

# LAND DEVELOPMENT ORDINANCE (LUDO): INTRODUCTION

## WHAT IS THE LAND DEVELOPMENT ORDINANCE?

The Land Use Development Ordinance (LUDO) will be a set of laws that will govern the use of land in the areas of Anderson County not incorporated as towns or cities. The LUDO regulations will combine and revise two different sections of the current County Code of Ordinances:

- Land Uses (Chapter 24)
- Zoning (Chapter 48)

The LUDO will establish use permissions and standards (only in areas with zoning), how land development activities may be operated, how sites and site features are to be designed, and how violations of these rules are determined and addressed. The LUDO will also contain the Official Zoning Map, which will show the areas of the County that are zoned and their corresponding zoning district.

## WHAT ARE THE GOALS OF THE LUDO PROJECT?

- To establish a more coherent strategy for managing growth pressure
- To establish more predictable development outcomes for everyone
- Protection of the County's agricultural heritage and community character
- To foster higher-quality development using standards and incentives
- To support property values
- Better tools for managing traffic and stormwater



## HOW DO I FIND OUT MORE ABOUT THE PROJECT?



Check out the project website at [www.andersoncountyludo.com](http://www.andersoncountyludo.com)  
Contact County Planning staff at (864) 260-4720

## HOW LONG WILL THE LUDO PROJECT TAKE?

The LUDO project has two parts: 1) preparation of two key elements of the County's comprehensive plan - the Land Use Element and the Community Facilities Element, and 2) the LUDO Diagnosis, Annotated Outline, Drafting, Testing, and Adoption. We are currently completing Tasks 2 and 3. The County expects to adopt the Comprehensive Plan in two phases: Phase 1 in early 2026 and Phase 2 in late 2026. The new Land Use and Development Ordinance will be adopted in early 2027.



# LAND DEVELOPMENT ORDINANCE (LUDO) CODE DIAGNOSIS: KEY THEMES

## 1. IMPLEMENTING THE RELEVANT GUIDANCE FROM THE FORTHCOMING 2026 COMPREHENSIVE PLAN

- Review current 31 zoning districts and look for ways to simplify, consolidate, and address new policy guidance
- Explore new concurrency level of service standards for roads and schools
- Establish a Village Center (mixed-use districts)

## 2. CREATING A MORE USER-FRIENDLY CODE

- Consolidate the various development ordinances into a LUDO
- Create a more intuitive chapter structure with “like” material together
- Include navigational aids for code users
- Design a new page layout and numbering system
- Replace prose and long paragraphs with numbered statements
- Increase reliance on illustrations within the text
- Add more summary tables and procedural flowcharts
- Develop clear, measurable review criteria

## 3. ESTABLISHING GREATER PROCEDURAL CLARITY AND PREDICTABILITY

- Update code language to reflect current application review procedure
- Explore revisions to Planning Commission’s role in review process
- Consolidate all procedures into a single chapter
- Utilize a uniform procedural structure and add flow charts
- Add common review procedures used for all applications
- Add application completeness and pre-application standards
- Establish a conditional rezoning district option
- Create more detailed use standards for by-right uses
- Clarify the traffic impact study and road improvement process
- Remove inconsistencies between land use and zoning rules

## 4. PROTECTING COMMUNITY CHARACTER

- Continue to exempt farming and agriculture from most standards
- Revise conservation subdivision options to increase open space and limit visibility
- Require larger single-family subdivisions to provide open space
- Encourage more ground-mounted (not pole-mounted) signage
- Add new limitations on mass grading
- Add more criteria for extension of water and sewer

## 5. MODERNIZING THE ZONING DISTRICTS AND USES

- Deploy a use classification system
- Use summary tables for principal, accessory, and temporary uses
- Add modern principal use types (data centers, event venues, etc.)
- Add more clarity to accessory and temporary use types
- Incorporate additional specific use standards for most use types
- Create a procedure for classifying unlisted uses

## 6. RASING THE BAR FOR DEVELOPMENT QUALITY

- Add street connectivity and street continuation standards
- Add new single-family residential design standards
- Incorporate new design standards for multi-family & commercial uses
- Update sign ordinance and provide graphics
- Revisit landscape ordinance and open space requirements
- Add tree preservation standards
- Establish more flexible compliance methods

## 7. INCORPORATING INCENTIVES FOR PREFERRED FORMS OF DEVELOPMENT

- Exclude deed-restricted workforce housing units from density counts
- Allow by-right reviews for developments with desired use types
- Allow increased landscaping credits for retained trees
- Allow mixed-use development by right in non-residential districts
- Add incentives for sustainable development features

## 8. ENSURING LEGAL SUFFICIENCY

- Ensure compliance with Chapter 29 of the South Carolina Code of Laws
- Update sign ordinance to align with federal case law (Reed v Gibert)
- Ensure consistency with federal telecommunications laws

