



**TOWN OF YEMASSEE
ZONING BOARD OF APPEALS AGENDA**

Wednesday, June 21, 2023 – 6:30PM

Yemassee Municipal Complex, 101 Town Cir, Yemassee SC 29945-3363

Mr. Tyshawn Shaw, Zone A

Mr. Robert Jackson, Zone B

Ms. Janice Foster, Zone C

Mr. Stephen Henson, Zone D

Ms. Garey Gibbs, At-Large

Ms. Caroline Koger, Staff Liaison

-
- I. Call to Order**
 - II. Roll Call**
 - III. Determination of Quorum**
 - IV. Adoption of the Agenda**
 - a. Consent of the Agenda for the Wednesday, June 21, 2023, Zoning Board of Appeals Meeting
 - V. Old Business**
 - a. Approval of the March 15, 2023, Zoning Board of Appeals meeting minutes.
 - VI. New Business**
 - a. Appointment of Board Chairman
 - b. Review of Application for Variance for 35 Connely Street. VARI-05-23-1047
 - VII. Public Comment**
 - a. Public Comment must be submitted to the Committee secretary at least five minutes prior to the start of the meeting. Public Comment shall be limited to Agenda items. Address all Committee Members and Staff with respect and state your name and address for the record prior to addressing the Committee.
 - VIII. Adjournment**

Town of Yemassee
Zoning Board of Appeals Minutes
March 15, 2023 / 6:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

Present: Mr. Tyshawn Shaw, Mr. Robert Jackson, Mr. Stephen Henson

Staff Present: Ms. Caroline Koger

Absent: Ms. Janice Foster, Ms. Stefania McDaniel

Media Present:

Call to Order:

The Town of Yemassee Zoning Board of Appeals was called to order at 6:15 PM.

Roll Call:

In attendance were Mr. Tyshawn Shaw, Mr. Robert Jackson and Mr. Stephen Henson. Absent were Ms. Janice Foster and Ms. Stefania McDaniel.

Determination of Quorum:

Quorum satisfied.

Old Business:

None.

New Business:

- a. Staff and member introductions.
- b. Appointment of Board Chairman. After discussion it was decided to wait on voting for the Chairman position. Two members are absent, and the other members wanted to make sure the entire committee was in attendance to determine the Chairman.
- c. Discussion regarding monthly meeting schedule. After discussion it was decided future meetings will be held on the 3rd Wednesday of each month at 6:30 p.m. Ms. Stefania McDaniel had indicated she would not be able to attend meetings after 3:00 p.m. She will be contacted and informed of the decided schedule. If she is not able to attend, we will ask for her resignation and ask for the board to appoint another at-large representative.

Adjournment - Mr. Tyshawn Shaw made the motion to adjourn. Second by Mr. Robert Jackson. All in favor, motion passed.

Colin J Moore
Mayor

Peggy Bing-O'Banner
Mayor Pro Tempore

Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Zoning Verification

May 30, 2023

Caroline Koger
Staff Liaison to Zoning Board of Appeals
101 Town Cir
Yemassee, SC 29945-3363

Ref: **Zoning Verification Letter**
Tax Map Number(s): 204-02-05-002
Address(es): 35 Connelly St
Jurisdiction: Town of Yemassee
Zoning Designation: Residential ½ Acre

Dear Ms. Koger,

This is to certify that the referenced property located at 35 Connelly Street, Yemassee, and bearing Hampton County Tax Map Number: 204-02-05-002, is within the Town of Yemassee with a zoning classification of Residential ½ Acre. Additionally, at the time of certification, this property or portions of this property fall within the Town of Yemassee Highway Corridor Overlay District and is subject to the provisions outlined in Section 5.17 of the Town of Yemassee Zoning Ordinance.

Should you have any additional questions, please contact me.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Matthew E. Garnes', is written over a light blue horizontal line.

Matthew E. Garnes
Town Administrator
Town of Yemassee

Approved by: _____

Date: _____

Town of Yemassee
MAY 30 2023
Received

File: VARI-05-23-1047

Date Received: 5/30/23



APPLICATION for VARIANCE

Town of Yemassee

Applicant: Name: <u>Christopher Lyons</u> Telephone: <u>(843) 908-0732</u> Fax: _____ Mailing Address: <u>33 Braddy St.</u> <u>Yemassee, SC 29945</u> Signature: <u>Chris Lyons</u>	Property Owner: Name: <u>Burbage + Eileen Lyons</u> Telephone: <u>(843) 589-3681</u> Fax: _____ Mailing Address: <u>PO Box 158</u> <u>Yemassee, SC 29945</u> Signature: <u>E. B. Lyons</u>
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Description of Property under consideration: Street Address: <u>35 Connely St</u> Zoning Ordinance: _____ County Tax Map No.: <u>204-02-05-002</u>	<table> <tr> <td> <input type="checkbox"/> Single Family Residential <input type="checkbox"/> 1 Acre <input checked="" type="checkbox"/> 1/2 Acre <input type="checkbox"/> 1/3 Acre <input type="checkbox"/> 1/4 Acre <input type="checkbox"/> General Residential <input type="checkbox"/> Village Commercial <input type="checkbox"/> Light Industrial <input type="checkbox"/> Conservation Preservation <input type="checkbox"/> General Residential Townhouse <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Historic Preservation Overlay </td> <td> <input type="checkbox"/> Regional Commercial <input type="checkbox"/> Office Commercial <input type="checkbox"/> Transitional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Agriculture <input type="checkbox"/> Hwy Corridor Overlay </td> </tr> </table>	<input type="checkbox"/> Single Family Residential <input type="checkbox"/> 1 Acre <input checked="" type="checkbox"/> 1/2 Acre <input type="checkbox"/> 1/3 Acre <input type="checkbox"/> 1/4 Acre <input type="checkbox"/> General Residential <input type="checkbox"/> Village Commercial <input type="checkbox"/> Light Industrial <input type="checkbox"/> Conservation Preservation <input type="checkbox"/> General Residential Townhouse <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Historic Preservation Overlay	<input type="checkbox"/> Regional Commercial <input type="checkbox"/> Office Commercial <input type="checkbox"/> Transitional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Agriculture <input type="checkbox"/> Hwy Corridor Overlay
<input type="checkbox"/> Single Family Residential <input type="checkbox"/> 1 Acre <input checked="" type="checkbox"/> 1/2 Acre <input type="checkbox"/> 1/3 Acre <input type="checkbox"/> 1/4 Acre <input type="checkbox"/> General Residential <input type="checkbox"/> Village Commercial <input type="checkbox"/> Light Industrial <input type="checkbox"/> Conservation Preservation <input type="checkbox"/> General Residential Townhouse <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Historic Preservation Overlay	<input type="checkbox"/> Regional Commercial <input type="checkbox"/> Office Commercial <input type="checkbox"/> Transitional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Agriculture <input type="checkbox"/> Hwy Corridor Overlay		

- Please submit the following to complete your application.
1. A signed statement demonstrating how your request meets the following criteria for granting a variance.
 - a. What special conditions and circumstances exist which are peculiar to your land, structure or buildings, which are not applicable to other lands, structures, or buildings in the same district?
 - b. How does the literal interpretation of the provisions of the Town of Yemassee Zoning Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district?
 - c. Do the special conditions and circumstances result from the actions of the applicant?
 - d. If the variance is granted, will it confer on the applicant any special privilege, which is denied by the Town of Yemassee Zoning Ordinance to owner of the lands, structure, or buildings in the same district?
 2. A scaled drawing of the property which shows: (a) property lines and existing buildings and other site improvements (b) the extent of the proposed variance(s) on the property, (c) the nearest building on adjacent lots, and (d) any topographic or other features which may cause a hardship.

