

AN ORDINANCE TO AMEND §1.6 (ACCESSORY USES) IN THE CITY OF EASLEY'S ZONING ORDINANCE TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF ADDITIONS, FENCES, POOLS, AND OTHER STRUCTURES

WHEREAS, the City of Easley has the authority to adopt ordinances to regulate land use and permit and inspect structures and improvements on lots throughout the City of Easley to include secondary structures on residential lots; and

WHEREAS, the City of Easley is working to address structures constructed in City maintained stormwater easements that is redirecting stormwater out of easements onto other properties and creating nuisances; and

WHEREAS, the City of Easley desires to have administrative approval on potential accessory uses on property that need to meet set-back requirement, must not be constructed in a recorded easement or right-of-way, or similar requirements that may impact neighboring properties; and

WHEREAS, the City of Easley desires to amend §1.6 (Accessory Uses) in the City of Easley's Zoning Ordinance to require an application, staff review, and potential on-site inspection of any accessory uses to include secondary structures, pools, fences, and similar structures.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and the Council of the City of Easley, that §1.6 (Accessory Uses) is amended as written below, effective upon final reading and staff is directed to create an application, review process, and reasonable fee for the processing;

§1.6 Accessory Uses

In addition to the principal uses, each of the following uses is considered to be a customary accessory use, and as such may be situated on the same lot with the principal use or uses to which it serves as accessory.

All of the listed accessory uses, or others not listed but determined by staff to need review, are required to have Administrative Approval as listed in §1.7.01 (Permits and Approvals Available in the City of Easley). Administrative Approval may require review by multiple departments and inspection of site prior to approval and during construction/installation and should be completed within 3 business days.

§1.6.01 Uses Customarily Accessory to Dwellings

1. Private garage
2. Open storage space or parking area for motor vehicles provided that such space shall not be used for more than one (1) commercial vehicle licensed as one ton or less in capacity per family residing on the premises.
3. Shed or tool room for the storage of equipment used in grounds or building maintenance.
4. Pet House. Kennels used for commercial purposes are prohibited.

5. Private swimming pool and bath house.
6. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.
7. Yard landscaping or improvements requiring grading or construction of a greenhouse.
8. Fences, walls, or other similar structures

First Reading: _____

Second Reading: _____

Mayor

Attest:
