

ORDINANCE

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 5.4.G “SETBACK AND OTHER YARD REQUIREMENTS FOR ACCESSORY STRUCTURES,” TO ADD A SETBACK REQUIREMENT FOR SIDE-LOADED GARAGES

WHEREAS, the side yard setback requirement in the residential zoning districts varies from 15’ to 6’; and

WHEREAS, a number of recent new house plans that include attached side-loaded garages have recently been submitted; and

WHEREAS, the required vehicle turning radius necessitated by a side-loaded garage is greater than the side setback required by residential zoning district requirements; and

WHEREAS, if the proper turning radius is not provided for side-loaded garages, vehicles will either cross onto adjoining property to access the garage, or will not be able to access the garage; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that requires a 22’ setback for side-loaded garages; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on September 9, 2014, with notice of the hearing published in *The Beaufort Gazette* on August 25, 2014;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina*,” be amended as follows:

Revise Section 5.4.G, “Setback and Other Yard Requirements for Accessory Structures,” by adding a new paragraph 5 to read as follows:

- 5. Except on lots governed by covenants, garages, where automobile garage doors face a side property line, shall be set back a minimum of 22’ from the side property line.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY