ANDERSON COUNTY

LUDO

Land Use and Development Ordinance

CODE DIAGNOSIS

July 2026 • DRAFT

CodeWright PLANNERS

KEY THEMES FOR IMPROVEMENT

1 INCREASE EASE OF USE

1.1. Consolidate land-use related material from County Code into single volume / remove parallel standards
1.2. Clarify that basic LUDO standards are applicable throughout the County with some additional standards (and flexibility) available within zoned portions of the County
1.3. Self codify LUDO to facilitate change tracking and allow more rapid inclusion of text amendments
1.4. Consolidate "like" material together (definitions, procedures, enforcement, nonconformities, etc.)
1.5. Standardize document "voice" and convert prose into numbered statements
1.6. Use more summary tables (allowable uses, dimensional standards, landscaping, parking, signage, etc.)
1.7. Incorporate more illustrations and embed in-line rather than in appendix
1.8. Add rules of measurement and more definitions
1.9. New page layout, numbering, navigation options
1.10. Put supporting materials in Appendix (certificates, plan/plat requirements, plant list)

2 MAKE REVIEW PROCEDURES MORE PREDICTABLE

2.1. Increase reliance on pre-submittal conferences with applicants
2.2. Re-organize application procedures into three classes: Staff-decided, Committee decided, Board-decided
2.3. Move from legislative special exception to quasi-judicial special use permit (confirm okay in un-zoned areas)
2.4. Depart current two-stage permitting (preliminary & final) approach
2.5. Administrative (staff/committee) review of site plans and subdivisions – boards consider "concept plans"
2.6. Articulate different subdivision types (summary plat to minor subdivision), family subdivisions, 3-step major subdivision procedure
2.7. Clarify when site plan reviews are required
2.8. Address group or unified developments in a more clear, comprehensive manner
2.9. Add procedural flow charts
2.10. Use uniform procedural descriptions
2.11. Include purpose and intent statements for most standards
2.12. Ensure written decisions are provided to applicants
2.13. Establish a Technical Review Committee for application reviews
2.14. Establish the Board of Appeals (variances, appeals, special use permits)
2.15. Planning Commission role revision (Retain in text amendment and map amendment reviews, Annual LUDO audit, Comp plan review and update, Growth tiers map maintenance)
2.16. Reference County departments rather than individual review authority positions

3 MODERNIZE DISTRICTS AND LAND USES

3.1. Recognize Growth Tiers (Tier 1 "green", & Tier 2 "yellow and red") – Tier 1 = middle housing, current development/dimensional standards, staff decision; Tier 2 = no middle housing, committee/board decision, reduced development potential; annual tier map eval by Planning Commission
3.2. Consolidate under-used zoning districts & explore more intuitive names/abbreviations
3.3. Review and update dimensional standards (RA- side setbacks, street setbacks, impervious surfaces, secondary use setbacks, Tier 1 vs. Tier 2)
3.4. Add a new Mill Village and mixed-use districts
3.5. Add conditional zoning district options in favor of current planned development / IZOD districts
3.6. Treat airport protection and flood damage prevention provisions as overlay districts
3.7. Add discussion about establishment of initial zoning in un-zoned areas
3.8. Explore additional location-based standards for some uses in un-zoned areas (fronting higher-order streets, on lots served by sewer)
3.9. Add clarity/reform current "large project" development requirements/review procedure
3.10. Allow for a wider array of housing types in Tier 1 areas: bungalow courts, pocket neighborhoods, triplex, quadplex, mansion apartments in Tier 1 areas, ADUs
3.11. Include summary tables for principal and secondary uses in zoned and un-zoned areas
3.12. Add new use standards (data centers, short term rentals, RV parks, manufactured homes, etc.)
3.13. Supplement and enhance standards for secondary uses (home occupation uses, "pool houses", chicken-keeping, etc.)
3.14. Identify use types prohibited throughout the County

4 ADDRESS TRANSPORTATION CONCERNS

4.1. Establish a new roadway level of service standard regimen to replace ADT system
4.2. Unify residential and commercial street standards and distinguish based on public/private instead
4.3. Require off-site roadway improvements (including dedication and construction) as a part of new development
4.4. Enhance transportation impact analysis procedure (traffic shed, peak hour trips, 3rd party review, LOS)
4.5. Review and update public roadway cross section requirements
4.6. Establish new private road standards (including deficiency upgrades for new development)
4.7. Clarify roadway continuation standards into vacant, abutting lands
4.8. Add road connectivity and traffic calming provisions

5 RAISE THE BAR FOR QUALITY

5.1. Establish basic design quality standards for single-family residential that are tiered to lot size- smaller the lot, the more standards apply (exterior materials, garage placement, off-street parking, slab-on-grade, manufactured housing, etc.)

5.2. Reform open space standards (apply to more uses, active vs passive forms, open space credits/exemptions)

5.3. Reform cluster/conservation subdivision standards (increase open space, limit visibility, small-scale option)

5.4. Add farmland compatibility standards

5.5. Carry forward and enhance environmental protections (riparian buffers, mass grading limits, tree protection, impervious surface limits, reduced parking minimums, etc.)

5.6. Enhance stormwater standards (distinguish between quality and quantity controls, move from centralized retention to dispersed treatment/GSI, silt fencing, etc.)

5.7. Reform nonconformity standards (facilitate increased compliance during alterations)

5.8. Shift performance guarantee reliance to escrow from surety

5.9. Upgrade landscaping/buffering/screening standards (more buffer options, more clarity, location-based screening, streetscape buffers, parking lot shading, native species, berm/wall standards, plant list, etc.)

5.10. Add new refuse/recycling container standards (location, screening, configuration, etc.)

5.11. Overhaul signage provisions (more clarity, content-neutrality, new signage types, temporary sign control, wall sign reform, prohibition of new billboards, ground-mounted rather than pole-mounted signage, etc.)

6 INCORPORATE FLEXIBILITY AND INCENTIVES

6.1. Add opportunity for conditional zoning districts in zoned areas

6.2. Carry forward current “superior environmental design” options

6.3. Include sustainable development incentives (providing attainable housing, GSI, LID, “green” building standards, increasing flood capacity, renewable energy, reflective paving/roof, etc.)

6.4. Allow administrative adjustments to some dimensional standards in zoned and un-zoned areas (25% in zoned, 10% in un-zoned)

6.5. Incorporate an Alternative Plan compliance option for landscaping, parking, lighting, and signage features

6.6. Include more fee-in-lieu options for roadways, open space, and pedestrian circulation

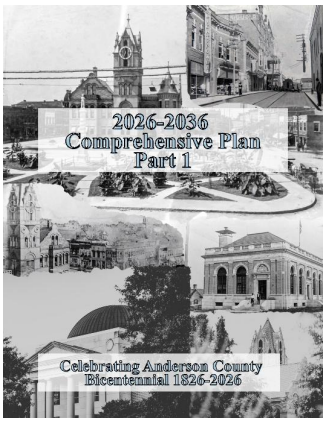
Anderson County, South Carolina, is a county of around 750 square miles in size located in the Upstate portion of South Carolina located between Greenville, SC and the Georgia state line. Anderson County had an estimated population of around 220,000 people in 2025, and is expected to grow to more than 233,000 people (including incorporated areas) by 2030.

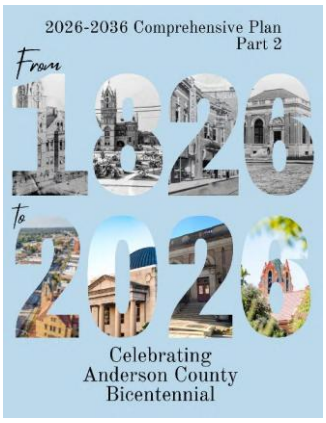
Counties in the Upstate region of South Carolina

The County has experienced profound economic change over the last thirty years. With the rise of the automotive industry and associated advanced manufacturing sector in the Upstate region in the early 2000's, Anderson County became an attractive location for automotive suppliers, plastics, and precision manufacturing. Higher paying jobs began to replace textile jobs and agricultural activity, and population growth accelerated as workers have moved to the area to serve the growing manufacturing sector. The growth of the 2000's and 2010's has seen increased growth pressure in the northern portion of the County, along the I-85 corridor, and around Lake Hartwell.

Now, County residents are grappling with traffic, school capacity, a need for road and utility expansion, and tensions between rural preservation and economic growth. Rapid growth and suburbanization is now the order of the day. The County's development regulations (largely found in Chapters 24 and 48 of the County Code of Ordinances) were built for a slow-growing labor-intensive manufacturing and agricultural county while the Anderson County of today is a fast-growing technological metropolitan-edge county. Many of the County's current growth challenges result from trying to address 2026-era growth challenges with regulatory systems built for the 1990's.

South Carolina law requires local governments who wish to regulate land use and development to prepare and adopt a comprehensive plan. Anderson County has long had a comprehensive plan in place as a means of directing growth and providing context for capital improvement planning. The County's prior plan, adopted in 2016, was updated with a two-part comprehensive plan in 2026.





Part 1 of the Comprehensive Plan includes information on the Couty's changing population, housing patterns, current land uses, and community facilities and was adopted by the County Council in early 2026. Part 2 explores cultural resources, natural resources, resiliency, economic development, and transportation and was adopted in mid-2026. Together, these documents chart a course for the County's growth and development for the next 20 years.

The parts establish guiding policies and recommended actions for the County to take in order to reach the Plan's primary goals, specifically:

- The need to house all Anderson County citizens;
- The need for protection of existing and potential drinking water supplies;
- Continued public infrastructure integrity to keep County residents and visitors safe and secure;
- Protection and preservation of agriculture; and
- Ensuring the County has adequate resources in order to reach its desired future.

Now that the County has adopted Parts 1 and 2 of the Comprehensive Plan, the next step in the process is to implement the plan's policy guidance. The primary means or tool for implementing the Comprehensive Plan is the County's development regulations. However, the County's current provisions have not been updated to address the newly-adopted policy guidance.

Project website:
www.andersoncountyludo.com

The Land Use and Development Ordinance (or "LUDO") project is the County's effort to update and refine its current development regulations in light of the updated policy guidance in the Comprehensive Plan. The LUDO will be a modern, graphic-intensive, stand-alone document that includes all the development and subdivision-related provisions in a single volume. The document is configured to be intuitive, easy-to-use, more predictable, prepared in accordance with recent State law, and consistent with best planning practice.

While the LUDO will apply to the zoned portions of the County, it will also replace the regulations in other parts of the county Code (like Chapter 24, Land Use) that apply throughout the County, even in the un-zoned portions – thus the LUDO will have impact on land use and development provisions throughout unincorporated Anderson County.

The LUDO project is supported by a project website that will be maintained over the life of the project that includes background, frequently asked questions, details on how to get involved, draft work products for review, and methods of contacting the project team.

While the primary objective for the LUDO is to protect public health and safety, the project also has the following six additional goals:

1. Implementing the new Comprehensive Plan's land use policy guidance;
2. Adding increased clarity and predictability to the development rules and review procedures for zoned and un-zoned portions of the County;
3. Incorporating new standards for higher-quality residential development;
4. Ensuring adequate public infrastructure capacity is maintained;
5. Protecting open space and environmentally-sensitive areas;
6. Promoting best practices for stormwater management, grading, and erosion control; and Maintaining legal sufficiency.

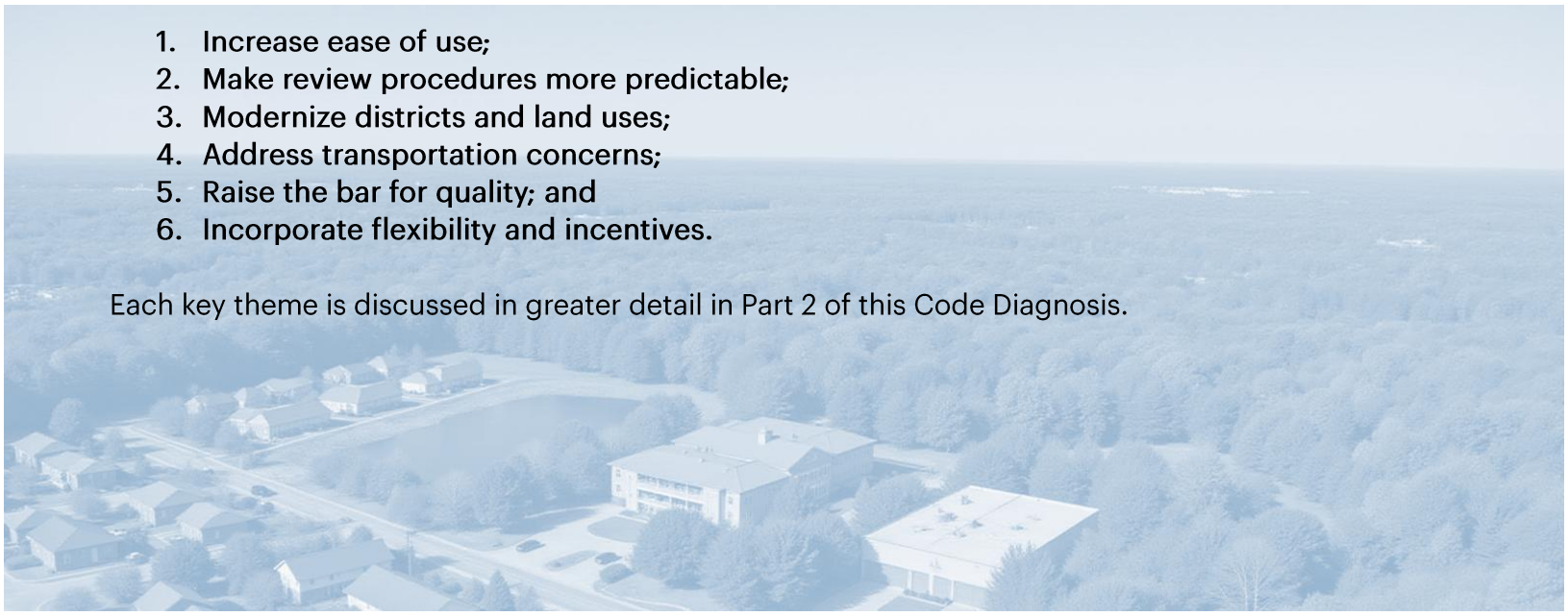
This document, the Code Diagnosis, is Task 3 in the LUDO work program and contains a review of the County's current development rules and a series of recommendations for the establishment of a new LUDO. These recommendations are developed based on a series of stakeholder interviews, input from County staff, discussions with the project Steering Committee and elected officials, and the consulting team's review of the current regulations and policy guidance. This Code Diagnosis document describes the key recommendations for the new LUDO and provides a framework for discussion about how Anderson County's development regulations could evolve.

