



Anderson County

Development Standards Department

401 E. River Street, Anderson, SC 29624 • (864) 260-4719 • Fax (864) 260-4795

Medical Exception Zoned Area Application Form

Application Processing Fee \$200.00

Date: _____

Applicant's Name: _____

Address: _____

TMS#: _____

Phone Number: _____

Alternate Number: _____

Email Address: _____

Mailing Address: _____

Has a septic tank permit been obtained for the structure / home?

Yes ___ No ___

A new septic tank permit is required prior to the issuance of the permit.

Please list zoning area: _____

Reason for Medical Exception:

I, _____ have read and understand the requirements for a Medical Exception.

Attach Physician Statement of Approval. Please Note That We Cannot Accept Application Without The Physician Statement Of Approval.

Signature: _____ Date: _____

Development Standards: _____ Date: _____

Medical Exception Information Form Zoned Areas

R-40, R-20, R-15, R-12, R-10, R-8, Single Family Districts.0
R-M, R-M1, R-M2, R-M7, R-MA, R-A, and R-A2

Are there any private covenants or deed restrictions on the property? Yes () No ()
If you checked no, your signature is required:

Signature: _____ Date: _____

If you checked yes, please provide a copy of your covenants and deed restrictions with this application. Pursuant to State Law (Section 6-29-1145: July 1, 2007) Determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. If your property is deed restricted or has a current mortgage, please check to ensure there is no conflict with your financial institution.

Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with provisions in article 7:

Section 7:9. Temporary accessory residential use

A manufactured home as defined in article 4 of this chapter may be permitted in any zoning district as a temporary accessory residential use, which shall be clearly subordinate to a principal single-family, detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all the requirements listed below. In authorizing the temporary accessory residential use the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguard that in the board's judgment will better fulfill the intent of this chapter.

The board of zoning appeals may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the board may, after a complete review of the request, grant an extension of the original application procedure. It shall be the responsibility of the zoning administrator to present to the board after each one-year period a status report of the conditions and to notify the applicant of the review.

The board of zoning appeals may at any time terminate the authorization at the request of the initiating applicant or upon the finding that the extenuating conditions no longer exist. The temporary accessory residential use and any associated services shall be removed from the premises within 30 days after notice of termination.

The board shall determine that the following requirements have been satisfied:

- A. The use shall be necessitated by the incapacity, infirmity, or extended illness of an individual who requires continuous nursing care. The attending physician shall certify the physical and or mental condition of the person in question.
- B. The use is intended only to meet a temporary need or hardship.
- C. If the principal residential use is nonconforming, the provisions of section 6:2.1 shall be satisfied. (6:2 Nonconforming uses of land or structures existing at the time of initial adoption of the precinct zoning map shall not hereafter be enlarged or extended in any way except as outlined: Nonconforming single-family residential structures may be enlarged or extended in any zoning district provided that the new additions conform to the setback requirements provided in the zoning district in which such structures or uses are located. In addition to the right to enlarge or extend in any way, legally nonconforming farms shall be permitted to diversify or change the scope of their agricultural activities.)
- D. The temporary accessory residential use shall meet all of the requirements contained in this chapter for accessory uses.
- E. The temporary accessory residential use shall conform to all of the requirements for uses permitted by special exception as set forth in section 7:1. (7:1. General provisions. The board of zoning appeals may issue permits for those uses permitted by special exception, which are in accordance with the provisions of this chapter, and the specific conditions set forth below. The board may grant, deny, or modify any request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant in accordance with article 9, section 9:5.3. It may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the request can be initiated. Additionally, the board may require an acceptable bond to ensure that uses allowed on review are completed consistent with proposed time schedules. This bond may be issued for a maximum period of one year, renewable upon request to the board of appeals. The board shall act on requests for uses permitted by special exception within 60 days of the date of submittal. Failure to act within 60 days shall constitute approval of the request. If the request is granted, the board shall determine that:
 - A. The use meets all required conditions.
 - B. The use is not detrimental to the public health or general welfare.
 - C. The use is appropriately located with respect to transportation facilities water supply, fire and police protection, waste disposal, and similar services.
 - D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

If the board denies the request, the reasons shall be entered in the minutes of the meeting at which the permit is denied. In granting the permit, the board may designate any necessary and appropriate conditions in addition to the specific conditions contained in this chapter to assure that the proposed use will be in harmony with the area in which it is to be located and within the spirit of this chapter.)

- F. No minimum lot area or lot width requirements shall be required for the temporary accessory residential use.
- G. The temporary accessory residential use shall conform to the front, side, and rear yard requirements established for the district in which the use is located.

H. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9 for the principal residential dwelling only.

I. A manufactured home that 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 the lot.

J. No permit to allow a temporary accessory residential use shall be issued until all applicable regulations to the Anderson County 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 board of zoning appeals that these facilities and services are adequately situated with respect to the lot in question.

K. The principal for whom the accessory use is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.