

**AN ORDINANCE  
TO AMEND CHAPTER 18, ARTICLE IV, SECTION 501.5 (a) OTHER  
REQUIREMENTS OF MRD, MEDIUM DENSITY DUPLEX RESIDENTIAL  
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 501.5(a) “Other Requirements” of the Official Zoning Ordinance of the City of Liberty**

The language included in Section 501.5(a) of the Official Zoning Ordinance of the City of Liberty, which addresses other requirements uses in the MRD shall be amended and shall read:

501.5(a) *Other Requirements*. Uses permitted in MRD Districts shall be required to conform to the following standards, except that use of substandard lots of record as of the effective date of this Ordinance may be subject to whatever relief is provided by Article IV, Section 402, of this Ordinance.

Minimum Square Footage	Single Family – 8,000 Square Feet Duplexes – 4,500 Square feet per unit
Minimum Square Footage of Building (First Floor)	Single Family – 1,000 Square Feet Duplexes – N/A
Minimum Lot Width	Single Family – 50 feet Duplexes – 50 feet
Front Setback	Single Family – 15 feet Duplexes – 15 feet

Side Setback	Single Family – 8 feet Duplexes – 5 feet
Rear Setback	Single Family – 15 feet Duplexes – 15 feet
Height	Single Family – 35 feet Duplexes – 35 feet
Distance Between Buildings	Duplexes – 10 feet

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.

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 30 day of June, 2022.

ATTEST:

  
 Erica Woods, Mayor

  
 Michael Calvert, Administrator

Planning Commission

04/4/2022

Recommended

First Reading

Second Reading

Public Hearing