The Code Diagnosis contains three main parts: this Introduction, a set of six Key Themes for Improvement, and a detailed set of Appendices with other supporting elements, including a detailed review of relevant comprehensive plan policy guidance, an overview of all the current development-related regulations in the County code of Ordinances, and a summary report of project stakeholder input collected last year.

Recommendations for improvements to the current regulations have been organized into a series of six themes for improvement, with each theme addressing a group of related topics like ease of use, implementing policy guidance, or addressing incentives and flexibility. In many cases, the recommendations included in these themes are proposed as a means of bringing the County's development requirements into closer conformity with modern best practices in land use regulation. The six key themes for improvement include:

1. Increase ease of use;
2. Make review procedures more predictable;
3. Modernize districts and land uses;
4. Address transportation concerns;
5. Raise the bar for quality; and
6. Incorporate flexibility and incentives.

Each key theme is discussed in greater detail in Part 2 of this Code Diagnosis.



PART 2. KEY THEMES FOR IMPROVEMENT

Key Theme 1: Increase Ease of Use

The most important element in a modern, effective development code is the ease of use for applicants, landowners, County staff, and County officials. Land development ordinances that are easy to use and understand include intuitive numbering systems, illustrations and graphics, avoid jargon in favor of plain English, and rely on consistent terminology. They have an intuitive structure and avoid lengthy prose paragraphs to help users understand concepts and regulations quickly and easily. The new Land Use and Development Ordinance (or "LUDO") for Anderson County will include all these aspects, along with new procedural flow charts that depict the primary steps in each application procedure. Zoning district provisions will include images of preferred forms of development (as examples) as well as line art depicting how dimensional standards are applied. The LUDO will include images of certain kinds of uses and varieties of allowable configurations. Development and design standards will be heavily illustrated to show how to comply with aesthetic requirements, and how parking lot, landscaping, screening, signs, or exterior lighting features could be designed. The LUDO will also include detailed diagrams showing lot types, lot line determination, how setbacks are applied, and other rules of measurement like building height, sign face area, parking stall dimensions, minimum landscaping size requirements, slope, and similar features. Ten user-friendly recommendations for Anderson's new LUDO are listed in the table below. Example illustrations and page layouts from similar development ordinances are provided after the table.

1.1 Consolidate Land Use-Related Material from County Code

Anderson County maintains its land use, development, zoning, and environmental regulations across the following seven chapters of the current County Code of Ordinances:

- Ch. 6 Aviation
- Ch. 8 Buildings and Building Regulations
- Ch. 10 Businesses
- Ch. 24 Land Use
- Ch. 30 Manufactured Homes and Trailers
- Ch. 40 Street, Sidewalks, ...
- Ch. 48 Zoning

This segmented approach means that each chapter must "stand on its own" in terms of definitions, procedures, review authorities, enforcement, and administrative aspects. This can create inconsistencies in terminology and process, which in turn can create confusion for code users. It can also add needless repetition like the airport-related standards in Chapter 6 and those in Section 5:23 in Chapter 48. We suggest the County consider consolidating all the development, land use, and zoning-related material into a single consolidated document – the Land Use and Development Ordinance (or "LUDO"). We also suggest that the LUDO be maintained outside the County Code of Ordinance document and simply be cross-referenced in the County Code.

1.2 Clarify some Standards Apply Throughout County; and other just in Zoned Portions

Only about 25% of the unincorporated County's land area is zoned (around 107,000 acres), but Chapter 24, Land Use, applies to all the land in the unincorporated County, whether zoned or not. Chapter 24 currently includes a wide variety of "zoning-like" standards, such as sign rules, landscaping, setbacks, and standards for some uses in addition to the rules regarding the subdivision of land. We suggest the LUDO go into greater detail regarding the fact that all lands in the unincorporated County are subject to development rules, and that the zoned portions also have additional zoning rules that apply.

