

## ORDINANCE NO. 1-2020

### AN ORDINANCE AMENDING THE CITY OF HANAHAN'S ZONING AND LAND DEVELOPMENT ORDINANCE, SECTION 4.5.6

**WHEREAS**, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the ordinance; and,

**WHEREAS**, the City of Hanahan Planning Commission, along with the City Planner, has recommended changes to the City's Zoning Ordinance and has made its findings to City Council; and,

**WHEREAS**, a public hearing on these proposed changes was held by the Planning Commission on January 7<sup>th</sup>, 2020 after due publication of notice of said public hearing as required by law; and,

**WHEREAS**, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning Commission, City Council now wishes to act on this matter;

### **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HANAHAN, SOUTH CAROLINA:**

Section 1. To amend Section 4.5.6 (Multifamily Residential (RM)) and add the designation of Residential Multifamily-Neighborhood (RM-N) as follows:

#### **4.5.6. Multi-Family Residential (RM).**

##### **(A) Basic zoning standards.**

Requirement	Standard
Minimum Lot Area—Residential/other	(c)
Minimum Lot Width	<del>50 feet</del>
Minimum Setbacks	
Front, Street Frontage	15- <del>25</del> feet
Side	20 feet (B)
Rear—Residential/other	15/25 feet
Maximum Impervious Surface Ratio	65%
Maximum Floor/Area Ratio (non-residential)	45%
Maximum Height	50- <del>35</del> feet
Maximum Residential Density	35- <del>42</del> units per acre

- (B) ~~Residential side yards shall occupy at least twenty-five (25) percent of the width of the lot in sum, up to forty (40) feet. No residential side setback shall be less than five (5) feet.~~
- (C) **Minimum lot area.**
- (1) ~~Residential minimum lot area shall be six thousand (6,000) square feet for the first residential unit plus three thousand three hundred (3,300) square feet per additional unit. (e.g., the minimum lot area for a duplex shall be nine thousand three hundred (9,300) square feet.)~~
- (2) ~~Non-residential minimum lot area shall be fifteen thousand (15,000) square feet.~~
- (B) On-site parking shall not be located between the transportation right-of-way and the primary structure. No portion of a private garage or carport, where proposed, shall be placed forward of the façade of the primary structure with reference to the road (alleys not included).
- (C) Each land use shall include parking in accordance with Section 5.9 of the Hanahan Land Development Ordinance.
- (D) A 15-foot landscaped buffer will be required if development abuts single-family housing such as the RS, RSL and RSM districts. If parcel is irregularly-shaped or relatively small, zoning administrator may adjust buffer width.
- (E) A 10-foot landscaped buffer will be required if development abuts a utility facility or Industrial use.
- (F) Any development with 100 units or more will be required to provide a traffic study. Refer to Section 3.3(B) of the Land Development Ordinance to see what is required for the “Study Scope.”

#### 4.5.6.1 Multi-Family Residential-Neighborhood (RM-N).

(A) **Basic zoning standards.**

Requirement	Standard
Minimum Lot Area—Residential/other	(c)
Minimum Setbacks	
Front, Street Frontage	15 feet
Side	15 feet (B)
Rear—Residential/other	15 feet
Maximum Impervious Surface Ratio	65%
Maximum Floor/Area Ratio (non-residential)	45%
Maximum Height	35 feet
Maximum Residential Density	25 units per acre

- (B) On-site parking shall not be located between the transportation right-of-way and the primary structure. No portion of a private garage or carport, where proposed, shall be placed forward of the façade of the primary structure with reference to the road (alleys not included).
- (C) Each land use shall include parking in accordance with Section 5.9 of the Hanahan Land Development Ordinance.

- (D) A 15-foot landscaped buffer will be required if development abuts single-family housing such as the RS, RSL and RSM districts. If parcel is irregularly shaped or relatively small, zoning administrator may adjust buffer width.
- (E) A 10-foot landscaped buffer will be required if development abuts a utility facility or Industrial use.
- (F) Any development with 100 units or more will be required to provide a traffic study. Refer to Section 3.3(B) of the Land Development Ordinance to see what is required for the "Study Scope."

Adopted and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Christie Rainwater, Mayor

ATTEST:

\_\_\_\_\_  
Emily Huff, Clerk of Council

Introduced by: \_\_\_\_\_

First Reading and Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_