

Notice of Public Hearing on Zoning Amendments

The City Council of Inman, S.C. will hold a public hearing at 5:30 PM on May 14th, 2018 at City Hall, 20 South Main Street, Inman, S.C. 29349, on the following proposed amendments to the zoning ordinance and/or zoning map:

Zoning Ordinance Amendment No. 2018-05, "An Amendment to the Zoning Ordinance to Prohibit Flag Lots and Shared Driveway in Residential Zoning Districts"; Zoning Ordinance Amendment No. 2018-06, "An Amendment to the Zoning Ordinance to Prohibit Mobile Homes, Trailers, and Manufactured Homes in Certain Residential Zoning Districts"; and Zoning Ordinance Amendment No. 2018-07, "An Amendment to the Zoning Ordinance to Amend Section 817 'Mobile Homes Standards.'"

Documents related to the amendments are available for public inspection in the office of the City Clerk at 20 South Main Street, Inman, S.C. 29349.

STATE OF SOUTH CAROLINA)	
COUNTY OF SPARTANBURG)	ZONING ORDINANCE
CITY OF INMAN)	

**AN AMENDMENT TO THE ZONING ORDINANCE TO PROHIBIT
FLAG LOTS AND SHARED DRIVEWAYS IN RESIDENTIAL
ZONING DISTRICTS.**

WHEREAS, the Planning Commission approved a motion at its regularly held meeting on March 26, 2018 to recommend that the City Council amend the Zoning Ordinance to add language prohibiting flag lots and shared driveways in residential zoning districts; now therefore

BE IT ORDAINED by the Mayor and City Council of the City of Inman:

Section 1. That the Zoning Ordinance is hereby amended by adding “flag lots” and “shared driveways” under the “Prohibited Uses” paragraph of the following sections: Section 401, Single Family Low Density Residential District, paragraph 401.5; Section 402, Single Family Medium Density Residential District, paragraph 402.5; Section 403, General Residential District, paragraph 403.5; Section 404, Multi-Family High Density District, paragraph 404.5; Section 405, Mobile Home Park District (MHP), paragraph 405.5; Section 410, Planned Development District, paragraph 410.3; Section 411, Single Family Small Lot Residential District, paragraph 411.5; Section 412, Single Family High Density Residential District, paragraph 412.5.

Section 2. This amendment to the Zoning Ordinance is effective upon second reading approval.

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APPROVED this ____ day of _____ 2018.

Inman City Council

By: _____

Cornelius Huff

Mayor

ATTEST:

Robin Henderson

City Clerk

First Reading: 4-9-18

Public Hearing: _____

Second Reading: _____

Planning Commission Report

Received: 4/9/18

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) **ZONING ORDINANCE**
CITY OF INMAN)

**AN AMENDMENT TO THE ZONING ORDINANCE TO PROHIBIT
MOBILE HOMES, TRAILERS, AND MANUFACTURED HOMES
IN CERTAIN RESIDENTIAL ZONING DISTRICTS.**

WHEREAS, the Planning Commission approved a motion at its regularly held meeting on March 26, 2018 to recommend that the City Council amend the Zoning Ordinance to add language prohibiting mobile homes, trailers, and manufactured homes in all residential zoning districts except those zoned Mobile Home Park; now therefore

BE IT ORDAINED by the Mayor and City Council of the City of Inman:

Section 1. That the Zoning Ordinance is hereby amended by adding “mobile homes,” “trailers,” and “manufactured homes” under the “Prohibited Uses” paragraphs of the following sections: Section 401, Single Family Low Density Residential District, paragraph 401.5; Section 402, Single Family Medium Density Residential District, paragraph 402.5; Section 403, General Residential District, paragraph 403.5; Section 404, Multi-Family High Density District, paragraph 404.5; Section 410, Planned Development District, paragraph 410.3; Section 411, Single Family Small Lot Residential District, paragraph 411.5; Section 412, Single Family High Density Residential District, paragraph 412.5

Section 2. That Section 403.2(C) of the Zoning Ordinance is hereby repealed.

Section 3. This amendment to the Zoning Ordinance is effective upon second reading approval.

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APPROVED this ____ day of _____ 2018.

