AN ORDINANCE
REVISING PROVISIONS OF THE TOWN CODE
RELATING TO CHARACTERISTICS OF THE
AG AND AR ZONING DISTRICTS

Code of Ordinances
Town of Meggett, South Carolina

WHEREAS the Town of Meggett finds it necessary to revise certain provisions of its Zoning and Land Development Regulations within its Town Code to make changes as are necessary and appropriate to accomplish the goals and objectives within its Code and its Comprehensive Plan in accordance with state law,

NOW, THEREFORE, Be it Ordered and Ordained by the Town of Meggett, South Carolina, and it is ordained by authority of said council that the Code of Ordinances for the Town of Meggett be revised as follows:

- **Amend Article 4.4 for AG Agricultural General District as follows:**

4.4.1. Density/Intensity and Dimensional Standards:

All residential and nonresidential in the AG district shall be subject to the following density, intensity and dimensional standards:

- Maximum Density: 1 dwelling unit per 2 acres of highland. 1 dwelling unit per 2 acres of highland for parcels occurring along the OCRM Critical Line with a minimum of 200 feet of frontage along the OCRM Critical Line by a straight line extended along the OCRM Critical Line.
- For lots not occurring along the OCRM Critical Line, 1 dwelling unit per 3 acres of highland for parcels to the south and east of Toogoodoo Creek; 1 dwelling unit per 5 acres of highland acre for parcels north and west of Toogoodoo Creek.

Minimum Lot Area: 1/2 acres of highland

Minimum Lot Width: 420 feet

- Parcels in the 2-acre zone shall have 200ft of frontage
- Parcels in the 3-acre zone shall have 200ft of frontage
- Parcels in the 5-acre zone shall have 250ft of frontage

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1 Changes to the original text are shown as follows: Deletions are shown as strikethroughs and additions are shown as underlined by a double line.
Minimum Setbacks

Front/Street side 50 feet

Interior Side 20 feet [3]; Corner lots shall have 30’ setbacks; 5 feet for accessory structures

Rear 20 feet

OCRM Critical Line Setback 50 feet

Maximum Building Cover 30 20% of lot

Maximum Height 35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' setbacks.

4.4.2. Two Time Subdivision of a Lot of Record Existing Prior to June 22, 2000 January 25, 2021

A two-time subdivision at a maximum density of 1 dwelling unit per two (2) highland acres that creates no more than two lots from an existing lot of record (lot(s) existing prior to June 22, 2000 January 25, 2021 may be allowed if each lot resulting from the subdivision meets the minimum lot area requirements and all other requirements of the existing zoning district. Any other subdivisions of any remaining acreage from the parent tract shall comply with all requirements of the existing zoning district, including density, intensity, and dimensional requirements.

• Amend Article 4.5 for (AR) Agricultural Rural District as follows:

4.5.1. Density/ Intensity and Dimensional Standards:

All residential and nonresidential in the AG district shall be subject to the following density, intensity and dimensional standards:

• Maximum Density: 1 dwelling unit per 2 acres of highland

[1] 1 dwelling unit per 2 acres of highland for parcels occurring along the OCRM Critical Line with a minimum of 200
feet of frontage along the OCRM Critical Line by a straight line extended along the OCRM Critical Line.

- For lots not occurring along the OCRM Critical Line, 1 dwelling unit per 3 acres of highland for parcels to the south and east of Toogoodoo Creek; 1 dwelling unit per 5 acres of highland acre for parcels north and west of Toogoodoo Creek.

Minimum Lot Area: 4 1/2 acres of highland

Minimum Lot Width: 130 feet

- Parcels in the 2-acre zone shall have 200ft of frontage
- Parcels in the 3-acre zone shall have 200ft of frontage.
- Parcels in the 5-acre zone shall have 250ft of frontage.

Minimum Setbacks

Front/Street side: 50 feet

Interior Side: 20/30 feet \[3\]; Corner lots shall have 30’ setbacks; 5 feet for accessory structures

Rear: 20 feet

OCRM Critical Line Setback: 50 feet

Maximum Building Cover: 30 20% of lot

Maximum Height: 35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30’ setbacks.
4.5.2. Two Time Subdivision of a Lot of Record Existing Prior to June 22, 2009 January 25, 2021

A two-time subdivision at a maximum density of 1 dwelling unit per two (2) highland acres that creates no more than two lots from an existing lot of record (lot(s) existing prior to June 22, 2009 January 25, 2021 may be allowed if each lot resulting from the subdivision meets the minimum lot area requirements and all other requirements of the existing zoning district. Any other subdivisions of any remaining acreage from the parent tract shall comply with all requirements of the existing zoning district, including density, intensity, and dimensional requirements.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE ON ADOPTION BY COUNCIL AFTER SECOND READING OF THIS ORDINANCE.

Moved by: _______________________

Date of First Reading: November 23, 2020

Date of Second Reading: _______________

Ordained in Town Council this ___ day of _____, 2021, in the 245th year of Independence of the United States of America.

