AN ORDINANCE TO AMEND CHAPTER 153, ZONING CODE, SUBSECTION 153.026 AG - AGRICULTURAL GENERAL TO INCREASE MINIMUM LOT SIZE IN THE AGRICULTURAL GENERAL ZONING DISTRICT

WHEREAS, Section 153.026 of the Town of Awendaw Code of Ordinances, entitled *AG – Agricultural General*, provides for development standards within the AG Zoning District, which were last amended on January 6, 2005 by Ordinance 05-01; and

WHEREAS, Awendaw Town Council now desires to amend Section 153.026 of the Awendaw Code of Ordinances, to require new development standards for properties within the AG – Agricultural General 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 sections of 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 153.026, entitled *AG - Agricultural General*, 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.

§ 153.026 AG - AGRICULTURAL GENERAL.

This district provides low density residential and ~~agricultural~~ other uses as recommended in the Comprehensive Plan.

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~~ 98,010 square feet (2.25 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