VARI-05-23-1047

Christopher B Lyons
33 Braddy ST.
Yemassee, SC. 29945
(843)908-0732

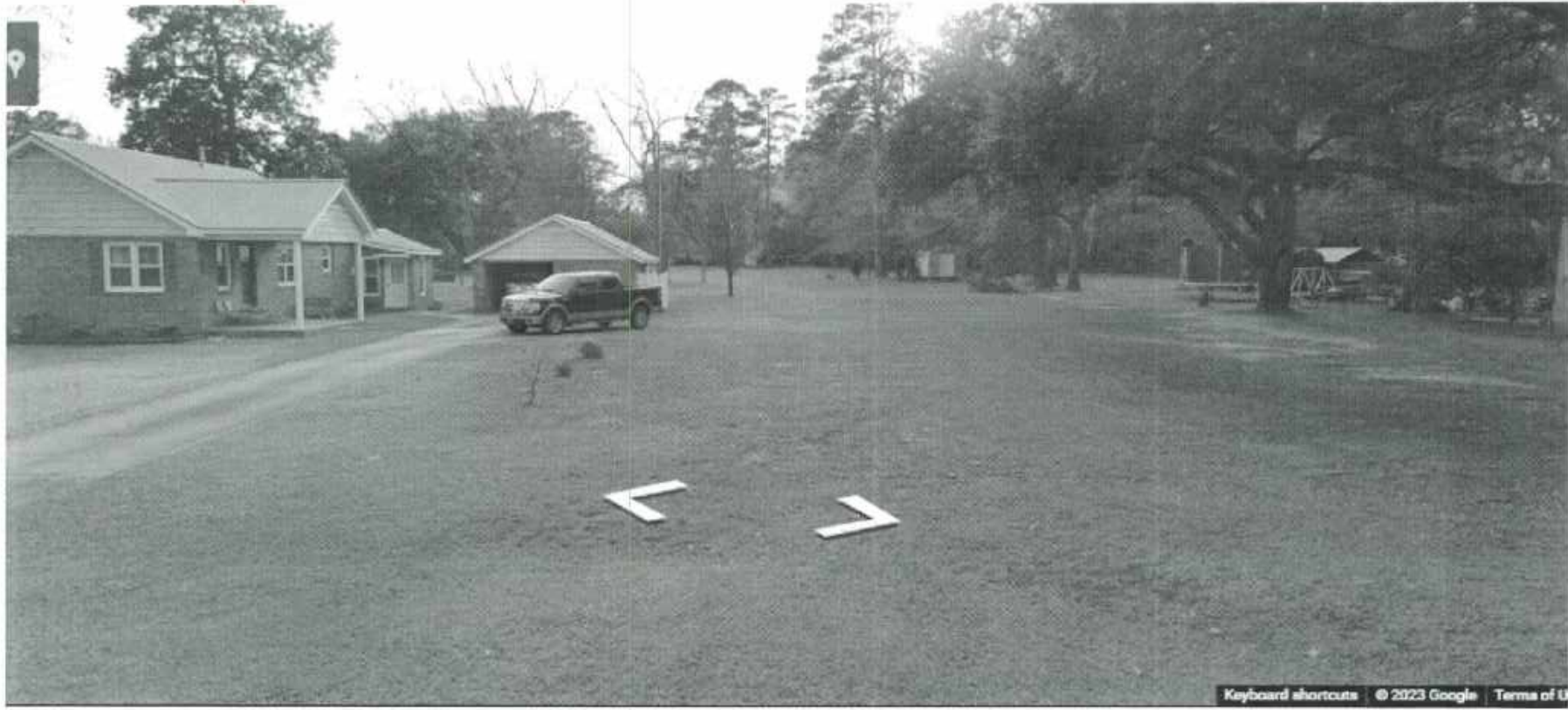
Town of Yemassee
MAY 30 2023
Received

To whom it may concern,

I am asking for a variance on the property of 35 Connely ST. The property is owned by my parents Burbage and Eileen Lyons. I currently live at 33 Braddy st. which is owned by my cousin Michael Lyons. He is currently in the stages of listing the property for sale. At this time I am unable to afford the purchase of this land and will have to vacate my mobile home. The ideal spot would be at the back of my parents property, which has water and sewer hook ups that were provided by the town of Yemassee for my grandmother several years ago before the new zoning laws.

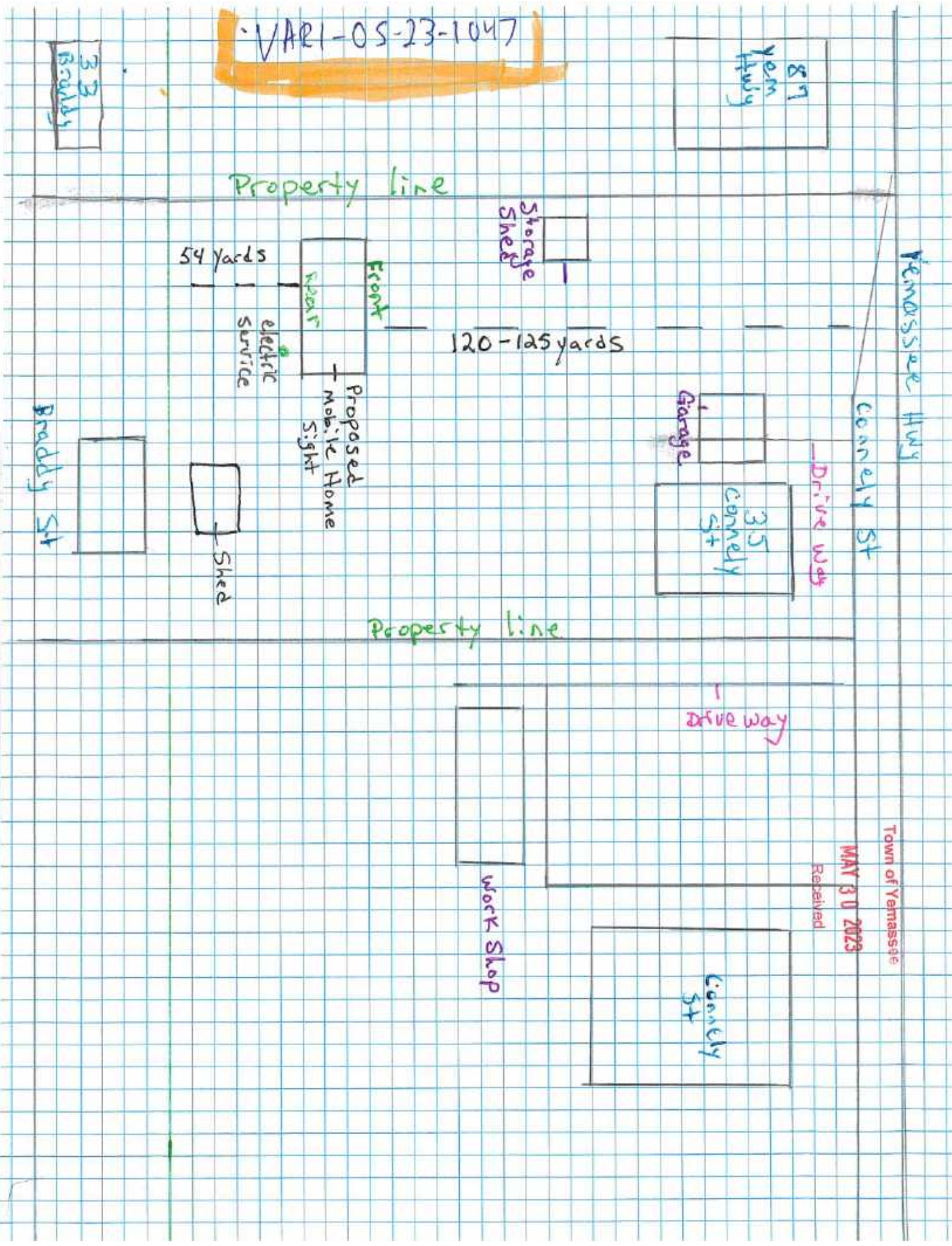
I am a single father raising two children and have no other means for a suitable spot to relocate. The mobile home would be set back off of Connely ST. 100 to 150 yards and will have a lay out to blend in with the surrounding area. In closing, I am respectfully asking for this variance to place the mobile home on my parents property, to allow a life long resident of Yemassee to remain close to his family. Thank you for your consideration.

With regards,
Christopher Lyons



VARI-05-23-1047

VARI-05-23-1047



Hampton County, SC

Summary

Parcel Number	204-02-05-002
Tax District	County (District N)
Location Address	35 CONNELLY
Town Code	YE
Class Code (NOTE: Not Zoning Info)	100-Single Family Res. Owner Occupied
Acres	0.00
Description	
Record Type	Residential
Town Code / Neighborhood	YE
Owner Occupied	Y

[View Map](#)

Note: Acres will not display correctly if any or all of the parcel is classed as exempt. (Exempt acreage will not calculate in total acreage.)

Owners

[LYONS L B JR & MARIE EILEEN](#)
 PO BOX 158
 YEMASSEE SC
 29945

2022 Value Information

Land Market Value	\$21,100
Improvement Market Value	\$94,400
Total Market Value	\$115,500
Taxable Value	\$115,500
Total Assessment Market	\$4,620

Note: Values will not display correctly if any or all of the parcel is classed as exempt. (Exempt building values will not display nor calculate in totals.)

