AN ORDINANCE TO AMEND CHAPTER 153, ZONING CODE, SUBSECTION 153.027, R - RESIDENTIAL, TO INCREASE THE MINIMUM LOT SIZE IN THE RESIDENTIAL ZONING DISTRICT

WHEREAS, Section 153.027 of the Town of Awendaw Code of Ordinances, entitled *R – Residential*, provides for development standards within the R Zoning District, which were last amended on May 20, 2025 by Ordinance 2025-07; and

WHEREAS, Awendaw Town Council now desires to amend Section 153.027 of the Awendaw Code of Ordinances, to require new development standards for properties within the R – Residential District, as shown below; and

WHEREAS, pursuant to the Comprehensive Plan adopted by Town Council on August 7, 2025, increased lot sizes were recommended across all zoning districts; and

WHEREAS, the Awendaw Town Council held a public hearing on **June 4th, 2026**, to consider the amendments described herein; and

WHEREAS, Town Council has the authority to amend its Code of Ordinances when deemed to be in the best interest of the citizens of the Town, and now desires to do so as displayed herein.

NOW THEREFORE, be it Ordered and Ordained by the Council of the Town of Awendaw, S. C. and it is ordained by the authority of said Council that Chapter 153, Zoning Code, Subsection 156.027, entitled *R – Residential*, of the Code of the Town of Awendaw shall be and hereby is amended to read as follows:

For all changes new language and symbols shall be underlined and removed language and symbols shall be represented by a strikethrough.

§ 153.027 R - RESIDENTIAL.

A single-family district ~~served by public water and~~ designed to allow one family detached dwellings with a minimum lot size of ~~21,500~~ 43,560 square feet (one acre). ~~The minimum lot size if water or sewer is unavailable shall be 30,000 square feet.~~

Maximum % lot coverage	30%
Maximum height	35 feet
Minimum front setback	35 feet
Minimum interior setback	15 feet
Minimum lot area per principal structure	~~30,000~~ 43,560 square feet (one acre)
Minimum lot width	100 feet
Minimum setback from freshwater wetlands	~~35 feet~~ as established elsewhere in this chapter
Minimum setback from OCRM critical line	~~35 feet~~ as established elsewhere in this chapter

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING

Chris Crolley, Mayor

Town of Awendaw

First reading: May 7th, 2026

Final Reading: September 3rd, 2026

Attest: _____

Its: Town Clerk