Key Theme 1: Increase Ease of Use

1.3 Self-codify the LUDO

Anderson County relies on CivicPlus (formerly Municode) to codify its Code of Ordinances document. Codifiers are responsible for maintaining the text and incorporating changes to the document as a local government modifies its regulations over time. Use of an outside codifier like Civic Plus means that local governments often "batch" their transmittals of text amendments to codifiers to help manage costs. Unfortunately, the batching process creates delays as earlier text amendments wait to be sent. The result is that the codified version of the development ordinance is not up-to-date with the adopted rules themselves. This can create confusion and frustration as applicants rely on rules that are out of date. Another issue of concern is the codifier's desire to structure the text to use "autoflow" principles for the on-line .html version of the document. Autoflow can interfere with page layout and often inhibits the ability to size a table to occupy a full page, interferes with indentation schemes that help readers understand text relationships, and can result in illustrations being small in size or located away from or from the text they relate to. To solve these problems, we suggest the County self-codify the LUDO. The LUDO will be built in Microsoft Word (an application already owned by the County and already in use). The webpage-based version of the LUDO will be built with Adobe Acrobat (Distiller) which is also very common, and also likely already in use by County staff. Use of these software platforms will remove the need for additional expenditure for an outside codifier, will allow a more dynamic and intuitive page layout, and will reduce the delays between text amendment adoption and codification.

1.4 Consolidate "Like" Material Together

As mentioned in Section 1.1 above, much of the County's current development regulations are drafted in separate "stand-alone" chapters that must all include purpose language, procedures, enforcement, definitions and so forth. The LUDO is drafted as a single document so there is no longer a need for repetition of this material in numerous stand-alone chapters. Further, we suggest that modern ordinances organize their material into a series of chapters where "like material" is maintained together. For example, all the procedures are in one Procedures chapter. All the use-related material is in one Uses chapter. Same for the zoning districts, development standards (parking, landscaping, signage, etc.), enforcement, and definitions. The new LUDO includes chapter-based tables of contents and numerous dynamic cross references to alert readers to the locations of other relevant material and simplify moving around the digital version of the document. We suggest the following 11-chapter organization for the LUDO:

Ch. 1 Administration;
Ch. 2 Applications;
Ch. 3 Land Use Regulations;
Ch. 4 Zoning Districts;
Ch. 5 Development Standards;
Ch. 6 Environmental Standards;
Ch. 7 Infrastructure Standards;
Ch. 8 Nonconformities;
Ch. 9 Violations and Enforcement;
Ch. 10 Definitions; and
Ch. 11 Appendices.

Key Theme 1: Increase Ease of Use

1.5 Standardize Document "Voice;" Convert Prose Into Numbered Statements

A document's "voice" consists of many different aspects, including:

- Consistent terminology;
- Uniform tone and language formality;
- Use of common phrases and uniform phrasing patterns;
- Parallel sentence construction;
- Standardized rules of punctuation and capitalization;
- Use of present tense; and
- Use of the "active" (not passive) voice wherever possible.

When these features are held constant throughout a document, the document maintains a "standardized voice." Documents with a standardized voice help limit confusion or misinterpretation by readers. Standardized voice also includes uniform section and syntax structure – for example all application review procedures should include the same or very similar sections (e.g., purpose and intent, applicability, exemptions, decider, the criteria, how the applicant is notified, effect of approval, amendment, expiration, and how appeals are initiated).

Paragraphs of unstructured prose (paragraphs comprised of multiple, related sentences) in a development code can make it difficult to interpret requirements and alternatives. User-friendly codes are typically organized in short, numbered statements or ideas that allow the reader to quickly grasp the standards without having to "unwind" multiple sentences included in a single paragraph. The LUDO will use short numbered statements wherever possible to convey meaning quickly without requiring the reader to "unravel" sentences.

1.6 Use More Summary Tables and Flow Charts

Summary tables are an excellent way to organize and present volumes of information. Many development ordinances use summary tables to show the zoning districts where particular uses are allowed, or the off-street parking requirements for particular use types. Tables are also an excellent way to organize zoning district dimensional information, landscaping requirements, signage, screening options, and definitions. The new LDO should use summary tables wherever possible, including the range of allowable principal and accessory uses (both in zoned portions and un-zoned portions), setbacks (in zoned and un-zoned portions), parking standards, and many other development standards. Flowcharts can supplement tables and are a powerful way to explain the full breadth of procedural steps involved and are provided for each of the main development application review procedures in the LUDO.