Building Information

Heated Square Footage 1711

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
12/2/2013	\$10	402 200		LYONS LOUIE BURBAGE JR
12/8/1969	Not Available	58 384	Not Available	Not Available

No data available for the following modules: Lot Size Information (Dimensions in Feet).

Hampton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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[GDPR Privacy Notice](#)

Last Data Upload: 5/29/2023 9:03:08 PM

Developed by


Version 3.1.11

Instrument Book Page
201300002011 402 201

ALSO

All that certain piece, parcel or lot fo land, together with improvements thereon, situate, lying and being located in Yemassee, Hampton County, South Carolina, containing 1.663 acres, more or less, shown a plat made by David S. Youmans, RLS #9765, dated November 3, 2000 and recorded in the office in the office of the Clerk of Court for Hampton County in Plat Book 22 at Page 40. According to said plat, said property is generally bounded as follows: On the **NORTHEAST** by properties, now or formerly, of Orrell and of Heape; on the **SOUTHEAST** by properties, now or formerly, of Heape, Crosby, Powell and Grayson; on the **SOUTHWEST** by Old Salkehatchie Road; and on the **NORTHWEST** by property, now or formerly, of Taylor.

This being the same property conveyed to the Grantor by Deed of Distribution from the Estate of Evelyn Youmans Lyons (Hampton County Probate File No. 2001-ES-25-19) recorded in the office of the Clerk of Court for Hampton County in Deed Book 263 at Page 181.

Tax Map No.: 204-02-09-016

This Deed was prepared in the Law Offices of Angela Daniels Gooding, P. A., Post Office Box 387, Hampton, South Carolina 29924, without benefit of a title examination with information provided by Grantee.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said **L. B. LYONS JR. And MARIE EILEEN LYONS**, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

Instrument 201300002011 Book Page 402 202

AND Grantor does hereby bind Grantor and Grantor's heirs, assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said L. B. LYONS JR. And MARIE EILEEN LYONS OWENS, their heirs and assigns, against Grantor and Grantor's heirs, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 22 day of December, 2013.

WITNESSES:

Witness #1 [Signature]

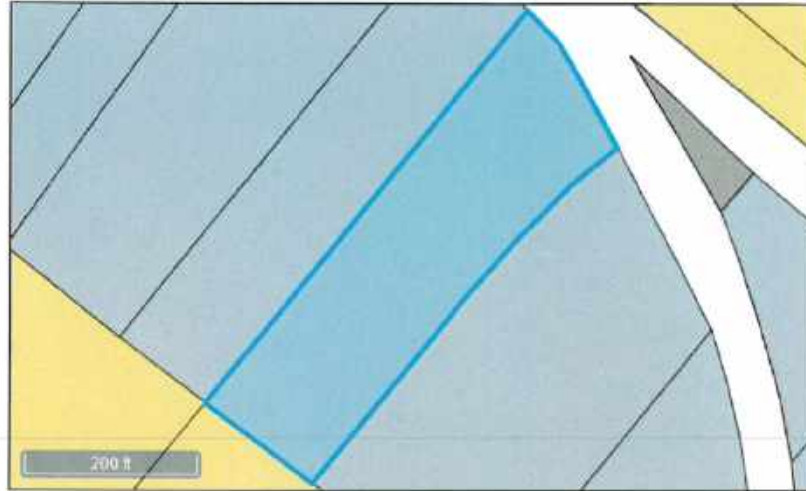
[Signature] AKA Louie Burbage Lyons
L.B. LYONS, JR., AKA
LOUIE BURBAGE LYONS JR.

