

ORDINANCE # _____

An ordinance to amend section 7 of the Official Zoning Ordinance and Map of the City of Mauldin, the purpose of which is to establish specific standards for Public, Private, and Parochial Schools which are allowed as a Use Permitted By Special Exception, and to add “Schools Public, Private, and Parochial” to the list of Uses Permitted By Special Exception in the C-1, S-1, and I-1 Districts

BE IT ORDAINED by the Mayor and the City Council of the City of Mauldin, South Carolina, in council assembled and by authority thereof that the Mauldin Zoning Ordinance be amended as follows:

Section 1. Amendment. That sections 5:7.2, 5:9.2, and 5:10.2 of the Zoning Ordinance be amended to add “School public, private, and parochial” to the list of “Uses Permitted By Special Exception”.

Section 2. Amendment. That the obsolete section 7:9 “Mobile Homes – As Accessory to Schools” be deleted in its entirety and replaced with the following:

Section 7:9 Schools – Public, Private, and Parochial.

A public, private, or parochial school may be permitted in any zoning district subject to the district requirements, the general provisions of section 7:1, and the following requirements:

7:9.1 Setback Requirements

All proposed structures shall be set back from the front, side, and rear property lines a minimum of 30 feet.

7:9.2 Off-Street Parking

Off-street parking shall conform to the requirements of section 6:9.6.

7:9.3 Indoor Area

The building shall comply with the maximum occupant load of the current edition of the International Building Code and any other applicable requirements.

7:9.4 Outdoor Area

At least 75 square feet of outdoor recreation area shall be available for each student present. Such area may be located on another parcel provided it is contiguous to the subject property and under the same ownership, and shall be enclosed by a fence having a minimum height of 4 feet.

7:9.5 Screening

A wall, fence, dense hedge, or other permanent year-round foliage, or combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use is adjacent to a single family residential use.

Section 3. Effective Date. That this ordinance shall become effective upon and after its final passage.

Passed on first reading _____

Passed on second reading _____

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

Don Godbey, Mayor

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

REVIEWED:

John Duggan, City Attorney

Raymond C. Eubanks III, City Administrator