

Sec 6-3-51. NPD neighborhood preservation district

- (a) **Purpose.** The purpose of this district is to preserve the character of those neighborhoods and subdivision in which at least 75% of the lots have been developed in a harmonious manner, as determined by the County Council. The minimum district requirements shall be crafted to require that future developments and uses be consistent with the established development and uses of the neighborhood or subdivision.
- (b) The Ordinance creating each Neighborhood Preservation District shall contain provisions to guide future development within the District in a manner that is consistent with the existing development.
 - (1) If restrictive covenants for the neighborhood or subdivision exist, and if the development within the neighborhood or subdivision of the lots has been in keeping with the restrictive covenants, relevant provisions from the restrictive covenants may be given consideration in the Ordinance.
 - (2) In addition, the Ordinance may contain provisions, consistent with the existing character of the neighborhood or subdivision, promote public health, safety, morals, convenience, order, appearance, prosperity and general welfare.

Sec 6-3-52. NRD neighborhood revitalization district

- (a) **Purpose.** The purpose of this district is to minimize the impact which vacant, neglected, overgrown, dilapidated, physically declining and underperforming properties have on surrounding properties by requiring the remediation of those conditions.
- (b) The Ordinance creating each NRD shall contain provisions to address abandoned, neglected or dilapidated structures which are unfit for human habitation, lots which are so overgrown or neglected that they pose a threat to the public health, and any other matters which are detrimental to the public health, safety, morals, convenience, order, appearance, prosperity and general welfare of the District.
- (c) **Existing Uses.**
 - (1) Any nonconforming aspect of a structure, which exists on the date the NRD Ordinance becomes effective, shall be allowed to continue for a period of ninety (90) days only.
 - (2) Any nonconforming aspect of a lot, which exists on the date the NRD Ordinance becomes effective, shall be allowed to continue for a period of two weeks only.
 - (3) An owner of a nonconforming structure or lot who believes that the time period for terminating the nonconformity (1) does not allow for the recovery or amortization of the owner's investment in the nonconformity or (2) does not allow sufficient time to perform the work needed to remedy the nonconformity may seek an extension of time from the County Manager, and if the County Manager believes that the request is reasonable, and may extend the time by which the nonconformity must be terminated. For purposes of appeals, the County Manager is the "administrative official" referred to in S.C. Code Section 6-29-800.

Secs. 6-3-53--6-3-60. Reserved.