[Signature]
Notary Public

Town of Yemassee

Property Zoning Report - Hampton

30 May 2023



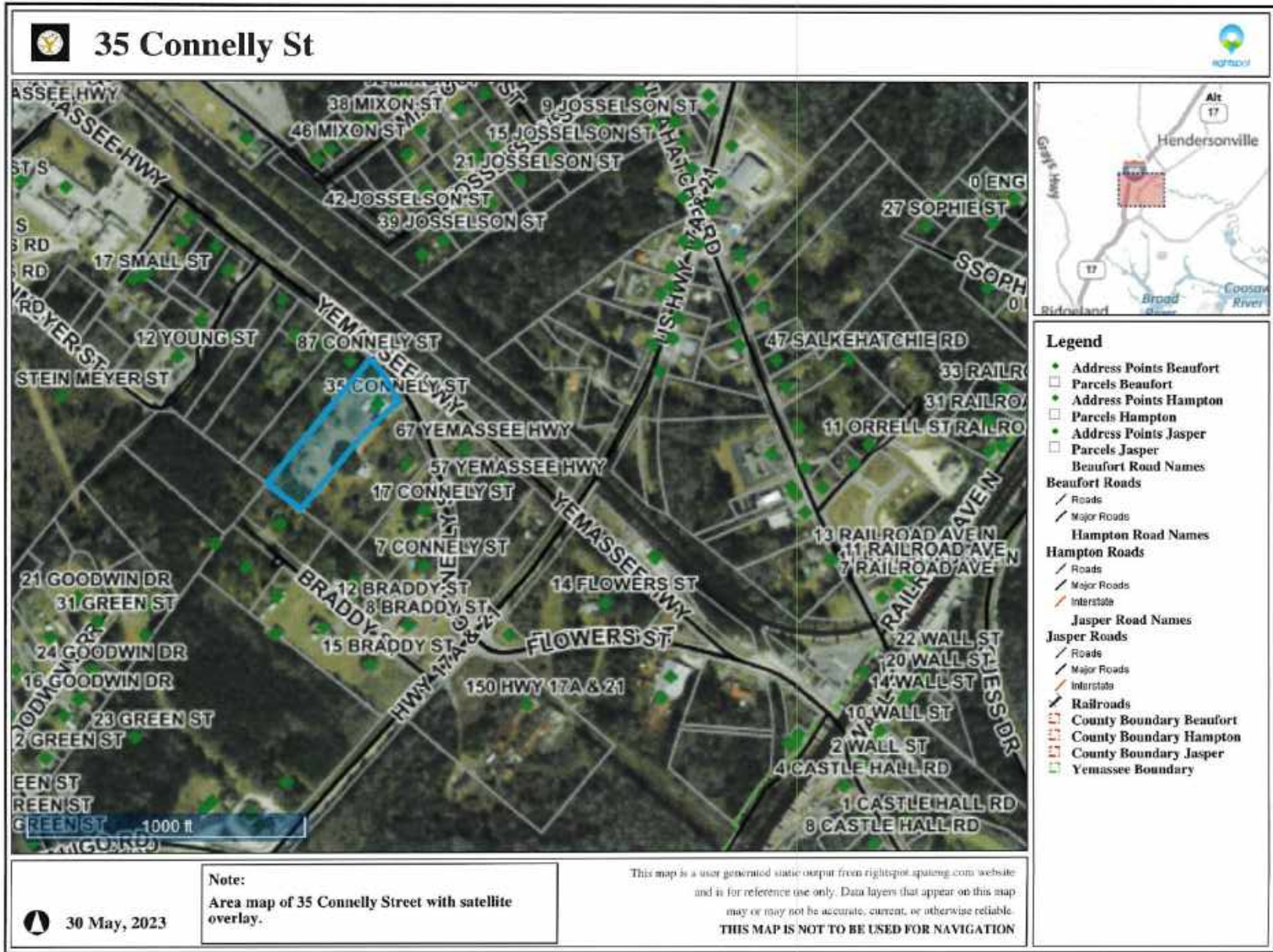
Parcels Hampton

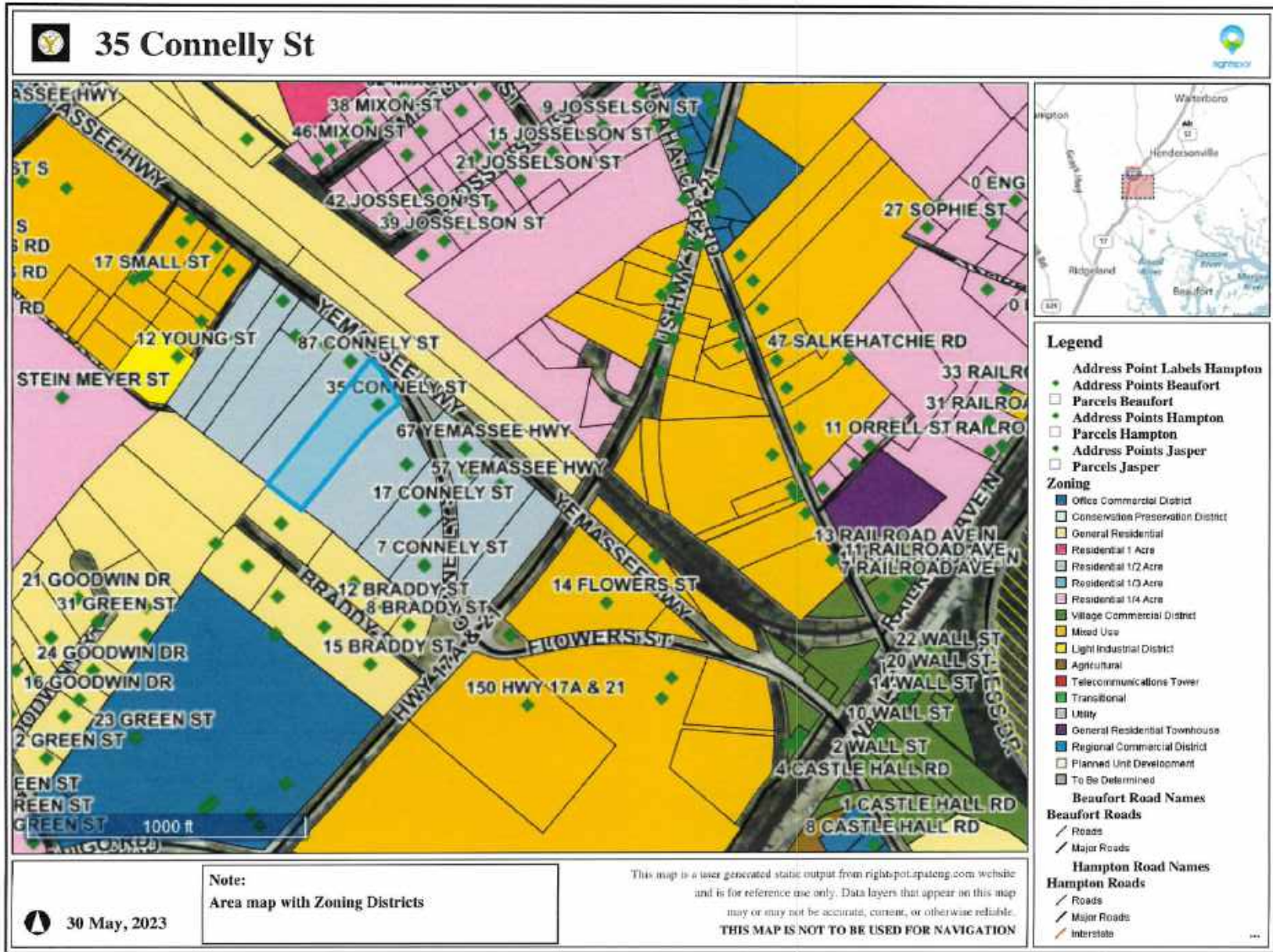
TMS: 204-02-05-002.
Owner City State ZIP Code: YEMASSEE SC 29945
Owner: LYONS L B JR & MARIE EILEEN SURVIVORSHIP TITLE
Owner Street Address: PO BOX 158 YEMASSEE SC
Parcel Street Address: 35 CONNELLY