1.7 Incorporate More In-Line Illustrations

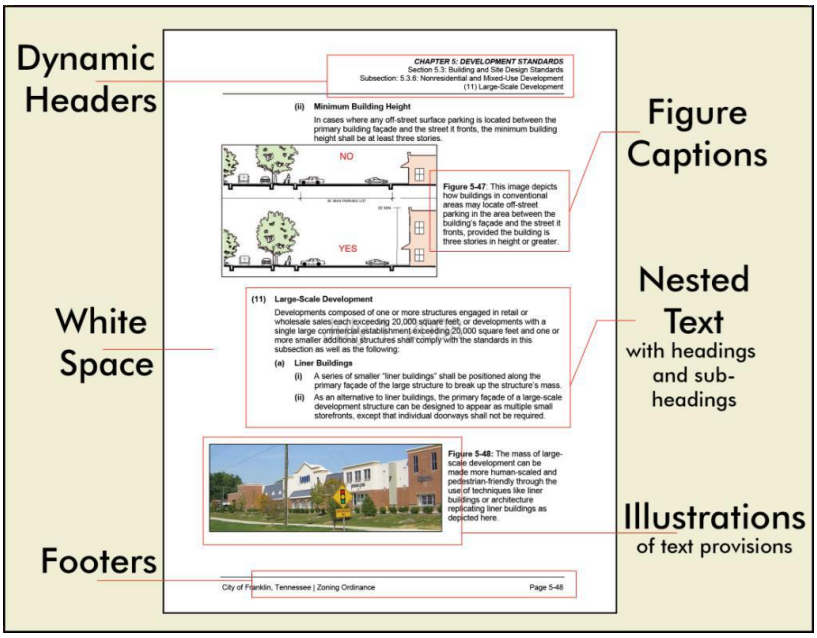
Illustrations are an important part of any development code. They provide detail on the purpose and intent behind the standards, examples of preferred forms of development, demonstrate how standards (like measurement) work in practice, and can even provide examples of how not to configure development. While the text always controls, illustrations are vital to helping convey detailed and complex regulatory concepts. User-friendly codes use illustrations to show review processes, design standards, development standards (like landscaping) and how measurements are determined. Many of the current County Code chapters include illustrations, but they are found in the appendices portions of the chapter and some are difficult to read. The LDO is expected to include over 400 new illustrations.

Key Theme 1: Increase Ease of Use

1.8 **Add Rules of Measurement & More Definitions**	Rules of measurement are code provisions that explain how certain measurements are determined, like how height is measured, slope, or how sign face area is calculated, the minimum size of landscaping at time of planting, how lot lines are determined (for example, what is the rear lot line on a pie-shaped lot?), allowable encroachments, and similar features. The new LUDO will include a new illustrated section on how all measurements are determined (including gross and net density). We suggest all definitions be consolidated into a single chapter, that any standards or requirements be removed from a definition (so they are not missed by a reader), and that the definitions be supplemented with a glossary of acronyms. All principal, accessory, and temporary use types should be defined. All application procedures should be defined. All dimensional standards and concepts should be defined. The definitions should include cross references to alternative spellings or phrasing to help readers find the terms they are seeking. In cases where the same word or phrase has different meanings (like the term "development" from a zoning standpoint versus a stormwater standpoint) each definition or meaning should be included and should indicate the context for the definition (this is very typical for flood damage prevention and stormwater provisions). We note that most modern development code definition chapters (like the one to be included in the LUDO) include around 100 pages of defined terms.
1.9 **New Page Layout, Numbering; Navigation Options**	A document's page layout can have a profound effect on a reader's ability to quickly find and absorb desired information. Each code section, table, and illustration should be numbered to allow easy navigation and easy identification during conversation. The page's typeface should blend colors, capitalization, and other attributes to better demonstrate relationships between headings, lists, and body text. The indentation of text (also called "nesting") provides a quick visual framework of the relationship between text (text indented below text above it provides an intuitive indication text dependencies). Text located below and to the right of a heading belongs to that heading. Finally, having ample white space on pages is important to allow the reader's eyes to rest and provide room for annotation on the paper version. It is important to note that use of indentation, text leading, and white space can add bulk to a document, but this extra bulk is offset by the ease of navigation, and is irrelevant in digital formats. The following pages provide additional examples of modern code page layouts, illustrations, tables, and flow charts.
1.10 **Locate Supporting Materials in Appendix**	Not all the information in a development code is a regulation. It is very common to include items such as subdivision plat certificate language, subdivision declaration statements (like when roads are private), recommended landscaping species lists, plan and plat content checklists, and related supplemental information in a development ordinance's appendix. The LUDO will include this kind of information, and because it is included as an appendix, it does not require a public hearing to update.

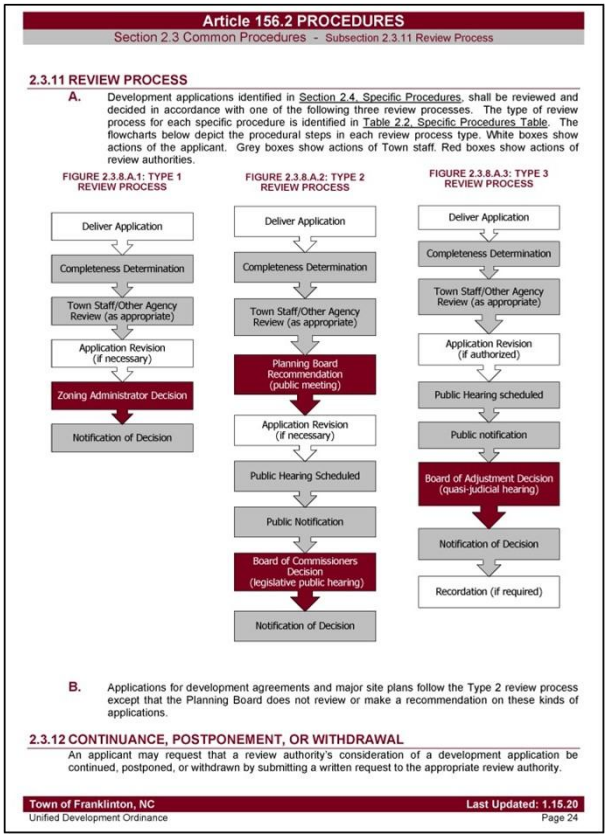
Key Theme 1: Increase Ease of Use

Example Page Layout Elements



Example Illustration Types

Example Procedural Flowcharts



Key Theme 1: Increase Ease of Use

Example Zoning District Summary Pages

Chapter 3 Districts | Section 3.2 Conventional Zoning Districts | Sub-section 3.2.4 (DTNN) Downtown Neighborhood

3.2.4 (DTNN) DOWNTOWN NEIGHBORHOOD[76]

A. DOWNTOWN NEIGHBORHOOD (DTNN) SUBDISTRICT PURPOSE STATEMENT

The Downtown Neighborhood (DTNN) Sub-district includes three groups of neighborhood blocks located to the north and south of Main Street and surrounded on most sides by the Downtown Transitional (DTNT) Sub-district. The Downtown Neighborhood Transitional (DTNT) Subdistrict is comprised of neighborhoods with mid-century and older single-family residential dwellings on contiguous lots around the downtown area. The sub-district standards are configured to protect and maintain the established residential character of the neighborhoods with allowance for limited amounts of neighborhood-serving non-residential and institutional development, all on public water and sewer utilities. In addition to single-family detached dwellings, the sub-district permits a range of moderate-density housing options like duplexes, bungalow courts, and single-family attached residential. Buildings maintain a residential character and are commonly between one and two stories in height. Privacy fences and landscaping are common methods of maintaining land use compatibility between different lots. As with the other downtown sub-districts, sidewalks, parks, and recreation features are distributed throughout the sub-district. The transportation network continues the well-established rectilinear street grid network of uniform block sizes, through streets, and alleys found in the downtown core and transitional area.

B. DTNN SUBDISTRICT PREFERRED DEVELOPMENT FORMS

The following images are provided as example forms of allowable development and site configuration. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <>, Conflict.

