

ORDINANCE NO. 292.2016

AN ORDINANCE BY KERSHAW COUNTY TO AMEND THE KERSHAW COUNTY UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR) SECTION 3:2.5-3 LOCATION OF ACCESSORY STRUCTURES, TO ADD PROVISIONS FOR GATEHOUSES, ENTRY STRUCTURES, OR SECURITY STRUCTURES.

WHEREAS, Kershaw County Planning and Zoning Commission recommend text amendments to the Unified Code of Zoning and Land Development Regulations concerning location of accessory structures; and

WHEREAS, the Kershaw County Planning and Zoning Commission on August 8, 2016 unanimously recommended text amendments to the Unified Code of Zoning and Land Development Regulations as requested by Kershaw County Council;

WHEREAS, Kershaw County Council wishes to amend the Unified Code of Zoning and Land Development Regulations in accordance with the recommendations of the Kershaw County Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by Kershaw County Council that:

SECTION I Amend Section 3:2.5-3, Location of Accessory Structures, to add item H, Gatehouses, Entry, or Security Structures.

3:2.5-3 Location of Accessory Structures

Accessory structures and uses are permitted anywhere within the buildable area of a lot or parcel unless specifically regulated, and are permitted within required setback yard areas under the following conditions:

- A. **Off-Street Parking and Loading Spaces** - Off-street parking and loading spaces are permitted in required yard and setback areas, but not in required buffer areas.
- B. **Freestanding Signs** - Freestanding signs are permitted in all required yards and front yard buffer areas.
- C. **Detached Accessory Buildings, Sheds, and Structures for Dry Storage; Greenhouses, Carports, Garages, Etc.** - Detached accessory buildings, sheds, and structures for dry storage; greenhouses, carports, garages, etc. located in the rear yard may be located three (3) feet from the side and/or rear property line.
- D. **Stables, Shelters, and Pens for Housing Animals (Non Agricultural Production)**
 - 1. **Parcels Less than Three (3) Acres:**

On parcels less than three (3) acres, stables, shelters, and pens for housing animals shall be located in the rear of the principal building only; provided such uses shall be located no closer than:

 - 1. Ten (10) feet from any property line; or
 - 2. Three (3) feet to any property line adjacent to a street right-of-way or adjacent property which may not be used for building or development (e.g. swamps, wetlands).
 - 2. **Parcels Larger than Three (3) Acres:**

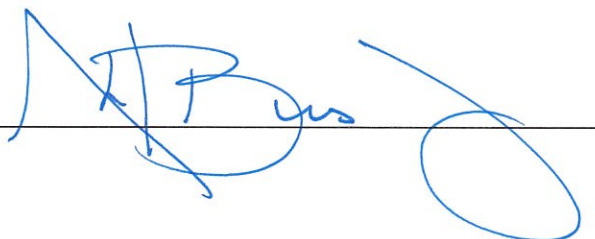
On parcels larger than three (3) acres, stables, shelters, and pens may be located in the side yard provided that the side yard setback requirements are met, or in the rear of the principal building areas provided such uses shall be located no closer than:

 - 1. Ten (10) feet from any property line; or

2. Three (3) feet to any property line adjacent to a street right-of-way or adjacent property which may not be used for building or development (e.g. swamps, wetlands).
1. **Paddock Fences** - Paddock fences may be located in required yards and setback areas under the following conditions:
2. **Lots Less than Three (3) Acres:**
 1. Residentially Zoned Lots Less than Three (3) Acres - In rear of the principal building only, but no closer than ten (10) feet to the property line.
 2. Non-Residentially Zoned Lots with Less than Three (3) Acres - In rear of the principal building only, but no closer than five (5) feet to the property line.
3. **Lots Greater than Three (3) Acres:**
 1. Residentially Zoned Lots Greater than Three (3) Acres - In all side or rear yards but no closer than ten (10) feet to the property line.
 2. Non-Residentially Zoned Lots Greater than Three (3) Acres - In all front, side, or rear yards up to the property line.
4. **Lot Lines of all Properties Adjacent to Street Right-of-Way, Existing Equestrian Uses, or Property Which May Not Be Used for Building or Development (e.g. swamps, wetlands) and All Non-Residentially Zoned Lots** - In all required yards and setback areas up to the property line.
- E. **Swimming Pools, Tennis Courts, and Recreational Uses** - These uses may be located in all side or rear yard areas; provided said uses shall be no closer than ten (10) feet to the nearest property line, and shall have lighting shielded or directed away from adjoining residences.
- F. **Ground Supported Communication, Reception Antennas, and Satellite Dishes** - These uses may be located in rear and side yards only, but no closer than five (5) feet to the property line, and if located in the buildable area, shall not extend or be located in front of any principal building.
- G. **Gatehouses, Entry or Security Structures** - Such structures are permitted in the required setback areas provided they are no closer than five feet to the property line, no more than 300 square feet in size, and remain out of the driveway sight triangle. One such structure per property is allowable and no such structure shall be used as a residence.

DONE, RATIFIED AND ADOPTED IN REGULAR MEETING THIS 27th DAY OF SEPTEMBER, 2016.

KERSHAW COUNTY COUNCIL

By: 

ATTEST:


Merri M. Seigler
Clerk to County Council

First Reading:	August 23, 2016
Second Reading	September 13, 2016
Public Hearing	September 27, 2016
Third Reading	September 27, 2016