

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

CITY OF YORK

ORDINANCE 21-646

AMENDING APPENDIX A, ZONING ORDINANCE BY ALLOWING CITY STAFF TO REVIEW HOME OCCUPATION APPLICATIONS FOR APPROVAL

- WHEREAS, the York City Council and Planning Commission find that the City’s codes and requirements should be periodically reviewed for adequacy and streamlined whenever possible;
- WHEREAS, the York City Council and Planning Commission find that the City’s zoning ordinance provides detailed requirements for reviewing a Home Occupation request and that currently the Planning Commission must review the application for approval purposes; and
- WHEREAS, the York City Council and Planning Commission find that the enforcement of the City’s Home Occupation requirements can be best handled by City staff without the requirement for Planning Commission review.

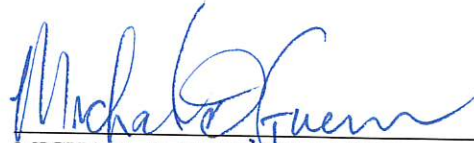
NOW, THEREFORE, BE IT ORDAINED by the City Council of York, South Carolina, assembled on the dates hereafter set forth, that Appendix A, Zoning Ordinance; Section 15- General and Supplemental Regulations; Subsection 4- Home Occupation be amended by removing reference to the Planning Commission having review authority regarding Home Occupation applications as follows:

Home occupations.

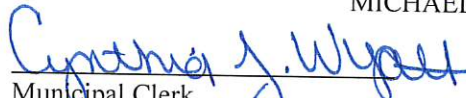
A home occupation, as defined in section I [III. Definitions], shall be permitted in residential districts, provided that such occupation:

1. Is conducted by no other person than members of the family residing on the premises;
2. Is conducted entirely within the principal building;
3. Utilizes not more than 25 percent of the total floor area of the principal building;
4. Produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
5. Involves no sale or offering for sale of any article not produced or assembled by members of the family, or any service not entirely performed by members of the family residing on the premises;
6. Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition;
7. Is not visibly evident from outside the dwelling, except for one nonilluminated sign two square feet or smaller in area, mounted against a wall of the principal building; and
8. Provides adequate off-street parking for the maximum number of vehicles encountered in the conduct of the occupation in a manner and at such a location so as not to detract from the appearance of the premises or to inconvenience the neighboring residents.

The planning commission shall render a decision regarding a preliminary or final plat application; a home-occupation application or a rezoning or zoning amendment application within 75 calendar days of the initial public meeting regarding the particular application.


MICHAEL D. FUESSER, MAYOR

ATTEST:


Municipal Clerk

First Reading:

January 5, 2021

Public Hearing:

February 2, 2021

Second Reading:

February 2, 2021