Small Town Character Area Plan
Overlay District

Purpose
The purpose and intent of the Small Town Character Overlay District is to ensure that development of the area does not detract from the unique qualities of the vicinity. The area is not intended for major commercial, office, or industrial development. It is intended to encourage walkable, pedestrian-friendly development. The areas are primarily residential. The area is intended to preserve and enhance the small-town nature of the development of the area. The area is intended to promote the preservation and enhancement of the small-town character of the area.

Applicability
Development shall be subject to the provisions of the Small Town Character Overlay District and the provisions of the City of Santee Development Code. Development shall also be subject to the provisions of the City of Santee Development Code, the zoning regulations of the City of Santee, and the regulations of the State of South Carolina and the City of Santee.

Development Approval
Development shall require approval by the City Planning Commission. The City Planning Commission shall review the proposed development and shall recommend to the City Council the approval or rejection of the proposed development. The City Council shall have final approval of the proposed development.

Prepared by:
City of Santee
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Amended February 22, 2007