

**AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR THE CITY OF MAULDIN, SOUTH CAROLINA AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND CREATING A BOARD OF ZONING APPEALS IN ACCORDANCE WITH THE PROVISIONS OF THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, S.C. CODE TITLE 6, CHAPTER 29.**

BE IT ORDAINED by the City Council of Mauldin, South Carolina.

**ARTICLE 1           PURPOSE, AUTHORITY**

**Section 1:1   Purpose**

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan and are designed to lessen traffic congestion; to secure safety from fire, panic, and other danger; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations have been made with reasonable consideration, among other things, to the character of each district and to its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city of Mauldin.

**Section 1:2   Authority**

The provisions of this ordinance are adopted under authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Title 6, Chapter 29.