________________________________
HARRY V. HERRINGTON III
MAYOR

ATTEST:

________________________________
STEPHANIE SMITH
TOWN ADMINISTRATOR

APPROVED AS TO FORM:

________________________________
W. ANDREW GOWDER, JR.
TOWN ATTORNEY
AN ORDINANCE
REVISING PROVISIONS OF THE TOWN'S CODE
RELATING TO RECREATIONAL VEHICLES

Code of Ordinances
Town of Meggett, South Carolina

WHEREAS the Town of Meggett finds it necessary to update and revise provisions within its Town Code relating to recreational vehicles and the uses that can be made of those vehicles in the Town of Meggett in order to provide clearer guidance for its citizens who are owners of those vehicles,

NOW, THEREFORE, be it Ordered and Ordained by the Town of Meggett, South Carolina, and it is ordained by authority of said council that Sections 2-163, -164, -165 and -166 of the Code of Ordinances for the Town of Meggett be revised as follows:

- **Chapter 17.0 Definitions is revised as follows:**

  **MAJOR RECREATIONAL EQUIPMENT** - Any boat, boat trailer, camper or other recreational vehicle with a length of more than 25 feet.

- **Article 4.10 Table of Permitted Uses**

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1 Changes are shown as follows: Deletions to the original text are shown by a strikethrough; additions to the original text are underlined by a double line.
• Article 4.11 Conditions of Use is revised as follows:

4.11.10 Accessory Storage of Recreational Equipment; Temporary Habitation

No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use except for use for temporary housing while the owner’s permanent home is under construction on that parcel. The Recreational Equipment must be buffered by a wooden, metal, or tiered vegetative buffer maintained by the owner preventing the Recreational Equipment from being seen from the street.

Before inhabiting the recreational equipment on this temporary basis, the owner must obtain an approved building permit and a zoning permit for the permanent home from the Town.

The owner must notify the Town before it begins the temporary habitation and may occupy the recreational equipment no longer than twelve (12) months, with a one-month extension for exceptional circumstances that may be granted by the Town’s zoning official in that official’s sole discretion.

During the temporary habitation, the recreational equipment must be tied into an approved septic or wastewater system.

• Article 4.12 Accessory Uses is revised as follows:

4.12.1 Accessory Storage of Major Recreational Equipment; Temporary Habitation

No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use except for use for temporary housing while the owner’s permanent home is under construction on that parcel. The Recreational Equipment must be buffered by a wooden, metal, or tiered vegetative buffer maintained by the owner preventing the Recreational Equipment from being seen from the street.

Before inhabiting the recreational equipment on this temporary basis, the owner must obtain an approved building permit and a zoning permit for the permanent home from the Town.

The owner must notify the Town before it begins the temporary habitation and may occupy the recreational equipment no longer than twelve (12) months, with a one-month extension for exceptional circumstances that may be granted by the Town’s zoning official in that official’s sole discretion.

During the temporary habitation, the recreational equipment must be tied into an approved septic or wastewater system.
THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE ON ADOPTION BY COUNCIL AFTER SECOND READING OF THIS ORDINANCE.

Moved by: ______________________

Date of First Reading: __________

Date of Second Reading: __________

Ordained in Town Council this ___ day of _____, 2021, in the 245th year of Independence of the United States of America.

______________________________
HARRY V. HERRINGTON III
MAYOR

ATTEST:
______________________________
STEPHANIE SMITH
TOWN ADMINISTRATOR

APPROVED AS TO FORM:

______________________________
W. ANDREW GOWDER, JR.
TOWN ATTORNEY
AN ORDINANCE
REVISING PROVISIONS OF THE TOWN CODE
RELATING TO MANUFACTURED HOUSING UNITS

Code of Ordinances
Town of Meggett, South Carolina

WHEREAS the Town of Meggett finds it necessary to revise certain provisions of its Town Code to make changes as are necessary and appropriate to provide guidance to its citizens related to the ownership and use of Manufactured Housing Units within the Town of Meggett,

NOW, THEREFORE, Be it Ordered and Ordained by the Town of Meggett, South Carolina, and it is ordained by authority of said council that the Code of Ordinances for the Town of Meggett be revised as follows:

• Amend 4.11.9 Manufactured Housing Units as follows:

  Manufactured Housing Units placed in all zoning districts shall be skirted by brick, manufactured skirting or other materials suitable for exterior use, including corrosion resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/ substance), decay resistant/pressure treated lumber, and masonry. The enclosed crawl space must be ventilated. Manufactured Housing Units must comply with FEMA requirements. The Manufactured Housing Unit must be buffered by a tiered vegetative buffer maintained by the owner preventing the Manufactured Housing Unit from being seen from the street.

• Amend Chapter 17 Definition of Manufactured Housing Units (AKA Mobile Home) as follows:

  Manufactured Housing Units (AKA Mobile Home) - Any residential dwelling Unit Constructed to Standards and Codes Set Forth by the United States Department of Housing and Urban Development, including the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Article 5401). The term does not include recreational vehicles, travel trailers or motorized homes licensed for travel on highways, nor manufactured housing modular building units designed and built to meet applicable requirements of South Carolina Modular Buildings Construction Act.

1 Changes to the original text are shown as follows: Deletions are shown as strikethroughs and additions are shown as underlined by a double line.
THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE ON ADOPTION BY COUNCIL AFTER SECOND READING OF THIS ORDINANCE.

Moved by: _______________________

Date of First Reading: ______________

Date of Second Reading: ______________

Ordained in Town Council this ___ day of _____, 2021, in the 245th year of Independence of the United States of America.

________________________________
HARRY V. HERRINGTON III
MAYOR

ATTEST:

________________________________
STEPHANIE SMITH
TOWN ADMINISTRATOR

APPROVED AS TO FORM:

________________________________
W. ANDREW GOWDER, JR.
TOWN ATTORNEY