

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF YORK )  
 )  
TOWN OF CLOVER )

**ORDINANCE 20-07**

**AN ORDINANCE AMENDING THE ZONING AND LAND DEVELOPMENT  
ORDINANCE OF THE TOWN OF CLOVER**

WHEREAS, the Clover Town Council is aware that over the past several years that growth in residential and multifamily development has seen marked growth in York County, South Carolina, and that there is increasing interest in the expansion of residential development in the Town of Clover as well as in the area around the Town of Clover that may in the future be the subject of annexation into the town limits of the Town of Clover, and

WHEREAS, the Town of Clover provides services to its citizens, including regulation of land development, zoning, permitting and licensing of business and properties, and the Town Council finds that appropriate land development regulation, zoning, licensing and permitting of businesses and properties are vital to the public's best interests, health, safety and welfare inasmuch as deficient regulations can lead to public harm, and

WHEREAS, based on the nature of inquiries regarding such residential development over the last year or more the Town Council has engaged in workshop discussions and council meeting discussions concerning the provisions of the existing Town of Clover Zoning and Land Development Ordinance and the desirability of amendments thereto relating to residential design and development standards, and

WHEREAS, the Town Council finds that residential design and development standards are essential to the best interests, health, safety and welfare of the Town and its citizens in that deficient design and development standards can lead to public harm, promote construction design that may be incompatible with the nature and character of existing and future residential land development and are contrary to the social and economic health safety and welfare of the Town and its residents, and

WHEREAS, the Clover Town Council adopted Ordinance 19-12 which declared a temporary moratorium on all activities relating to the acceptance, review and action upon any development permits for new single family and multifamily residential dwelling subdivisions within the Town of Clover to provide staff, planning consultants, and the Planning Commission the opportunity to study, comprehensively analyze and review necessary and desirable revisions to the Town of Clover Zoning and Land Development

Ordinance so as to implement design and development standards for new single family residential dwelling subdivisions and new multifamily residential dwelling developments that are in the best interest, health, safety and welfare of the Town and its residents and citizens, and

WHEREAS, since January 2020, staff and the Planning Commission have met multiple times to discuss potential changes to the Zoning and Land Development Ordinance such as building setbacks, size of structure, open space requirements, foundations, front and side façade design and building materials, architectural variability, windows and doors, porches, garages and carports, exterior finishes, roof slope and roof penetration, parking requirements, landscaping, and matters related to design and development standards for new residential development, and

WHEREAS, on June 25, 2020, the Clover Planning Commission reviewed and recommended approval of a number of changes to the Zoning and Land Development Ordinance, and

WHEREAS, a public hearing, as required by law and after proper public notice, was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and

WHEREAS, the Town Council has determined that it would be in the best interests, health, safety and welfare of the Town and its residents and citizens to adopt the Planning Commission's proposed revisions to the design and development standards set forth in the Town of Clover Zoning and Land Development Ordinance for new residential dwelling subdivisions and new multifamily residential dwelling development.

NOW, THEREFORE, BE IT ORDAINED in Council duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2020, that the Clover, South Carolina, Code of Ordinances, Zoning and Land Development Ordinance, shall be and hereby is amended in part as set forth on the attached Exhibit A.

**Effective Date.** This ordinance is effective immediately upon its adoption.

**Severability.** If any part of this Ordinance is held to be invalid or unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such invalid or unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

AND IT IS SO ORDAINED.

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Mayor

Council:

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(Town Seal)

Attest:

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Town Clerk

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_