

**ARTICLE III
ESTABLISHMENT OF ZONING DISTRICTS AND MAPS**

300 ESTABLISHMENT OF ZONING DISTRICTS

For the purpose of this Ordinance, the Town of Summerton is hereby divided into the following zoning districts:

- A. **Residential Districts**
 - R-5, R-10, Single-family Residential District
 - GR General Residential District
 - RMF Residential Multi-Family District
 - DD Development District

- B. **Commercial Districts**
 - OC Office Commercial District
 - NC Neighborhood Commercial District
 - GC General Commercial District
 - CC Core Commercial District
 - IC Interstate Commercial District

- C. **Industrial District**
 - LI Light Industrial District

- D. **Other Districts**
 - PD Planned Development District
 - FW and -FP Flood Protective Areas

301. DISTRICT BOUNDARIES

The boundaries of the above listed zoning districts are hereby established and delineated upon the Official Zoning Map of the Town of Summerton, South Carolina, which, with all notations, references, and other information shown thereon, shall hereby be adopted by reference and declared to be part of this Ordinance.

302 OFFICIAL ZONING MAP

Said Map shall be identified by the signature of the Mayor, attested by the Town Clerk, and bearing the Town Seal under the words: "Official Zoning Map, Town of Summerton, South Carolina," together with the adoption date of this Ordinance.

If, in accordance with the provisions of this Ordinance, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map no later than thirty (30) days after the change has been approved by the Town Council. It shall be the duty of the Zoning Administrator to make said

changes and no amendment to this Ordinance which pertains to matter portrayed on the Official Zoning Map shall become effective until such change has been made on said Map.

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

Although copies of the Official Zoning Map may be purported to exist, judgment as to the current zoning status of land, water, buildings, and all other structures shall be made only in accordance with the Official Zoning Map which shall be located in Town Hall.

303. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts shown on the Official Zoning Map, the following rules shall apply:

303.1 Where such district boundaries are indicated as approximately following center lines of streets and alleys, lot lines, stream center lines, property lines or corporate limit lines, such lines shall be construed to be boundaries.

303.2 In unsubdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the Map, shall be determined by the use of the scale appearing on the Official Zoning Map.

303.3 Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by the preceding rules, the Zoning Administrator shall interpret the district boundaries.

304. ANNEXATION AND OTHER ADJUSTMENT TO TOWN LIMITS

Where Town limit boundaries change by virtue of annexation or some other means, the following provisions apply:

304.1 The new land areas incorporated or otherwise annexed shall be classified as R-10 Residential until such time as the Town Council may desire to change such classification through normal amendment procedures; provided, however, that within sixty (60) days following the effective date of such incorporation, Town Council must direct the Planning Commission to study and make recommendations pertaining to the zoning of the newly-incorporated areas. The Planning Commission shall have thirty (30) days to make its recommendations, which may be, in whole or in part,

in the form of recommended zoning amendments. Town Council shall then process and act upon such proposed amendments following the necessary public hearings as required by Article 13 of this Ordinance.

304.2

In all cases where additions or deletions in the total land area of the Town of Summerton require adjustments in the zoning district boundaries, such adjustment shall be made on the Zoning Map within thirty (30) working days after the change.