

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE 23 – 10

**AN ORDINANCE TO AMEND APPENDIX A – ZONING AND LAND DEVELOPMENT;
ARTICLE 3 – ZONING REGULATIONS FOR USE OF LOTS; SECTION 3-1; TABLE 2;
SCHEDULE OF LOT AREA, YARD, SETBACK, HEIGHT, DENISTY, AND IMPERVIOUS
SURFACE REQUIREMENTS;**

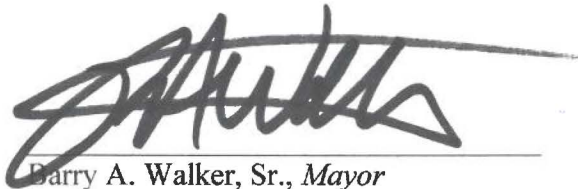
WHEREAS, the Town of Irmo desires to strengthen its Code of Zoning and Land Development Regulation, amending said Code to address noted errors, omissions, vague language, and add appropriate standards; and

WHEREAS, the following text amendment to the Town of Irmo Code of Zoning and Land Development Regulations has been proposed through collaboration with the Planning Commission; and

WHEREAS, the Planning Commission, at their April 25, 2023, meeting, voted to recommend approval of this amendment, as attached.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 27th day of June, 2023, that the Town of Irmo Code of Zoning and Land Development Regulations is hereby amended.

PASSED AND ADOPTED this 27th day of June, 2023.


Barry A. Walker, Sr., *Mayor*

ATTEST:


Renee Caviness, *Municipal Clerk*

1st Reading: May 16, 2023

2nd Reading: June 27, 2023

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Article 3 Zoning Regulations for Use of Lots

Section 3-1 Schedule of Lot Area, Yard, Setback, Height, Density, and Impervious Surface Requirements

*Table 2
Schedule of Lot Area, Yard, Setback, Height, Density, Floor Area, and Impervious Surface
Requirements, by District*

	FA	RS	RG	CO	CN	CG	LM
Minimum lot Size (square feet)	43,560	(D)	(E)	6,000	6,000	6,000	NA
Width at front buildable line (feet)	150	70	60	60	60	60	60
Minimum yard & building setback in feet (F)							
Front (A)							
Major street – multi-lane (refer to major street definition)	25	25	25	25	25	25	25
Major street - two lane	40	40	40	40	40	40	40
Minor street (refer to definition)	15	15	15	15	15	15	15
Side							
Residential	10	5	5	5	(F)	(F)	NA
Non-residential	40	40	40	5	(F)	(F)	(F)
Rear							
Residential	30	20	20	15	15	15	NA
Non-residential	50	50	50	15	15	15	15
Maximum height (ft.) (B)	40	40	40	(G)	(G)	(G)	(G)
Maximum floor area ratio: Non-residential uses (C)	NA	0.25	0.25	0.4	0.6	NA	NA

Table Notes:

1. Refer to yard and setback modifications of this Article
2. Due to the unique design features of townhouses, patio homes, and zero lot line housing, the dimensional requirements of Table 2 are modified under Conditional Uses for Townhouses and Conditional Uses for Patio and Zero Lot Line Housing
3. Abbreviations
 - a. NA = not applicable

Table References:

- A. Measurement from front property line abutting the street right-of-way
- B. Building height measured from the average elevation of the finished grade at the building line to the highest point on the roof

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- C. Maximum non-residential floor area ratio is measured as gross floor area percentage of total lot area
- D. Minimum lot sizes in the Single Family (RS) Residential District are as follows:
 - 1. Single Family Detached: 12,500 s.f.
 - 2. Patio and Zero Lot Line Homes: 3,000 s.f. per unit on average, with a maximum of six units per net acre
- E. Minimum lot sizes in the General Residential (RG) District are as follows:
 - 1. Single Family Detached: 6,000 s.f. for the first unit and 4,000 s.f. for any additional structures
 - 2. Duplexes: 8,000 s.f. per two-unit structure
 - 3. Patio and Zero Lot Line Homes: 3,000 s.f. per unit on average
 - 4. Townhomes: 3,000 s.f. per unit
 - 5. Apartments: No minimum lot size; capped at 16 units per gross acre
- F. Minimum side yard setbacks in CN, CG, and LM districts are a minimum of 3 feet on one side and a total of 10 feet for both sides
- G. Building heights of more than 40 feet shall observe an additional setback from side and rear property lines of one foot for each one foot in height over 40 feet; buildings in excess of five stories shall be approved by the Irmo Fire Department.