



Chapter 1: Purpose and Applicability

1.1: Authority

This Ordinance is hereby adopted under the authority and provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

1.2: Purpose

After careful review of the existing development and development patterns in Clinton, the Planning Commission recommended that regulations concerning health, safety, use, and aesthetics be implemented to protect the residents of the City. The purpose of this Ordinance is not merely to provide the minimum regulations necessary to facilitate safe and orderly growth, but also to ensure that growth becomes an integral part of the community and existing developments; increasing collective security and community identity to promote civic awareness and responsibility and enhancing the quality of life for the entire City. In addition, the Ordinance works to ensure the greatest possible economic and social benefits for all residents, as described in the Comprehensive Plan.

Following the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act, the zoning ordinance has been drafted with consideration for the following;

1. to provide for adequate light, air, and open space;
2. to prevent the overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
3. to facilitate the creation of a convenient, attractive, and harmonious community;
4. to protect and preserve scenic, historic, or ecologically sensitive areas;
5. to regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports, and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;
6. to facilitate the adequate provision or availability of transportation, police and fire protection, water, sewer, parks, and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
7. to protect from fire, flood, and other damages; and
8. to further the public welfare in any other regard specified by a local governing body.

1.3: Title

This Ordinance is officially titled as "City of Clinton Zoning Ordinance", and shall be known as the "Zoning Ordinance". The official map designating the various zoning districts shall be titled, "City of Clinton Official Zoning Map", and shall be known as the "Zoning Map".

1.4: Jurisdiction

These regulations govern the development and use of all land and structures within the corporate limits of the City of Clinton.

1.5: Severability

Should any portion of this Ordinance be found illegal by a court of competent jurisdiction, the remainder of the Ordinance shall remain in effect.

1.6: Effective Date

These regulations shall become effective on