

**AN ORDINANCE
TO AMEND CHAPTER 18, ARTICLE IV, SECTION 503.5 OTHER
REQUIREMENTS OF RM-16, RESIDENTIAL, MULTI-FAMILY DISTRICT
OF
THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF LIBERTY, SOUTH CAROLINA**

Section I: Findings and Enabling Citation

Whereas, the City of Liberty has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

Whereas, the City Council and Planning Commission of the City of Liberty do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

Now Therefore, the City Council of the City of Liberty, upon review of a recommendation from the Planning Commission of the City of Liberty, does adopt this Ordinance to allow for the follow sections to be amended as printed below:

Section II: Amendment

Amendment to Appendix A, Article V “Requirements By Districts”, Section 503.5 “Other Requirements” of the Official Zoning Ordinance of the City of Liberty

The language included in Section 503.5 of the Official Zoning Ordinance of the City of Liberty, which addresses other requirements uses in the RM-16 shall be amended and shall read:

502.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, multi-family uses permitted in RM-16 Zoning Districts shall be required to conform to the following standards:

A) Multiple family dwelling

- 1) Minimum Lot Area: 1 acre.
- 2) The maximum density for multi-family dwellings shall be sixteen (16) units per acre.
- 3) Minimum Lot Width measured at the Building Line: One hundred (100) feet.
- 4) Minimum Front Yard Depth measured from the nearest abutting street right-of-way line: thirty (30) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- 5) Minimum Side Yard: Not less than fifteen (15) feet for each side. For side yard requirements pertaining to corner lots, see Article VII, Sections 702 and 704.

- 6) Minimum Rear Yard: Thirty (30) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- 7) A buffer strip in compliance with Section 726 of this ordinance, shall be provided if the parcel borders any parcel zoned LR or MR.
- 8) Maximum Building Height: Thirty-five (35) feet, as measured upward from the point of lowest ground level elevation of said building. Multi-family dwellings may exceed thirty-five (35) feet in height only after approval of the Fire Chief. For other exceptions to the height regulations, see Article VII, Section 721.
- 9) The maximum number of residents permitted in any dwelling unit within the RM-16 zone shall be two (2.00) per bedroom.
- 10) The minimum heated floor area for multi-family dwelling units shall be as shown:
Efficiency - 500 s.f.
One-Bedroom - 550 s.f.
Two Bedrooms - 600 s.f.
Three or more bedrooms - 700 s.f.

B) Single Family Unit

- 1) Minimum Lot Area: 6,000 square feet
- 2) Minimum building size for first floor = 1,000 sq ft
- 3) Minimum Lot Width measured at the Building Line: Fifty (50) feet.
- 4) Minimum Front Yard Depth measured from the nearest abutting street right-of-way line: twenty (20) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- 5) Minimum Side Yard: Not less than ten (10) feet for each side. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- 6) Minimum Rear Yard: Twenty (20) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.

C) Duplexes

- 1) Minimum Lot Area: 4,500 square feet
- 2) Minimum Lot Width measured at the Building Line: Fifty (50) feet.
- 3) Minimum Front Yard Depth measured from the nearest abutting street right-of-way line: fifteen (15) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- 4) Minimum Side Yard: Not less than five (5) feet for each side. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- 5) Minimum Rear Yard: Fifteen (15) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- 6) Additional Requirements: Uses permitted in RM-16 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.
- 7) Signs: Signs are permitted in accordance with the provisions set forth in Article VI of this Ordinance.

Section III; Repealer Pertaining to Previous Ordinances and Policies

This ordinance repeals all previously issued ordinances, policies, or regulations pertaining that may conflict with these changes in the Official City of Liberty Code.

Section IV: Enactment

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Liberty.

ADOPTED this 9th day of May, 2022.

ATTEST:



Erica Woods, Mayor



Michael Calvert, Administrator

Planning Commission

03/10/2022

Recommended

First Reading

4/11/2022

Second Reading

5/9/22

Public Hearing

03/10/2022