

ARTICLE I
ESTABLISHMENT OF ZONING DISTRICTS,
PURPOSE OF DISTRICTS, AND
RULES FOR THE
INTERPRETATION OF DISTRICT BOUNDARIES

Section 1-1. Establishment of Districts

For the purpose of this Ordinance, the City of Loris is hereby divided into the following zoning districts:

Map Symbol

- R-1 Low Density Residential District**
- R-2 Medium Density Residential District**
- HC Health Care District**
- MU Mixed Use District**
- C-1 Central Business District**
- C-2 General Business District**
- IND Industrial District**
- FA Forest-Agricultural District**

Section 1-2. Purpose of Districts

Collectively, these districts are intended to advance the purposes of this Ordinance, as stated in the Preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

R-1, Low Density Residential District. The R-1 District is intended to foster, preserve and protect areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at low densities.

R-2, Medium Density Residential District. The R-2 District is intended to

accommodate medium density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment uses.

HC, Health Care District. The HC District is intended to promote and accommodate in an appropriate environment health care and related support facilities, including short and long term residential care and residential uses.

MU, Mixed Use District. The MU District is intended to accommodate office, limited commercial, institutional and residential uses in areas whose character is mixed or in transition. It is designed principally for use along major streets and subdivision borders characterized by older houses to help ameliorate the consequences of change impacting these areas, and provide a transitional buffer between potentially incompatible commercial and residential development.

C-1, Central Business District. The C-1 District is intended to promote the concentration and vitality of commercial and business uses in Downtown Loris. This district is characterized by wall-to-wall and lot-line-to-lot-line development, pedestrian walkways, and public parking.

C-2, General Business District. The C-2 District is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region of which it is a part. Toward this end, a wide range of business and commercial uses are permitted herein.

IND, Industrial District. The intent of the IND District is to accommodate wholesaling, distribution, storage, processing and manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards within and beyond the boundaries of this district.

FA, Forest-Agricultural District. The intent of this district is to provide for rural uses of land located on the outer fringe of urban development, and ameliorate differences between the two. It is further recognized that future demand for developable land will generate requests for amendments to remove land from the FA classification and place it in an urban classification, as a natural consequence of growth and development.

Section 1-3. Establishment of Official Zoning Map

The boundaries of the use districts established by this Ordinance are shown on the official zoning map which shall be identified by the signature of the Mayor, attested by the City Clerk and maintained at City Hall. The official zoning map and all amendments, certifications, citations and other matters entered on to the official zoning map are hereby made a part of this Ordinance and have the same legal effect as if fully set out herein.

No changes of any nature shall be made on the official Zoning Map or matters shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided by law.

Section 1-4. Amendments to the Official Zoning Map

Amendments to the official zoning map shall be adopted by Ordinance as provided for by this Ordinance. Promptly after the adoption of an amendment the Zoning Administrator shall alter or cause to be altered the official zoning map to indicate the amendment and the effective date of the Ordinance amending the map.

Section 1-5. Rules for Interpretation of District Boundaries on the Official Zoning Map

Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the following rules shall apply.

- (1) Boundaries indicated as approximately following the center lines of streets, highways, alleys, or public utility easements shall be construed to follow such center lines.
- (2) Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.
- (3) Boundaries indicated as approximately following city limits shall be construed as following such city limit.
- (4) Boundaries indicated as following railroad lines shall be construed

to be midway between the main tracks.

- (5) Boundaries indicated as approximately following the center lines of natural barriers such as marshes and streams, shall be construed to follow such center lines.
- (6) Boundaries indicated as parallel to, or extensions of features indicated in Subsections 1 through 5 above shall be so construed. If distances are not specifically indicated on the official zoning map, or in other circumstances not covered by Subsections 1 through 5 above, the boundaries shall be determined by the use of scale of such map.
- (7) Where uncertainties continue to exist after the application of the other rules in this Section, appeal for clarification may be taken to the Board of Zoning Appeals.

Section 1-6. Zoning Annexed Property

Whenever any petition for the annexation of any area to the City of Loris pursuant to the provisions of any procedure for annexation now or hereafter authorized under the laws of South Carolina is presented to City Council, the City Council shall, upon acceptance of such petition refer same to the Planning Commission for a recommended zoning designation. The applicant-petitioner may meet with the Planning Commission to request a specific zone designation. Upon hearing the matter, the Planning Commission shall recommend to City Council a zoning classification for said property. The Council shall take under advisement the recommendation of the Planning Commission, and by separate ordinance zone such area at the time of annexation.