

Article I. Authority and Purpose

157.001. AUTHORITY AND TITLE

In accordance with authority conferred by the Comprehensive Planning Enabling Act of 1994, codified at Title 6, Chapter 29 of Code of Laws of South Carolina 1976, as amended, the City Council of the City of Camden, hereinafter referred to as the "Council," the governing body of the City of Camden, South Carolina, hereinafter referred to as the "City," hereby ordains and enacts into law the following articles and sections, which shall comprise and be known as the Zoning Ordinance of the City of Camden, South Carolina, hereinafter referred to as the "Zoning Ordinance."

157.002. PURPOSE

This Zoning Ordinance is adopted for the purpose of promoting public health, safety, morals, convenience, order, appearance, prosperity and general welfare; lessening congestion in the streets, securing safety from fire; providing adequate light, air, and open space; preventing the overcrowding of land; avoiding undue concentrations of population; facilitating the creation of a convenient, attractive and harmonious community; protecting and preserving scenic, historic and ecologically sensitive areas; and facilitating the provision of public services, affordable housing, and disaster evacuation, in harmony with the adopted City of Camden, South Carolina Comprehensive Plan, as it may be amended or updated from time to time, hereinafter referred to as the Comprehensive Plan.

157.003. [Reserved]

157.004. ESTABLISHMENT OF OFFICIAL ZONING MAP

- A. The boundaries of the zoning districts established by this chapter are shown on the official zoning map which shall be identified by the signature of the Mayor of the City and maintained in the office of the City Planner. The official zoning map and all amendments, certifications, citations and other matters entered onto the official zoning map are hereby made a part of this Zoning Ordinance and have the same legal effect as if fully set out herein.
- B. No change 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 Zoning Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Zoning Ordinance and shall be punishable as provided by law.

157.005. AMENDMENTS TO THE OFFICIAL ZONING MAP

Amendments to the official zoning map shall be adopted by chapter as provided for by § 157.211(H). Promptly after the adoption of an amendment the City Planner shall alter or cause

to be altered the official zoning map to indicate the amendment and the effective date of the chapter amending the map.

157.006. CONFLICT WITH OTHER ORDINANCES

If the provisions of this Zoning Ordinance conflict with the provisions of any other validly enforceable ordinance(s), the most stringent or restrictive provisions shall control.

157.007. SEVERABILITY

Should any specific section, standard or provision of this Zoning Ordinance, including any zoning district boundary that now exists or may exist in the future, be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Zoning Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional. The other portions of these regulations not affected by any such decision of the court shall remain in full force and effect.

157.008. REPEAL OF CONFLICTING ORDINANCES

All ordinances and parts of ordinances in conflict herewith are repealed to the extent necessary to give this Zoning Ordinance full force and effect.

157.009. EXCEPTIONS

Facilities and/or properties owned and/or operated by the City shall be exempt from the requirements of this chapter.

157.010. EFFECTIVE DATE

These regulations shall become effective upon the date of their adoption by the Council.