

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
TOWN OF LYMAN

ORDINANCE NO. 04112022 C

**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, ZONING
ORDINANCE:
ADDING SECTION 303, USE OF SUBSTANDARD LOTS OF RECORD**

WHEREAS, the Town Council has determined that it is in the interest of the Town, for the benefit of the health, order, safety, general welfare and convenience of the Town and its residents, to amend the Town of Lyman, South Carolina, Zoning Ordinance, to add Section 303, Use of Substandard lots of record.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED, to add Section 303, Use of Substandard lots of record. Section 303 shall read as follows:

Section 303.01 Damage to or Destruction of Structures

Any structure which is, or contains, a legal nonconformity and which is damaged or destroyed may be reconstructed and used as before. However, if reconstruction is not substantially begun within 6 months of the damage, the structure will be considered abandoned and subject to the provisions of this ordinance. If the nonconformity is a disallowed use, the overall outside dimensions of the structure shall not increase, and the reconstruction shall not exceed the degree of nonconformity existing before the damage. If the nonconformity is an allowed use, the overall outside dimensions of the structure may increase, if the reconstruction does not exceed the degree of nonconformity existing before the damage.


Section 303.02 Replacement of Nonconforming Mobile Homes

The owner of a Mobile Home who obtains a replacement Mobile Home has 30 days from the date of electrical power transfer or 90 days from the issue date of a moving permit, whichever is less, to remove the original Mobile Home from the property. The replacement Mobile Home shall not exceed 8 years in age.

Section 303.03 Cessation of Nonconforming Uses and/or Structures

When a nonconforming use and/or structure is discontinued or abandoned for 90 calendar days, the use shall not be resumed; and the subsequent use shall conform to the regulations set forth for the district in which the use and/or structure is located.

This Ordinance shall take effect upon second reading approval by the Town Council.


Glenn Greer, II, Mayor

ATTEST:



R. Noel Price Blackwell, Town Clerk

First Reading: April 11, 2022

Second Reading: May 9, 2022

Heard by the Town of Lyman Planning Commission on March 22, 2022 and amendment is recommended for approval to the Town Council



Planning Commission Meeting March 22, 2022

Staff Report

Docket Number: TXT 2022-11
Applicant: Town of Lyman
Request: Addition to Zoning Ordinance, Section 303, Use of Substandard Lots of Record

Factual Dates:

- a. Planning Commission Meeting: March 22, 2022
- b. Public Hearing and 1st Reading: April 11, 2022

Staff Analysis and Recommendation(s):

Add the following sections to Section 303, Use of Substandard Lots of Record:

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Planning Commission Recommendation(s): Approval 4 to 0

Action: Mrs. Karas made a motion to recommend approval of TXT 2022-11 for an addition to the Town of Lyman Zoning Ordinance to Town Council. Mr. Todd seconded the motion. The motion carried with a vote of 4 to 0.