Inman City Council

By: _____

Cornelius Huff

Mayor

ATTEST:

Robin Henderson

City Clerk

First Reading: 4-9-18

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STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) **ZONING ORDINANCE**
CITY OF INMAN)

**AN AMENDMENT TO THE ZONING ORDINANCE TO AMEND
SECTION 817 "MOBILE HOMES STANDARDS."**

WHEREAS, the Planning Commission approved a motion at its regularly held meeting on March 26, 2018 to recommend that the City Council amend the Zoning Ordinance to add language prohibiting mobile homes, trailers, and manufactured homes in all residential zoning districts except those zoned Mobile Home Park; now therefore

BE IT ORDAINED by the Mayor and City Council of the City of Inman:

Section 1. That Section 817 "Mobile Home Standards" is hereby amended to read as follows:

Section 817 Mobile Home Standards

All mobile homes brought into the City of Inman or relocated within the City subsequent to the adoption of this ordinance, whether placed in a mobile home park or on an individual parcel, shall be required to be in compliance with each of the following requirements:

817.1 Single wide mobile homes are not allowed. The orientation shall be the front of the home facing the road. No Certificate of Occupancy shall be issued for any mobile home originally brought or relocated into the city subsequent to the adoption of this ordinance unless a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator to certify that the mobile home is in full compliance with this ordinance.

817.2 All mobile homes subject to this ordinance shall meet or exceed the most current construction standards promulgated by the U.S. Department of

Housing and Urban Development, as well as the South Carolina Manufactured Housing Board. Additionally, the following are required:

- A.** A permanent landing and steps with handrails are required for each outside doorway. The structure must include steps which lead to ground level. The landing, handrails, and steps must meet the requirements below:
- 1 A minimum six (6) foot by twelve (12) foot landing or porch shall be required at the front door and four (4) foot by four (4) foot at all other doors.
 - 2 The landing floor and steps must be concrete or composite material.
 - 3 The handrails and balusters must be composite material or metal.
 - 4 All framing must be metal, composite material or wood.
 - 5 The landing shall not be more than eight and one-fourth (8 1/4) inches below the highest point of the threshold. Each step shall also be a maximum of 8 1/4 inches in height. Treads shall be a minimum of eleven (11) inches wide.
 - 6 All wood components used in framing or in contact with the ground must be treated.
 - 7 If there is more than one (1) step, then permanent handrails are required.
- B.** The pitch of the roof must have a minimum vertical rise of two and one-half (2 1/2) feet for every twelve (12) feet of horizontal run, and the roof must be finished with a type of shingle that is commonly used in conventional residential site-built dwellings.
- C.** The exterior siding shall consist of wood, hardboard, or vinyl comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential site-built dwellings.

- D.** Underpinning, un-pierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under the mobile home, including porches, decks or other additions, to ground level. The underpinning may be of brick, rock or decorative block designed and manufactured for permanent outdoor installation. Materials should be erected so as not to create a fire hazard and shall be maintained in a state of good repair. The underpinning must be installed before a Certificate of Occupancy is issued.
- E.** The home must be placed upon footings and piers which meet the requirements of the Manufacturer's Installation Manual. Should the manufacturer's instructions not be available, the following shall apply:
- 1 Footings - The base of all piers shall be comprised of a solid masonry block at least three thousand (3,000) psi strength. Piers less than eighty inches (80") in height shall use blocks sixteen inches (16") X sixteen inches (16") X four inches (4") in size. Piers more than eighty inches (80") in height shall use blocks twenty- four inches (24") X twenty-four inches (24") X six inches (6") in size.
 - 2 Piers - Piers less than thirty-six inches (36") in height shall use eight inches (8") X sixteen inches (16") concrete block with open cells vertical.
 - 3 The piers shall be covered with a two inches (2") X eight inches (8") X sixteen inches (16") wood or four inches (4") masonry cap.
 - 4 All piers between thirty-six inches (36") and eighty inches (80") in height and all corner piers must be double blocked (eight inches (8") X sixteen inches (16") blocked inter-locked) and capped with a four inches (4") X sixteen inches (16") X sixteen inches (16") pressure treated pier cap or a four inches (4") masonry cap.
 - 5 Piers over eighty inches (80") in height require engineering.

F. National Manufactured Housing Construction and Safety Standards Act or the Manufacturer's Installation Manual should be followed. Should the manufacturer's instructions not be available, the table below shall be used.

Multiple section manufactured homes require only the diagonal ties specified in Column C. The tongue, axles, transporting lights and towing apparatus must be removed from the manufactured home after placement on the lot and before occupancy.

(A) Length of Home (Feet)	(B) Number of Vertical Ties	© No. of Diagonal Ties Per Side	Minimum Number of Anchors
Up to 40	2	4	8
40 to 46	2	4	8
46 to 49	2	5	10
49 to 54	3	5	10
54 to 58	3	5	10
58 to 64	3	6	12
64 to 70	3	6	12
70 to 73	3	7	14
73 to 78	4	7	14

Section 3. This amendment to the Zoning Ordinance is effective upon second reading approval.

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APPROVED this ____ day of _____ 2018.

Inman City Council

By: _____

Cornelius Huff

Mayor

ATTEST:

Robin Henderson

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