

Town of Santee

Post Office Box 1220
Santee, SC 29142

**Zoning Permit
Requirements & Instructions**

803.854.2152 Phone
803.854.3233 Fax

Town of Santee Zoning Ordinance-Chapter 21 (in part)

Sec. 21.59.1

No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the zoning administrator. A zoning permit shall not be issued by the zoning administrator except in conformity with the provisions of the zoning ordinance. If the permit is denied, reasons shall be stated for the denial.

Sec. 21.59.2

All applications for zoning permits shall be accompanied by two (2) sets of plans drawn to scale, and shall include existing or proposed uses of the building and land; *and such other matters* (parking, landscaping, lighting, etc.) as may be necessary to determine conformance with and provide for the enforcement of the zoning ordinance.

One copy of the plans will be returned to the applicant marked as either approved or disapproved.

Sec. 21.59.3

Expiration of Zoning Permit. If the work described in any zoning permit has not **begun within six months** for the date of issuance thereof, the permit shall expire and be canceled. If the work described in any zoning permit has not been substantially **completed within one year** of the date of issuance thereof, said permit shall expire and be canceled.

Sec. 21.62 Fees

Zoning Permits \$25.00 (residential applications shall be at no charge)

IMPORTANT INFORMATION

- ***Water and wastewater connections are your responsibility. A zoning permit does not guarantee water or wastewater connections.***
- Please be advised that there may be deed restrictions limiting the use of your property, generally enforced by the local property-owner or a homeowners association.
- Some businesses may not be able to operate out of certain buildings because of occupancy restrictions or other codes such as fire codes and building codes.
- Certain types of businesses are required by state or federal agencies to obtain specific types of licensing or pass inspections to operate.