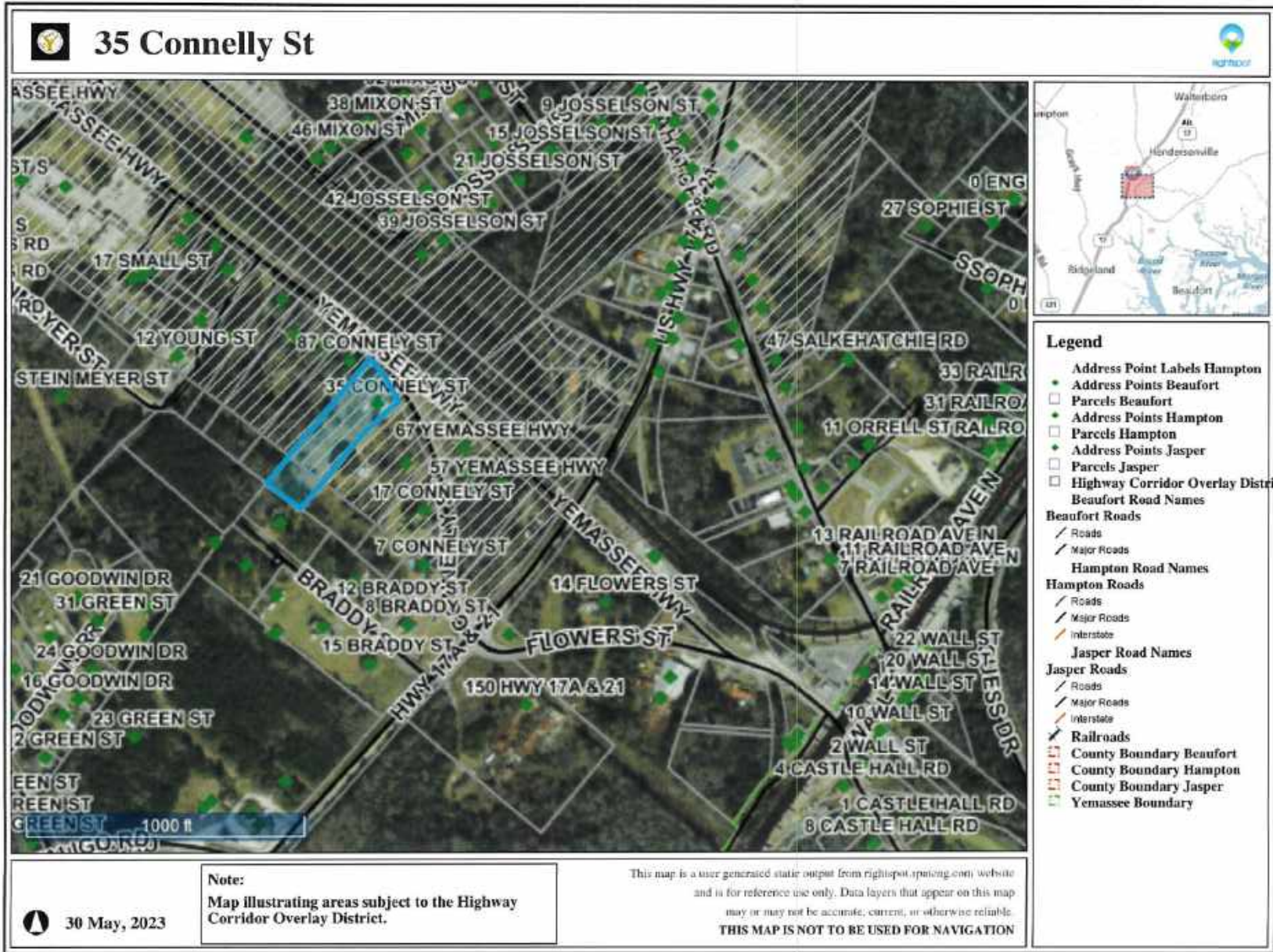
Zoning

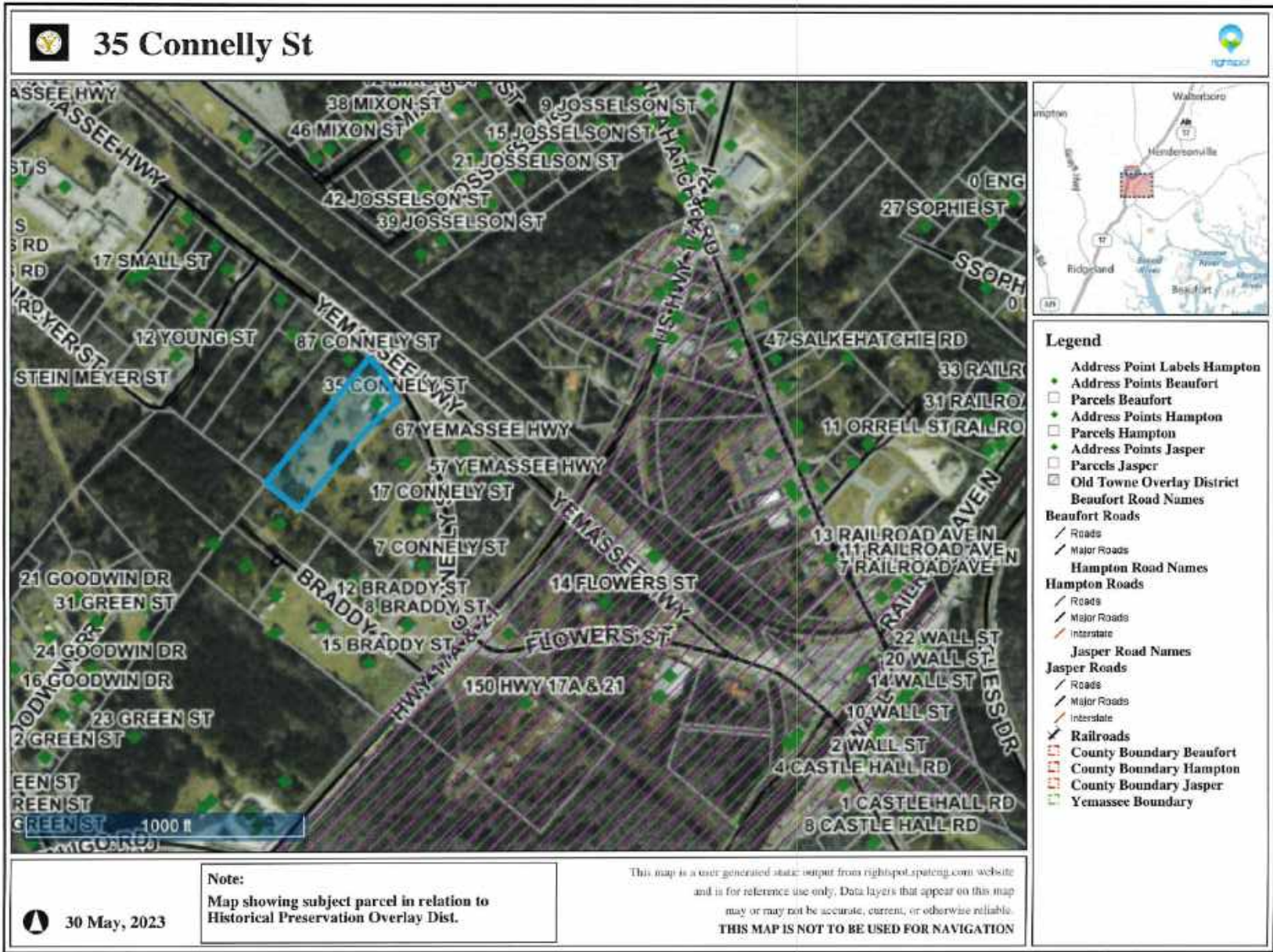
Count	Zoning Description	Overlapping Quantities
1.	1 Residential 1/2 Acre	88,237.23sf (2.03acres)

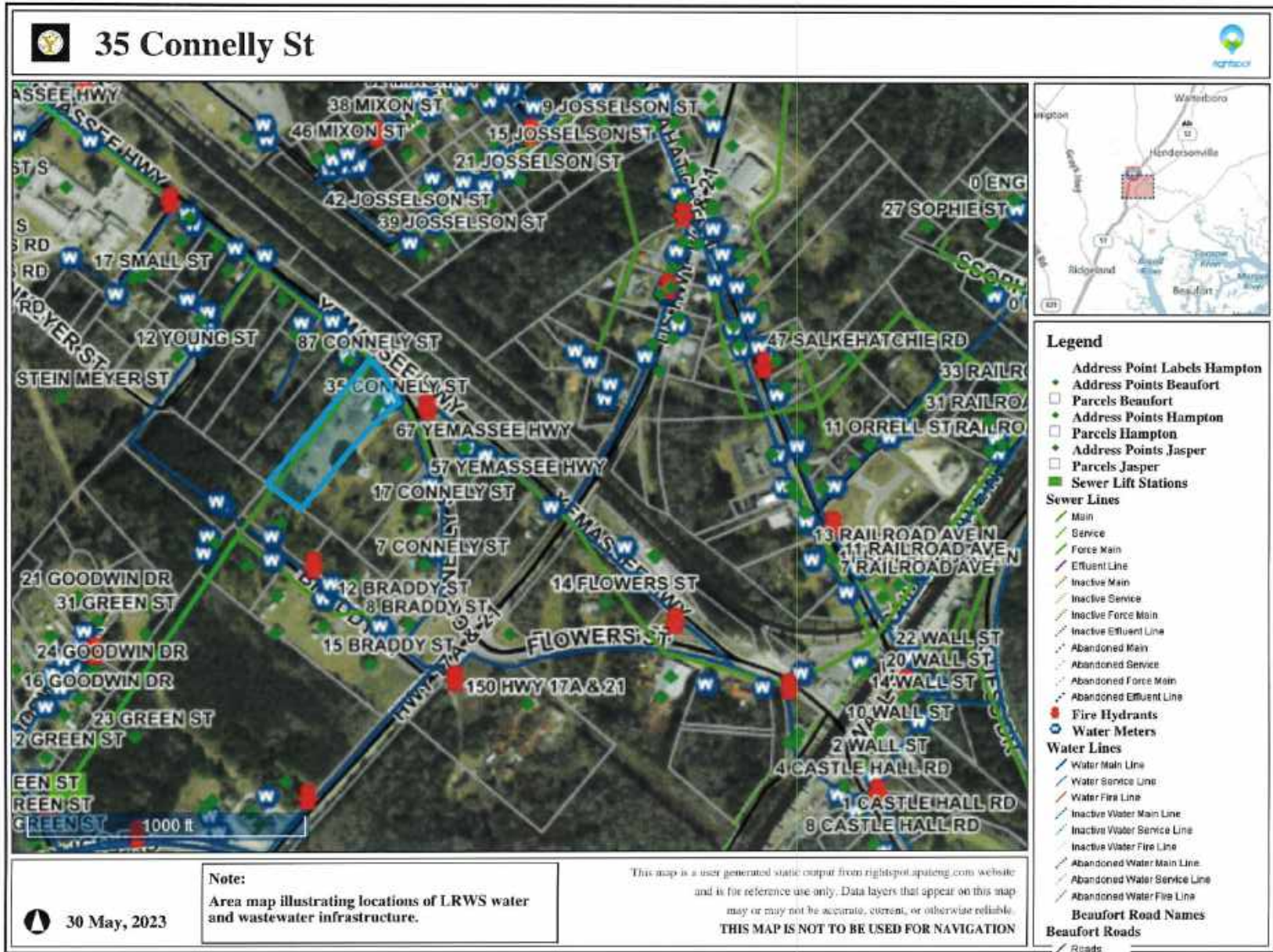
THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING OR FLOOD ZONE CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF YEMASSEE SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED, OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. A FORMAL ZONING VERIFICATION OR FLOOD ZONE DETERMINATION LETTER, ALONG WITH ADDITIONAL INFORMATION REGARDING THE YEMASSEE ZONING CODE, ZONING VARIANCES, VIOLATIONS, CONDITIONAL USES, PERMITTED USES, PARKING REQUIREMENTS, ETC. MAY BE OBTAINED FROM THE YEMASSEE PLANNING AND

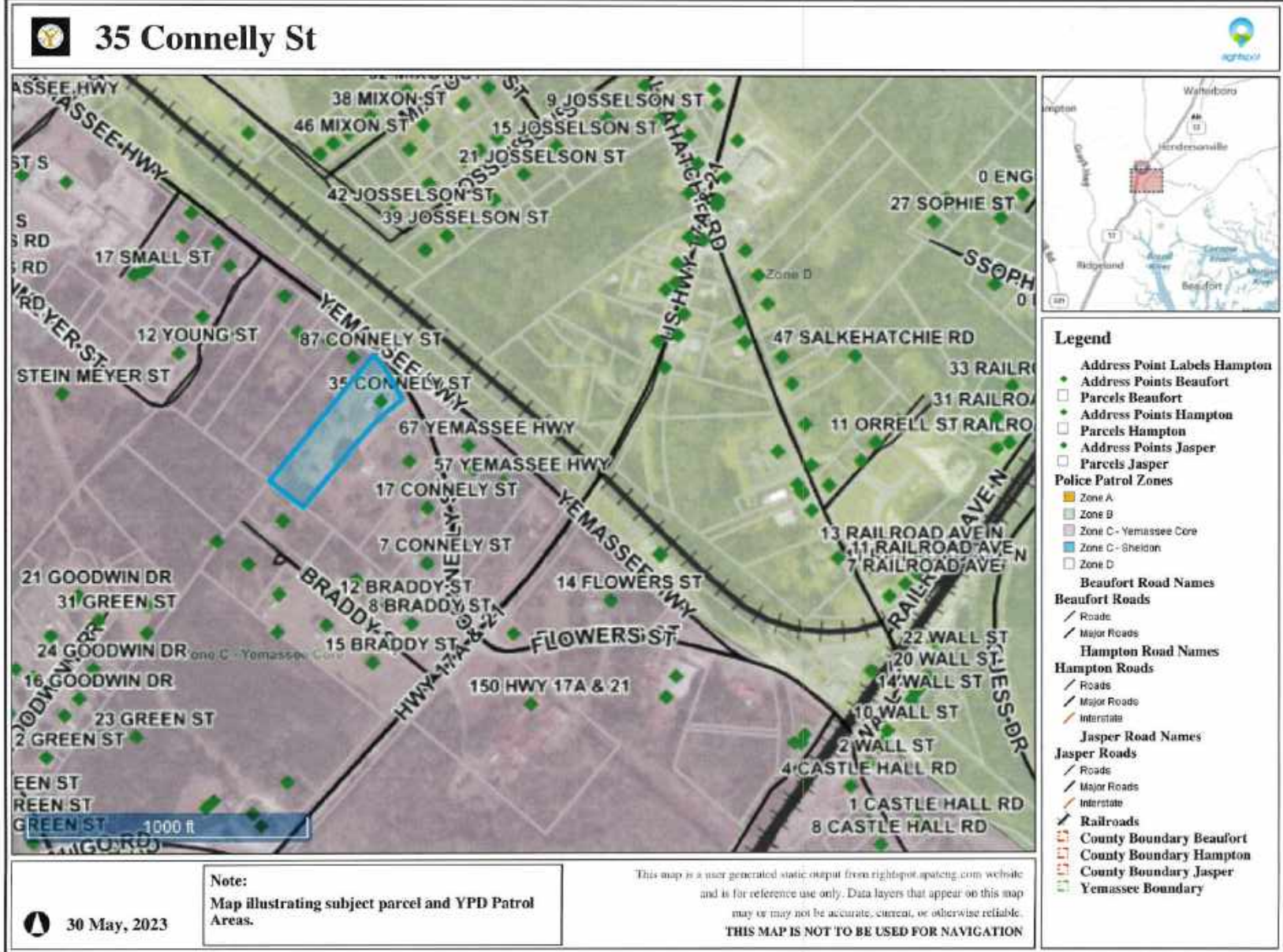


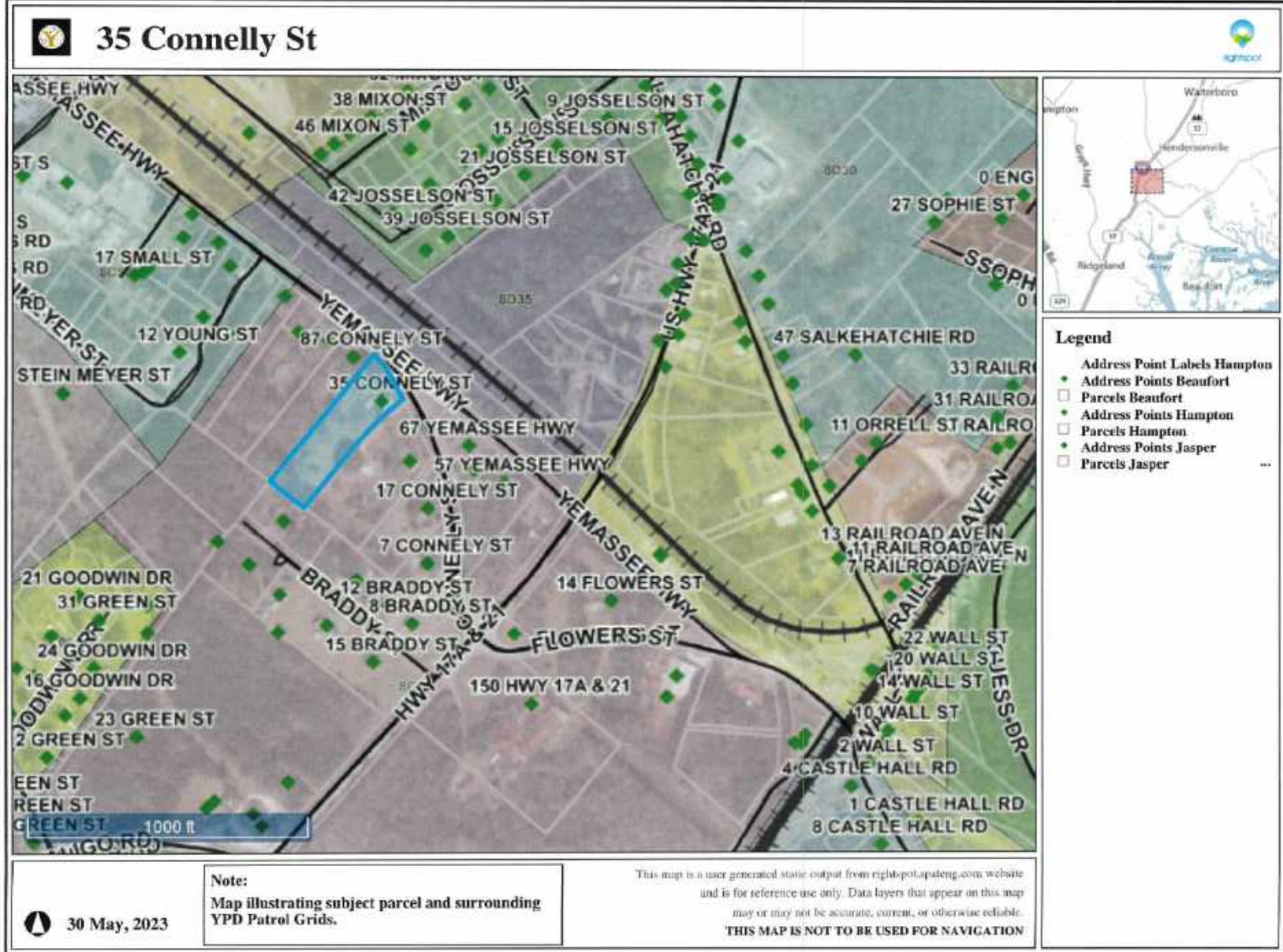






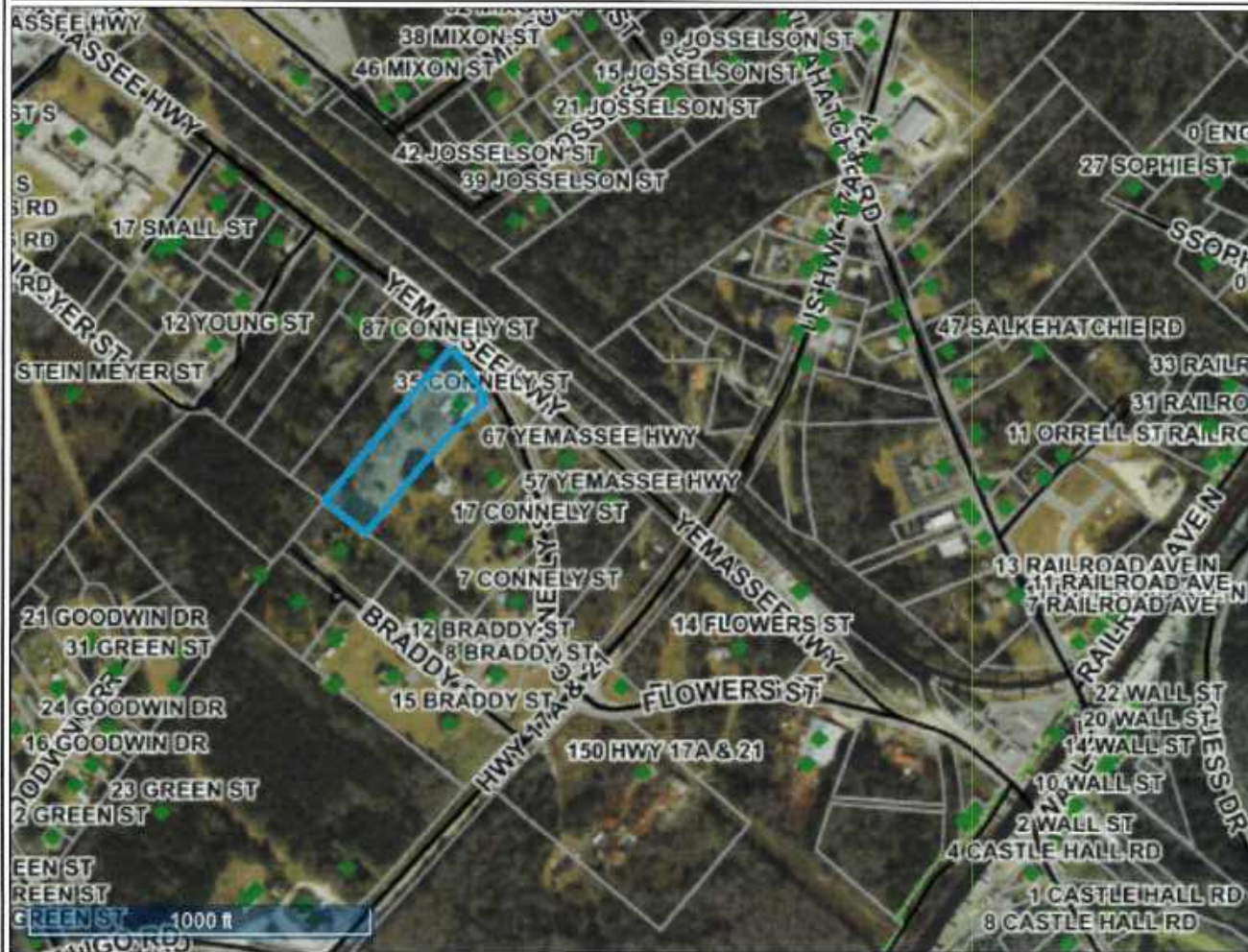








35 Connelly St



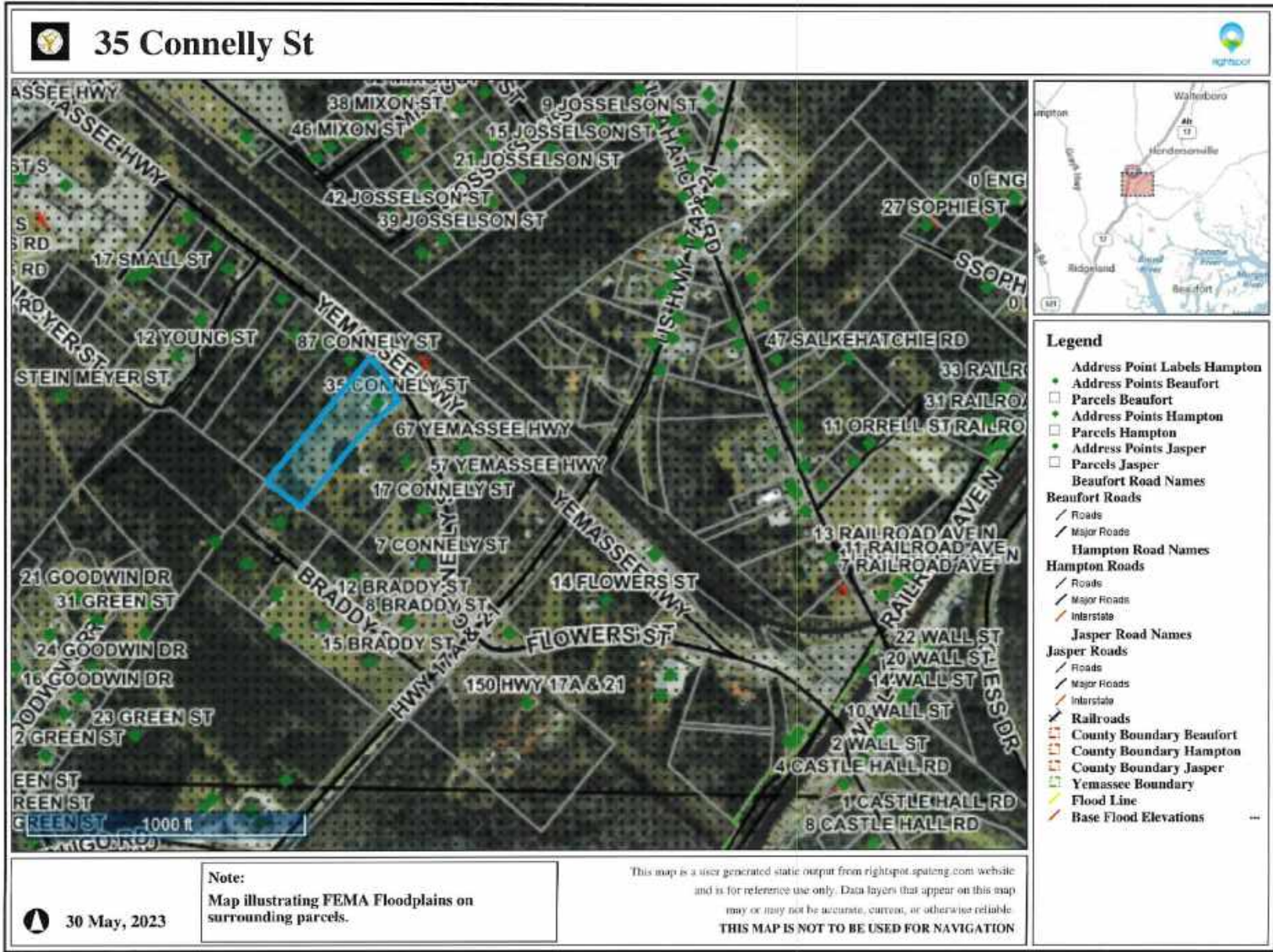
Legend

- Address Point Labels Hampton
- Address Points Beaufort
- Parcels Beaufort
- Address Points Hampton
- Parcels Hampton
- Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- Beaufort Roads
 - Roads
 - Major Roads
- Hampton Road Names
- Hampton Roads
 - Roads
 - Major Roads
 - Interstate
- Jasper Road Names
- Jasper Roads
 - Roads
 - Major Roads
 - Interstate
- Railroads
- Census Tracts Hampton
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

Note:
Map illustrating subject parcel and U.S. Census Tracts

This map is a user generated static output from rights.pot.spoteng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

