

**ORDINANCE 4446**

**AN ORDINANCE TO AMEND APPENDIX A – ZONING ARTICLE VI (A) – CLUSTER HOUSING DEVELOPMENTS SECTION 7. MINIMUM SPACE BETWEEN PRINCIPAL BUILDINGS**

**WHEREAS**, there was an interest from a local developer to reduce the minimum space between principal buildings in a Cluster Housing Development; and,

**WHEREAS**, some of the benefits would include more open space, fewer impervious surfaces, less infrastructure to build, a reduction in development costs, and the potential for increased bicycle usage and encourage pedestrian traffic; and,

**WHEREAS**, staff reviewed the Cluster Housing Development Ordinance and determined that cluster housing developments, by definition, should differ from other single-family developments to include allowing for smaller setbacks between principal structures; and,

**WHEREAS**, staff made a recommendation to reduce the space between principal buildings in a detached cluster housing development from a minimum of twenty (20) feet to a minimum of ten (10) feet; and,

**WHEREAS**, at the November 28, 2022, Planning Commission Meeting, the Planning Commission voted unanimously and made a recommendation to City Council to amend the ordinance to approve the reduction in the minimum space between principal buildings in a detached cluster housing development from a minimum of twenty (20) feet to a minimum of ten (10) feet.

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Council of the City of Hartsville that Appendix A - Zoning, Article VI(A), Section 7 of the City of Hartsville Zoning Ordinance is hereby amended as follows:

Appendix A – Zoning  
Article VI(A) – Cluster Housing Developments  
Section 7. Minimum Space Between Principal Buildings

The minimum spacing between principal buildings in an attached cluster housing development shall not be less than 30 feet. The minimum spacing between principal buildings in a detached cluster housing development shall not be less than ~~20~~ 10 feet.

**NOW, THEREFORE BE IT ORDAINED IN MEETING DULY ADVERTISED AND ASSEMBLED** on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and to become effective upon final reading.

\_\_\_\_\_  
Casey Hancock, Mayor

ATTEST: \_\_\_\_\_  
Sherron L. Skipper, City Clerk

First Reading: December 13, 2022  
Public Hearing:  
Final Reading: