and uses may be allowed within three feet of a side or rear property line, except when larger than 2,000 sf., in which case the accessory structures/use shall meet the requirements of Bufferyard E. (Section 30-121)	

ARTICLE X. – DEFINITIONS

Sec. 30-311. – Definitions.

Building, accessory. A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed. A structure which is accessory in nature may be considered to be attached and part of the primary structure when such construction is in accordance with one of the following methods.

a. Twenty percent (20%) of the subordinate structure's abutting side must be in direct contact with the wall of the primary structure. *(See illustration Method A)*

b. Subordinate structures not in direct contact with the primary structure shall be attached by structures which are enclosed not less than 75%, such as sun rooms. The width of the adjoining attachment shall be equal to, or greater than, the horizontal distance between the primary and subordinate structure. *(See illustration Method B)*

Method A

Method B