30 May, 2023





35 Connelly St

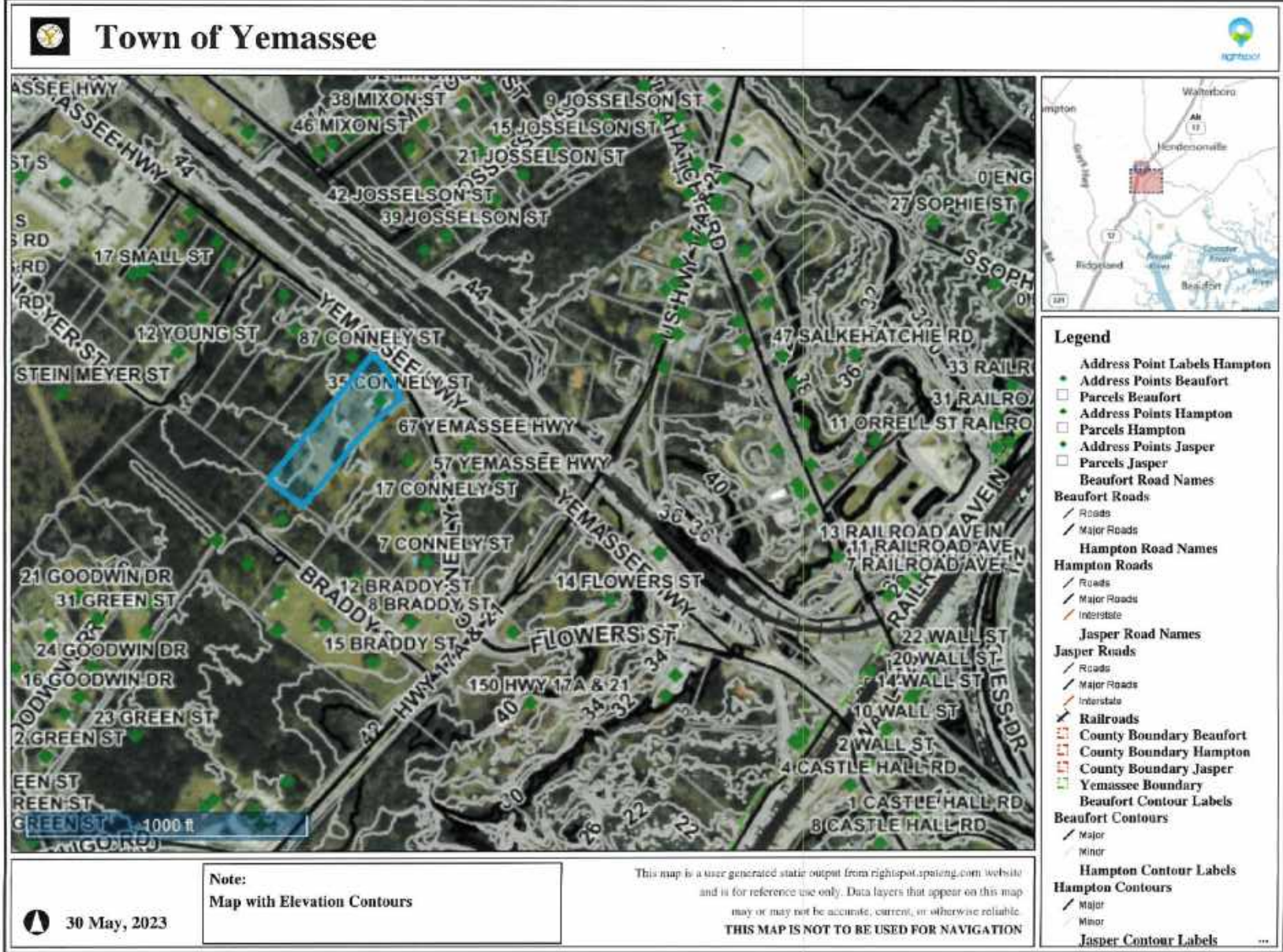


- Legend**
- Address Point Labels Hampton
 - Address Points Beaufort
 - Parcels Beaufort
 - Address Points Hampton
 - Parcels Hampton
 - Address Points Jasper
 - Parcels Jasper
 - Beaufort Road Names
 - Beaufort Roads
 - Roads
 - Major Roads
 - Hampton Road Names
 - Hampton Roads
 - Roads
 - Major Roads
 - Interstate
 - Jasper Road Names
 - Jasper Roads
 - Roads
 - Major Roads
 - Interstate
 - Railroads
 - County Boundary Beaufort
 - County Boundary Hampton
 - County Boundary Jasper
 - Yemassee Boundary
 - Beaufort NWI
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

30 May, 2023

Note:
 Map illustrating subject parcel and National Wetland Inventory in area.

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HAMPTON COUNTY TREASURER

HAMPTON COUNTY, S.C.

Receipt Number 009540-22-3	PROPERTY ASSESSMENT	TAX LEVY	PROPERTY TAX	LOST	LESS EXEMPTION	NET TAX
HAMPTON COUNTY	4620	528.35	2440.98	123.34	589.30	1728.34
CITY OF	4620	74.00	341.88	70.41	148.00	123.47

DISTRICT	NO. ACRES	NO. LOTS	NO. BLDGS	REAL ASSESSMENT	PERSONAL ASSESSMENT	SCHOOL TAX CREDIT	
NF	0	1	2	4620			- 1079.69
						TOTAL PAID	772.12

COUNTY TAX	FIRE PROTECTION	FIRE BONDS	FIRE CAPITAL RESERVE	SCHOOL TAX	SCHOOL BONDS
446.51	54.76	2.62	2.75	1079.69	

NAME AND ADDRESS OF PROPERTY OWNER(S)
 LYONS L B JR & MARIE EILEEN
 SURVIVORSHIP TITLE PO BOX 158

PROPERTY LOCATION / DESCRIPTION
 MAP#204-02-05-002.

Payment Date: 12/15/2022

HAMPTON COUNTY TREASURER
 PO BOX 87
 HAMPTON, SC 29924-0087



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HAMPTON COUNTY TREASURER

HAMPTON COUNTY, S.C.

Receipt Number 009470-21-3	PROPERTY ASSESSMENT	TAX LEVY	PROPERTY TAX	LOST	LESS EXEMPTION	NET TAX
HAMPTON COUNTY	4620	505.29	2334.44	125.04	568.58	1640.82
CITY OF	4620	71.00	328.02	70.41	142.00	115.61

DISTRICT	NO. ACRES	NO. LOTS	NO. BLDGS	REAL ASSESSMENT	PERSONAL ASSESSMENT	SCHOOL TAX CREDIT	
NF	0	1	2	4620			- 1021.02
						TOTAL PAID	735.41

COUNTY TAX	FIRE PROTECTION	FIRE BONDS	FIRE CAPITAL RESERVE	SCHOOL TAX	SCHOOL BONDS
420.16	52.40	2.62	2.62	1021.02	

NAME AND ADDRESS OF PROPERTY OWNER(S)
 LYONS L B JR & MARIE EILEEN
 SURVIVORSHIP TITLE PO BOX 158

PROPERTY LOCATION / DESCRIPTION
 MAP#204-02-05-002.

Payment Date: 1/8/2022

HAMPTON COUNTY TREASURER
 PO BOX 67
 HAMPTON, SC 29924-0067



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 this bill

HAMPTON COUNTY TREASURER

HAMPTON COUNTY, S.C.

Receipt Number 009490-20-3	PROPERTY ASSESSMENT	TAX LEVY	PROPERTY TAX	LOST	LESS EXEMPTION	NET TAX
HAMPTON COUNTY	4530	460.80	2087.42	74.00	525.60	1487.82
CITY OF	4530	71.00	321.63	68.05	142.00	111.58

DISTRICT	NO. ACRES	NO. LOTS	NO. BLDGS	REAL ASSESSMENT	PERSONAL ASSESSMENT	SCHOOL TAX CREDIT	
NF	0	1	2	4530			- 896.94
						TOTAL PAID	702.46

COUNTY TAX	FIRE PROTECTION	FIRE BONDS	FIRE CAPITAL RESERVE	SCHOOL TAX	SCHOOL BONDS
423.90	50.60	12.65	2.53	896.94	

NAME AND ADDRESS OF PROPERTY OWNER(S)

LYONS L B JR & MARIE EILEEN
SURVIVORSHIP TITLE PO BOX 158

Payment Date: 12/11/2020

PROPERTY LOCATION / DESCRIPTION


MAP#204-02-05-002.

HAMPTON COUNTY TREASURER
PO BOX 87
HAMPTON, SC 29924-0087



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This document is for reference only. Please contact the Town of Yemassee Planning & Zoning Department for specific ordinance language

	<p align="center">Residential ½ Acre (R2A) Zoning District</p> <p>The Residential ½ Acre District is designed to provide for homogeneous residential purposes. The intent of the district is to provide areas primarily for single-family detached dwellings, and to discourage any encroachment by uses which may be incompatible with such residential use.</p> <p align="center">Section 5.2, Town of Yemassee Zoning Ordinance</p>
<p>Standards for the R2A District 5.2.1</p>	
<ul style="list-style-type: none"> • Maximum Density: Two (2) Dwelling units per acre • Minimum Lot Size: 21,780 square feet per dwelling unit • Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles • Minimum front yard setback: Thirty (30) feet from lot line • Minimum side yard setback: Twenty-Five (25) feet from lot lines • Minimum rear yard setback: Thirty (30) feet from the lot lines. 	
<p>Permitted Uses for the R2A District 5.2.2</p>	
<ul style="list-style-type: none"> • Single-Family dwelling (Stick built home) • Church, Civic, or Institutional use • Home Occupations are permitted if there is no exterior evidence of the home occupation. 	
<p>Prohibited Uses for the R2A District</p>	
<ul style="list-style-type: none"> • Adult Entertainment Establishments • Any business, person, entity, or service offering Adult Entertainment 	



Section 5.2 Single-Family Residential 1/2 Acre [SF]

The Single-Family Residential District 1/2 acre is designed to provide for, homogeneous residential purposes. The intent of the District is to provide areas primarily for single-family detached dwellings, and to discourage any encroachment by uses which may be incompatible with such residential use.

5.2.1 Standards for the SF District

Maximum density: Two (2) dwelling units per acre.

- A. Minimum lot size: 21,780 square feet per dwelling unit.
- B. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- C. Minimum front yard setback: Thirty (30) feet from the street right-of-way line.
- D. Minimum side yard setbacks: Twenty Five (25) feet from lot lines.
- E. Minimum rear yard set back: Thirty (30) feet from rear property line.

5.2.2 Permitted Uses for the SF District

- A. Single-family detached dwelling.
- B. Civic provided that:
 - 1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
 - 2. The use provides for adequate access and off-street parking arrangements in accordance with the *Development Standards Ordinance* and any other regulations relating to parking; and
 - 3. The use meets the following site, building, and setback requirements:

- a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
- b. Maximum building height: Thirty-five (35) feet; and
- c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

C. Home occupation, provided:

1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
2. This parking space is sufficient to handle any home occupation-related parking needs;
3. There are no full-time associates or employees who are not members of the household;
4. No signs associated with the home occupation are displayed; and
5. The home occupation does not constitute a nuisance.

Section 5.3 ~~Single-Family Residential 1/3 Acre [SF]~~

~~The Single-Family Residential District 1/3 Acre is designed to provide for, homogeneous residential purposes. The intent of the District is to provide areas primarily for single-family detached dwellings, and to discourage any encroachment by uses which may be incompatible with such residential use.~~