

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)
)
TOWN OF DUNCAN)

ORDINANCE NUMBER 20220914-2

AN ORDINANCE TO AMEND THE TOWN OF DUNCAN CODE OF ORDINANCES SECTION CHAPTER 125, ZONING DIVISION 4 DISTRICT REGULATIONS, SUBDIVISION II. RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 125-453 PERMITTED USES WILL BE AMENDED TO INCLUDE (4) MINIMUM SQUARE FOOTAGE OF THE HOUSE WOULD BE 1,400 SQ. FT., RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 125-459 PERMITTED USES WILL BE AMENDED TO INCLUDE (3) MINIMUM SQUARE FOOTAGE OF THE HOUSE WOULD BE 1,400 SQ. FT., SUBDIVISION IV. RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 125-525 PERMITTED USES WILL BE AMENDED TO INCLUDE (3) MINIMUM SQUARE FOOTAGE OF THE HOUSE WOULD BE 1,400 SQ. FT., SUBDIVISION V. RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC 125-561 PERMITTED USES WILL BE AMENDED TO INCLUDE (3) MINIMUM SQUARE FOOTAGE OF THE HOUSE WOULD BE 1,400 SQ. FT., AND FINALLY SUBDIVISION VII. RS-TF TWO-FAMILY RESIDENTIAL DISTRICT, SEC 125-629 PERMITTED USES WILL BE AMENDED TO INCLUDE (3) MINIMUM SQUARE FOOTAGE OF THE HOUSE WOULD BE 1,400 SQ. FT.

WHEREAS, it is the desire of the Mayor and Council of the Town of Duncan, S.C. to amend the RS-1, RS-2 RS-3 RS-4 and RS-TF regulations to include a minimum square footage house size of 1,400 sq. ft., and

WHEREAS, the specific applicable Codes to be amended are listed below:

SEC. 125-453. Permitted uses.

(4) Minimum square footage of the house would be 1,400 sq. ft.

SEC. 125-459. Permitted uses.

(3) Minimum square footage of the house would be 1,400 sq. ft.

SEC. 125-525. Permitted uses.

(3) Minimum square footage of the house would be 1,400 sq. ft.

SEC. 125-561. Permitted uses.

(3) Minimum square footage of the house would be 1,400 sq. ft.

SEC. 125-629. Permitted uses.

(3) Minimum square footage of the house would be 1,400 sq. ft.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF DUNCAN, SOUTH CAROLINA, DULY ASSEMBLED THAT:

1. The section of the Codes enumerated and listed above are hereby adopted by reference as though copied and included herein fully.
2. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency.
3. This ordinance shall take effect immediately upon its adoption by the Mayor and Council of the Town of Duncan.

ADOPTED in regular meeting this _____ day of _____ 2022.

Town of Duncan, South Carolina

Shirley Clopton, Mayor

ATTEST:

Melody Millwood, Clerk

FIRST READING: September 14, 2022

PUBLIC HEARING: December 12, 2022

SECOND AND
FINAL READING: December 13, 2022