



# PICKENS COUNTY

SOUTH CAROLINA



## COMMUNITY & TOURISM DEVELOPMENT

BUILDING CODES • PLANNING • ADDRESSING • STORMWATER MANAGEMENT  
ENVIRONMENTAL ENFORCEMENT • PARKS • MUSEUM

### STATEMENT OF COMPLIANCE WITH SECTION 104(D) OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE

<i>Applicant Name</i>	<i>Physical Address (Number, Street, City, State, Zip)</i>	
<i>Mailing Address</i>	<i>Permit Number</i>	<i>Parcel Number</i>

With respect to single-family detached dwellings, only one principal building and its customary accessory uses, buildings and structures may be erected on any one lot. The following exemptions are subject to the applicable conditions:

- 1) A manufactured home may be permitted as a temporary accessory residential use, subject to all of the requirements listed below, not to exceed one year. The temporary accessory residential use and any associated services shall be removed from the premises within thirty (30) days after notice of termination. The Planning Department shall determine that the following requirements have been satisfied:
  - a. The use is only intended to meet a temporary need or hardship.
  - b. If the principal residential use is non-conforming, the provisions of Article 14 shall be satisfied.
  - c. The temporary accessory residential use shall meet all of the requirements contained in the ordinance (chapter) for accessory uses.
  - d. No minimum lot area requirement shall be required for the temporary accessory residential use.
  - e. The temporary accessory residential use shall conform to the front, side, and rear setback requirements established for the lot on which the temporary accessory residential use is located.
  - f. Off street parking shall be provided in accordance with the provisions set forth in Article 7 for the principal residential use only.
  - g. A manufactured home, which is being utilized as a temporary accessory residential use, may not be physically attached to or be a part of the principal structure located on a lot.
  - h. No permit to allow a temporary accessory residential use shall be issued until all appropriate regulations of the Pickens County Building Codes Department and other public agencies have been satisfied in regard to the adequate provision of water, sewer, access, electrical service, and fire protection. In seeking approval of the temporary accessory residential use, the applicant must demonstrate to the Planning Department that these facilities and services are adequately situated with respect to the subject lot.
  
- 2) A second single-family dwelling shall be allowed on the same lot as the original principal dwelling provided that the second dwelling meets one of the following conditions:
  - a. The second dwelling is occupied by a relative of blood or marriage or in a relationship created through adoption or through foster parental care, or;
  - b. The second dwelling is occupied by either: a caretaker (person overseeing the subject property), hunting club, guest quarters, maid, nanny, personal or family nurse, or agricultural laborers working for or leasing the agricultural property from the principal property owner living on the subject property.

I, \_\_\_\_\_, declare that I will abide by the rules set forth in Section 104(d) of the Pickens County Unified Development Standards Ordinance, as adopted. I acknowledge that I have read and agreed to the conditions therein, and accept responsibility and penalty for violations that may be found if the regulations within Section 104(d) of the Pickens County Unified Development Standards Ordinance are violated.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_