

ORDINANCE 2020-10

AN ORDINANCE AMENDING TITLE 5, PLANNING AND DEVELOPMENT, CHAPTER 4, ARTICLE 2, DISTRICT REGULATIONS, SECTION 5-4-32, SR-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, the Isle of Palms Council is empowered with the authority to make substantive amendments to the Isle of Palms Code of Laws, including the amendment of a Chapter, and now wishes to do so;

WHEREAS, the Isle of Palms Council now desires to amend Chapter 4, Article 2, District Regulations, Section 5-4-32, SR-1 Single Family Residential District;

WHEREAS, the amendment is in the interest of the public and will preserve the character of the City and the safety of its citizens;

BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ISLE OF PALMS, SOUTH CAROLINA, IN CITY COUNCIL ASSEMBLED:

SECTION 1: That Title 5, Planning and Development, Chapter 4, Zoning, Article 2, be amended by adding Subsection 5-4-32 (9)(a.) (iii) to read as follows:

(iii) The Board of Zoning Appeals may approve construction or alteration of a sewer pump station in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:

1. The facility, excluding the required buffer, has a footprint of one thousand (1,000) square feet or less;
2. The facility shall be equipped with an odor control device, that makes odor undetectable from all residentially used property and eliminate at least 98% of the hydrogen sulfide or other odors generated by the system;
3. All wastewater components are screened from view with either a solid eight (8) foot tall fence or a fully enclosed, roofed structure;
4. The minimum buffer along all property lines is ten feet (10') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance;
5. All lighting shall be shielded from view from residences and shall be controlled by a switch to only be used when someone is actively working within the facility;

6. All backup power generators should be stored offsite and only brought to the facility when necessary for power;
7. The maximum height of any components associated with the lift station shall be twelve (12) feet, excluding an enclosure, which shall be no taller than sixteen (16) feet.
8. Adequate provisions shall be made to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, and similar factors.

SECTION 2. Should any part of this Ordinance be held invalid by a Court of competent jurisdiction, the remaining parts shall be severable therefrom and shall continue to be in full force and effect.

SECTION 3. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance take effect immediately upon approval by Council.

PASSED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF ISLE OF PALMS, ON THE 8 DAY OF December, 2020.


Jimmy Carroll, Mayor

Attest:


Nicole DeNeane, City Clerk



First Reading: _____
Public Hearing: _____
Second Reading: _____
Ratification: _____

Approved as to form:

James J. Hinchey Jr., City Attorney

