

ARTICLE 1: PURPOSE, AUTHORITY

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§ 1:1 PURPOSE.

The Zoning Ordinance shall implement the Comprehensive Plan consistent with South Carolina Code of Laws SECTION 6-29-710 (A) Zoning Ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; and SECTION 6-29-720 (A). When the local planning commission has prepared and recommended and the governing body has adopted at least the land use element of the comprehensive plan as set forth in this chapter, the governing body of a municipality or county may adopt a zoning ordinance to help implement the comprehensive plan. The zoning ordinance shall create zoning districts of such number, shape, and size as the governing authority determines to be best suited to carry out the purposes of this chapter.

A Comprehensive Plan must set forth not just the development of land and capital improvements. A Comprehensive Plan must also anticipate the provision of public services to the citizenry. With Jasper County's era of phenomenal growth having just begun, the delivery of public services must be anticipated as never before. As a significant effort to reinforce the **Three Universal Development Principles** the provision of public services will also reflect a rural level of service in areas of Jasper County beyond the municipal boundaries of Hardeeville and Ridgeland.

To be in the best position to benefit the most from this inevitable development the County has adopted these **Three Universal Development Principles** as outlined in the Jasper County Comprehensive Plan:

- 1. Keep Jasper Rural.**
- 2. Develop the Municipalities.**
- 3. Development pays its own way.**

The Zoning Ordinance shall regulate the location and use of buildings, structures and land, the height of buildings and other structures, the size of yards, the density and distribution of population; create districts for said purposes and establish the boundaries thereof; establish development standards; define certain terms used herein; provide for the method of administration and amendment; and provide for the imposition of penalties for the violation of the provisions of this ordinance.

§ 1:2 AUTHORITY.

The provisions of this Ordinance are adopted in accordance with authority conferred by the general statutes of the South Carolina, 1976 Code of Laws, Title 6, and Chapter 29 of the Comprehensive Planning Enabling Act of 1994, as amended.

§ 1:3 JURISDICTION.

The regulations set forth in this Ordinance shall be applicable within the area designated on the Official Zoning Map.

§ 1:4 OFFICIAL ZONING MAP.

The boundaries of each zoning district are shown on a map entitled Official Zoning Map, Jasper County, South Carolina, which is hereby adopted and declared to be a part of this Ordinance. The Official Zoning Map and all amendments, certifications, citations, and other matters entered on the Official Zoning Map are hereby a part of this Ordinance and have the same legal effect as if fully set out herein. The Official Zoning Map shall be maintained by the Development Services Representatives (DSR) and identified by the signature of the Chairman of County Council as attested by the County Clerk.

1:4.1 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. Portions of Jasper County annexed by any municipality shall be administratively deleted from the Official Zoning Map.

1:4.2 Custodian of Map.

A reproducible copy of the Official Zoning Map shall be kept on file with the DSR in the office of the Jasper County Planning Department and copies shall be available at all times for inspection by the public.

§ 1:5 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:

Amendments to the Official Zoning Map shall be adopted by Ordinance as provided for herein. Promptly after the adoption of an amendment, the DSR shall alter or cause to be altered the Official Zoning Map to indicate the amendment, and shall enter in writing upon the face of the map a certification indicating the alterations and citing the date of adoption and the effective date of the Ordinance amending the map. Each amendment shall be identified by the signature of the Chairman of County Council as attested by the County Clerk.

§ 1:6 FLOOD HAZARD BOUNDARY MAPS (FHBM).

Flood Hazard Boundary Maps for Jasper County have been prepared by the Federal Emergency Management Agency (FEMA) and are on file in the office of the DSR. These maps and other supporting data, and any revisions thereto, are adopted by reference and declared a part of this Ordinance.

§ 1:7 SEVERABILITY.

If for any reason one (1) or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance.

§ 1:8 EFFECTIVE DATE OF ORDINANCE.

This Ordinance shall take effect immediately following Council's final approval of this Ordinance.