

**CHAPTER 2  
DISTRICTS AND MAP**

**§ 2-100 Establishment of districts.**

The following zoning districts are hereby established in the Town of Elloree:

DISTRICT	USES	MINIMUM LOT - Sq. Ft.
R-1	Single Family Residential	12,000
R-2	Single and Two-Family Residential	10,000
R-3	General Residential	5,000
CC	Core Commercial	None
NC	Neighborhood Commercial	None
HC	Highway Commercial	None
I	Industrial	None
PD	Planned Development	2 acres
-H	Historic Overlay	

No amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum requirement does not apply to extension of an existing district, or addition of a residential district adjacent to an existing residential district, or addition of NC or I districts to HC or CC districts.

**§ 2-101 District purposes.**

The zoning districts established in this ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S. C. Code § 6-29-710. The following statements of intent shall be used in interpretation and application of the district regulations.

The residential district regulations are designed to encourage a stable and healthy environment for residential purposes and to discourage encroachment by commercial, industrial, or other uses adversely affecting the residential character of the district.

**R-1 -- Single Family Residential Districts.** R-1 districts are intended to be single family residential areas with detached units and low population densities. Use regulations allow limited recreational uses which are compatible with the character of the district. Clustered housing and conversion of existing large houses to multi-family or bed and breakfast uses may be permitted as special exceptions.

**R-2 -- Single Family and Two Family Residential District.** R-2 districts are intended primarily for one and two family detached units and low to medium population density. Special exceptions which may be permitted after review by the Board of Zoning Appeals include kindergartens, day care, clustered dwellings.

**R-3 -- General Residential District.** R-3 districts are intended to accommodate a wide range of high density dwelling units on small parcels of land, including multi-section manufactured homes on individual lots, manufactured home parks, group housing, and multi-family units by special exception.

**CC -- Core Commercial District.** This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, wholesale, office and service establishments in the central business area. Residential uses are permitted on upper levels of commercial structures. Tourist homes may be permitted by special exception.

**NC -- Neighborhood Commercial District.** This district is intended for commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. R-3 residential uses are permitted. Commercial uses permitted are intended to be relatively small in size and service area.

**HC -- Highway Commercial District.** This district is intended for uses compatible with areas along major highways. Permitted uses include many found in the CC and uses serving the traveling public. Aesthetic concerns have a bearing on permitted uses.

**I -- Industrial District.** This district is intended for a wide variety of light and heavy industrial and commercial uses which do not create nuisances by noise or emissions beyond the premises.

**PD -- Planned Development District.** This district designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district may be predominately residential or predominately commercial, and may be proposed for any area.

**-H -- Historic Overlay.** This overlay designation is appended to a basic district classification (for example R-1-H) by zoning map amendment for encouragement of protection and preservation of sites and structures which are historic or architecturally significant.

**§ 2-102 District boundaries on map.**

The boundaries of the zoning districts established by this ordinance shall be as shown on the Town of Elloree Zoning Map.

**§ 2-103 Official Zoning Map.**

The official copy of the Town of Elloree Zoning Map shall be maintained in the office of the Town Administrator. All zoning district boundaries shall be clearly shown on the Zoning Map, and amendments shall be recorded immediately after adoption. The official copies of the Zoning Map shall be dated and attested by the Town Administrator, and shall be available for public inspection. The official Zoning Map and any amendments adopted by Town Council shall constitute the final authority for determination of zoning district boundaries. It shall be unlawful for any person to make unauthorized changes to the Zoning Map.

**§ 2-104 Interpretation of district boundaries.**

The Zoning Administrator shall interpret the Zoning Map and determine the location of zoning district boundaries, using the following rules of interpretation:

1. District boundaries indicated as approximately following the center lines of streets, alleys, railroads, or bodies of water shall be construed to follow those center lines.
2. District boundaries indicated as approximately following platted lot lines or tax map lot lines shall be construed as following those lot lines.
3. District boundaries indicated as approximately following Town limits shall be construed as following Town limits.
4. District boundaries indicated as approximately parallel to or extensions of features indicated in subsections above shall be so construed for the distances indicated on the Zoning Map. Distances not specifically indicated shall be determined by scale of the map.

**§ 2-105 Lot divided by district boundaries.**

No structure or accessory use may be placed, structurally altered, or have a change in use where the structure or use is or would be included within two or more zoning districts unless such structure or use conforms to the requirements of all applicable district regulations.