

O R D I N A N C E

AMENDING SECTIONS 8.1.AND 9.4 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO LOT RECOMBINATIONS AND LOT CONSOLIDATIONS

WHEREAS, in a historic City such as Beaufort, there are many existing platted lots that do not meet current ordinance standards; and

WHEREAS, currently, lot recombinations can only be approved by staff if all lots meet or exceed the development standards of the Unified Development Ordinance; and

WHEREAS, whereas the Unified Development Ordinance currently requires that adjoining nonconforming lots in the same ownership be combined; and

WHEREAS, a lot may be nonconforming, but may still be buildable; and

WHEREAS, a nonconforming lot may be compatible with other lots in the neighborhood; and

WHEREAS, the City's comprehensive plan encourages infill development and redevelopment of existing lots in the urbanized area; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance to allow recombinations involving nonconforming lots if the resultant lot(s) become more in conformity with the ordinance; and

WHEREAS, the amendment also eliminates the requirement that nonconforming lots in the same ownership be combined; and

WHEREAS, this amendment has been presented to the City of Beaufort-Town of Port Royal Joint Municipal Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on December 8, 2009, with notice of the hearing published in *The Beaufort Gazette* on November 23, 2009;

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:

1. Revise Section 8.1, "Subdivision Design Standards; General" by deleting the current subsection B, "Exemptions," and replacing it with a new subsection B to read as follows:

B. Exemptions

The following types of activities shall be exempt from the subdivision approval requirements of this UDO:

