

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION 151.129: R4 AND APPENDIX D (TOWNHOME DISTRICT)

WHEREAS, continuous evaluation of zoning requirements for desired end products requires amendments for time to time; and

WHEREAS, pursuant public hearing on June 6, 2023, the City of Goose Creek Planning Commission has recommended:

Amendments to Section 151.129 and Appendix D (R4-Townhome District).
Amendments include:

(1) A driveway depth at a minimum of 24 feet to property line to ensure parking outside of right-of-way. In no instance shall an entire yard area be paved. Maintained ribbon style driveways are permitted.

(2) Single or phased developments with more than 24 units or greater than 2 acres, at least 60 percent of the units shall be rear alley loaded and be designed with homes facing a central green space.

(3) Require at least one parking space per 12 units for guest parking. This requirement may be factored with an amenity parking count.

(4) Correct scrivener's error to notate a minimum lot area of 2,000 square feet.


NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, is hereby amended.

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase, or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the 13th day of June 2023.

DONE the 11th day of July 2023.




Mayor Gregory S. Habib

Attest: 

Kelly J. Lovette, MMC, City Clerk



Mayor Pro Tem Debra Green-Fletcher



Councilmember Jerry Tekac



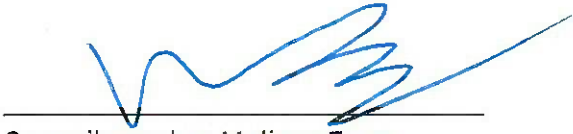
Councilmember Christopher Harmon



Councilmember Gayla S.L. McSwain



Councilmember Hannah J. Cox



Councilmember Melissa Enos

§ 151.129 R-4 TOWNHOME DISTRICT.

(A) Purpose.

(1) To develop housing that meets the needs of residents and provides long-term value to the community; and

(2) To create communities involving smart design choices with careful attention to site planning, design, and architecture.

(B) Permitted uses. Townhomes.

(C) Townhome design standards.

(1) All units shall be designed as rear alley loaded or enclosed front or rear parking under the unit, or a combination of both;

(2) No greater than six attached units;

(3) Articulation within the building façade shall be considered through the inclusion of features such as porches, porticos, balconies, bay windows, rooflines, and building material type;

(4) Berms or brick/masonry walls shall be installed to buffer noise and views where townhomes are adjacent to external primary roadways;

(5) Homes facing central green space for recreation, nature garden, community gatherings, and the like are encouraged; and

(6) Shall meet standards found in the City of Goose Creek Design Guidelines for Townhomes, which may be amended from time to time.

(7) A driveway depth at a minimum of 24 feet to property line to ensure parking outside of right-of-way. In no instance shall an entire yard area be paved. Maintained ribbon style driveways are permitted.

(8) Single or phased developments with more than 24 units or greater than 2 acres, at least 60 percent of the units shall be rear alley loaded and be designed with homes facing a central green space.

(9) Require at least one parking space per 12 units for guest parking. This requirement may be factored with an amenity parking count.

APPENDIX D: ZONING DISTRICTS

Zoning Districts									
Zoning Districts	Area	Width	Depth	Front	Minimum Yard Side Minimum/ Total (5)	Rear (5)	Height Ft/ Stories	O/O Coverage	Accessory Buildings/Uses
Zoning Districts									
Zoning Districts	Area	Width	Depth	Front	Minimum Yard Side Minimum/ Total (5)	Rear (5)	Height Ft/ Stories	O/O Coverage	Accessory Buildings/Uses
R-1 Low-Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% (1) (2)	§ 151.108 and App. C
R-2 Medium-Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% (1) (2)	§ 151.108 and App. C
R-3 High-Density Residential									§ 151.108 and App. C
Single- Family	6,500	60	80	20	7/15	20	35/2.5	40% (1) (2)	
Duplex	8,000	65	80	20	7/15	20	35/2.5	40% (1) (2)	
Cluster Housing	§ 151.128 (G)								
R-4 Townhomes	1,800 2,000 lot min. 12du/ac	20	100	15	6 (12)	25	40	N/A	
R-5 Apartments	12du/ac	N/A	N/A	30	30	30	50/4.0	40% (1) (2)	
BPO Business and Professional Office	5,000	50	70	20 (3)	7/15 (3)	20 (3)	35/2.5	40% (1) (2)	§ 151.108 and App. C
RC Restricted Commercial	5,000	50	70	20 (3)	7/15 (3)	20 (3)	40/3.0	40% (1) (2)	§ 151.108 and App. C
NC Neighborhood Commercial	15,000 (4)	65	70	25 (3)	8/20 (3)	20 (3)	35/2.5	40% (1)	§ 151.108 and App. C
GC General Commercial	10,000	70	100	20 (3)	10/20 (3)	20 (3)	50/4.0	40% (1) (2)	§ 151.108 and App. C
LI Light Industrial	2 acres	200	200	50 (3)	20/40 (3)	30 (3)	50/4.0	50%	§ 151.108 and App. C
HI Heavy Industrial	5 acres	200	200	50	20/40 (5) 2 nd Street 30 (5)	40 (6)	70/5 (7)	50%	§ 151.108 and App. C
GI General Industrial	5 acres	200	200	50	20/40 (5) 2 nd Street 30 (5)	40 (5)	70/5	50%	§ 151.108 and App. C
CO Conservation-Open Space	Variable	Variable	Variable	Site dependent			35/2.5	30%	§ 151.108 and App. C

PD Planned District	3 Acres	Requirements for planned districts are site- and situation-dependent, and are specified by the Zoning Administrator and the Planning and Zoning Commission, as appropriate, and must be approved by City Council as an amendment to the zoning ordinance (see the appropriate procedures manual for more information).
PD-MH Planned District Mobile Home	5 Acres	
Notes:		
(1) Percentage of lot coverage by both principal and accessory uses/buildings.		
(2) If enclosed parking is provided, coverage may be 50%.		
(3) All minimum yard dimensions shall be increased by 2 feet for each story above the second.		
(4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.		
(5) Setback requirement subject to meeting land use buffer requirement, if applicable.		
(6) Not applicable to utility poles, public utility substations, fencing and infrastructure elements.		
(7) Height maximums: chimney/antennas/vents at 300 feet; office at 70 feet; church spires/bell towers/flagpoles at 105 feet.		

(1985 Code, Annex D) (Ord. 16-010, passed 7-12-2016; Ord. 17-017, passed 8-8-2017; Ord. 2021-005, passed 2-9-2020; Ord. 2022-001, passed 3-8-2022)