

**TOWN OF CHAPIN  
SOUTH CAROLINA**

**ORDINANCE NO. 019-11-2021**

**AN ORDINANCE TO AMEND ARTICLE 5, SECTIONS 502, 504, 508, AND 509 OF THE  
ZONING ORDINANCES OF THE TOWN OF CHAPIN**

**WHEREAS**, the Zoning Ordinance of the Town of Chapin, Lexington County, South Carolina, has an Article 5: District Regulations; and

**WHEREAS**, on street parking regulations have been identified an area needing improvement and this amendment of sections 502, 504, 508, and 509 address this issue by increasing the minimum required front yard depth in residential areas; and

**WHEREAS**, the Chapin Planning Commission has heard and recommends the adoption of the changes put forth; and

**WHEREAS**, the Code provides that those text changes shall be set by ordinance and kept on file with the Town of Chapin.

**NOW THEREFORE, BE IT ORDERED AND ORDAINED** by the Town of Chapin, South Carolina, in Council duly assembled that the Chapin Zoning Ordinance is amended as follows:

**502. RS-1 Low Density Residential District Regulations**

The following regulations apply to all uses in the RS-1 districts:

Minimum front yard depth:	Lots fronting on S-48: <u>Thirty</u> (30) feet All other lots: <u>Thirty</u> ( <u>30</u> ) feet, or average of existing setbacks from same street in same block in district, but not less than twenty (20) feet.
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**504. RS-2 Medium Density Residential District Regulations**

The following regulations apply to all uses in RS-2 districts:

Minimum front yard depth:	Lots fronting on S-48: <u>Thirty</u> (30) feet All other lots: <u>Thirty</u> ( <u>30</u> ) feet, or average of existing setbacks from same street in same block in district, but not less than 20 feet
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**508. RG General Residential District Regulations**

The following regulations apply to all uses in RG Districts:

Minimum front yard depth:	Lots on S-48: <u>Thirty</u> (30) feet All other lots: <u>Thirty</u> ( <u>30</u> ) feet, or average of adjacent parcels, but no less than twenty (20) feet.
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## **509. RD Rural District Regulations**

Minimum front yard  
depth:

Lots fronting on S-48: Thirty (30) feet  
All other lots: Thirty (30) feet, or average of existing setbacks from  
same street in same block in district, but not less than 20 feet

FURTHERMORE, BE IT ORDAINED THAT,

1. All ordinances in conflict with this ordinance are hereby repealed to the extent of such inconsistency; and
2. This ordinance shall become effective upon adoption at second reading.

DULY ADOPTED this the 9<sup>th</sup> day of November, 2021.

  
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David W Knight, Mayor

ATTEST:

  
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Shannon Bowers, Town Clerk



First Reading: October 5, 2021  
Public Hearing: November 9, 2021  
Second/Final Reading: November 9, 2021