

ARTICLE 3 ZONING DISTRICTS AND OFFICIAL ZONING MAP

Section 3:1 Zoning Districts

The City of Mauldin, as now or hereafter established, is hereby divided into the following districts:

R-20	Residential District
R-15	Residential District
R-12	Residential District
R-10	Residential District
RM-1	Mixed Residential
R-M	Residential, Multifamily District
O-D	Office District
C-1N	Neighborhood Commercial
C-1	Commercial District
C-2	Commercial District
S-1	Services District
I-1	Industrial District
PD	Planned Development
AP	Airport Protective Area
POD	Planned Office District

Section 3:2 Official Zoning Map

The boundaries of each zoning district are shown on a map entitled Official Zoning Map, Mauldin, South Carolina, which is hereby adopted and declared to be a part of this Ordinance.

3:2.1 Amendments

Amendments to the Official Zoning Map shall be made as necessary so that the map at all times portrays the current status of the zoning districts or zoning district boundaries.

3:2.2 Custodian of Map

Copies of the Official Zoning Map shall be kept on file in the office of the City Clerk and copies shall be available at all times for inspection by the public.

Section 3:3 Interpretation of District Boundaries

When uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply.

3:3.1 Delineation

District boundary lines are intended to follow the center lines of streets, highways, alleys, easements, and other rights-of-way; the center lines of streams or other water channels; and platted lot or other property lines. In the absence of visual district boundaries or specified distances on the Official Zoning Map, dimensions or distances shall be determined by scaling the distance on the Official Zoning Map.

3:3.2 Interpretation

When the physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, the Board of Zoning Appeals shall interpret the district boundaries.

3:3.3 Divided Lot

Where a district boundary divides a lot which was in single ownership at the time of passage of this Ordinance, the Board of Zoning Appeals may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.