Quadplex Building

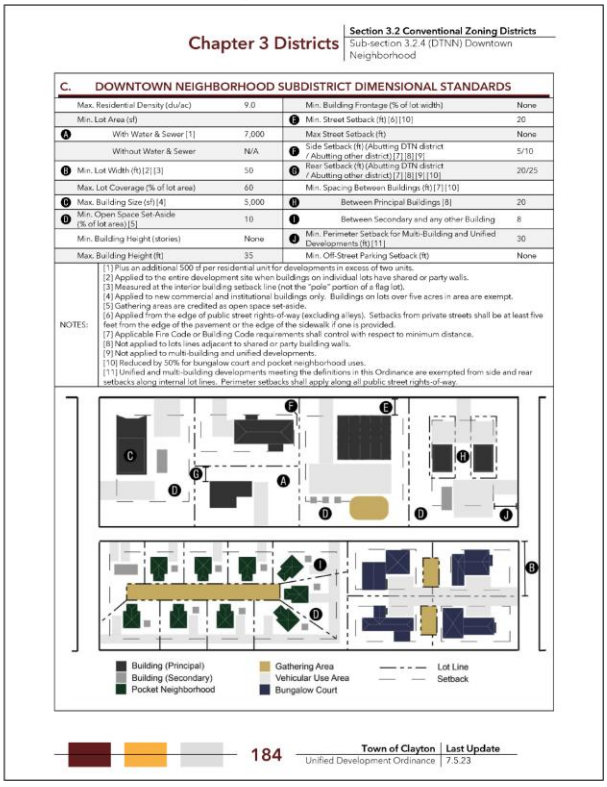
Bungalow Court

Pocket Neighborhood

Live/Work Building

[76] The DTNN district includes the existing residential neighborhoods surrounding the central business district portion of downtown, as envisioned by the updated Downtown Master Plan. The Comprehensive Plan identifies this area as Downtown Neighborhood. It is envisioned as a primarily single-family detached area with small-scale multi-family and single-family attached uses in close proximity to the central business district. It seeks to retain the historic character of the area, with connected streets that include pedestrian circulation features. While not envisioned in the plan, the area could permit very low intensity non-residential uses like offices, home occupations, and personal services operating out of homes or formerly residential structures. Densities are envisioned at around 9 units per acre, though lot sizes for single-family residential are likely to be larger than 5,000 square feet each. The Plan suggests sites set aside 10% of their area as open space with a blend of active and passive and formal recreation features.

183 | Town of Clayton | Last Update | Unified Development Ordinance | 7.5.23



Chapter 3 Districts | Section 3.2 Conventional Zoning Districts | Sub-section 3.2.4 (DTNN) Downtown Neighborhood

C. DOWNTOWN NEIGHBORHOOD SUBDISTRICT DIMENSIONAL STANDARDS

	Max. Residential Density (du/ac)	9.0		Min. Building Frontage (% of lot width)	None
	Min. Lot Area (sf)		F	Min. Street Setback (ft) [6] [10]	20
A	With Water & Sewer [1]	7,000		Max Street Setback (ft)	None
	Without Water & Sewer	N/A	I	Side Setback (ft) (Abutting DTN district / Abutting other district) [7] [8] [9]	5/10
B	Min. Lot Width (ft) [2] [3]	50	E	Rear Setback (ft) (Abutting DTN district / Abutting other district) [7] [8] [9] [10]	20/25
	Max. Lot Coverage (% of lot area)	60		Min. Spacing Between Buildings (ft) [7] [10]	
C	Max. Building Size (sf) [4]	5,000	H	Between Principal Buildings [8]	20
D	Min. Open Space Set-Aside (% of lot area) [5]	10	I	Between Secondary and any other Building	8
	Min. Building Height (stories)	None	J	Min. Perimeter Setback for Multi-Building and Unified Developments (ft) [11]	30
	Max. Building Height (ft)	35		Min. Off-Street Parking Setback (ft)	None

NOTES:
[1] Plus an additional 500 sf per residential unit for developments in excess of two units.
[2] Applied to the entire development site when buildings on individual lots have shared or party walls.
[3] Measured at the interior building setback line (not the "pole" portion of a flag lot).
[4] Applied to new commercial and institutional buildings only. Buildings on lots over five acres in area are exempt.
[5] Gathering areas are credited as open space set-aside.
[6] Applied from the edge of public street rights-of-way (excluding alleys). Setbacks from private streets shall be at least five feet from the edge of the pavement or the edge of the sidewalk if one is provided.
[7] Applicable Fire Code or Building Code requirements shall control with respect to minimum distance.
[8] Not applied to lots lines adjacent to shared or party building walls.
[9] Not applied to multi-building and unified developments.
[10] Reduced by 50% for bungalow court and pocket neighborhood uses.
[11] Unified and multi-building developments meeting the definitions in this Ordinance are exempted from side and rear setbacks along internal lot lines. Perimeter setbacks shall apply along all public street rights-of-way.

Building (Principal)
Building (Secondary)
Pocket Neighborhood
Gathering Area
Vehicular Use Area
Bungalow Court
Lot Line
Setback

184 | Town of Clayton | Last Update | Unified Development Ordinance | 7.5.23

Precedent Images Showing Preferred Development Forms

Section 3.18 Planned Development (PD) Districts | CHAPTER 3

TABLE 3.18.E.2: PDD DESIGN PRINCIPLES

b. Buildings or building walls are built close to the edge of the sidewalk.

c. Off-street parking is setback at least 20 feet from the sidewalk and located to the rear of the lot, behind building walls, or behind screening.

d. The district is established based on a fine-grained street network with block faces of less than 500 feet long and blocks served by internal alleys. New streets extend and continue the grid system.

City of Burlington Unified Development Ordinance | Last Updated 12.3.19 | 3-55

CHAPTER 3 | Section 3.18 Planned Development (PD) Districts

TABLE 3.18.E.2: PDD DESIGN PRINCIPLES

e. Public gathering areas are located on sidewalks in front of or beside buildings. These areas include spaces for seating, outdoor dining, public art, and places for vendors.

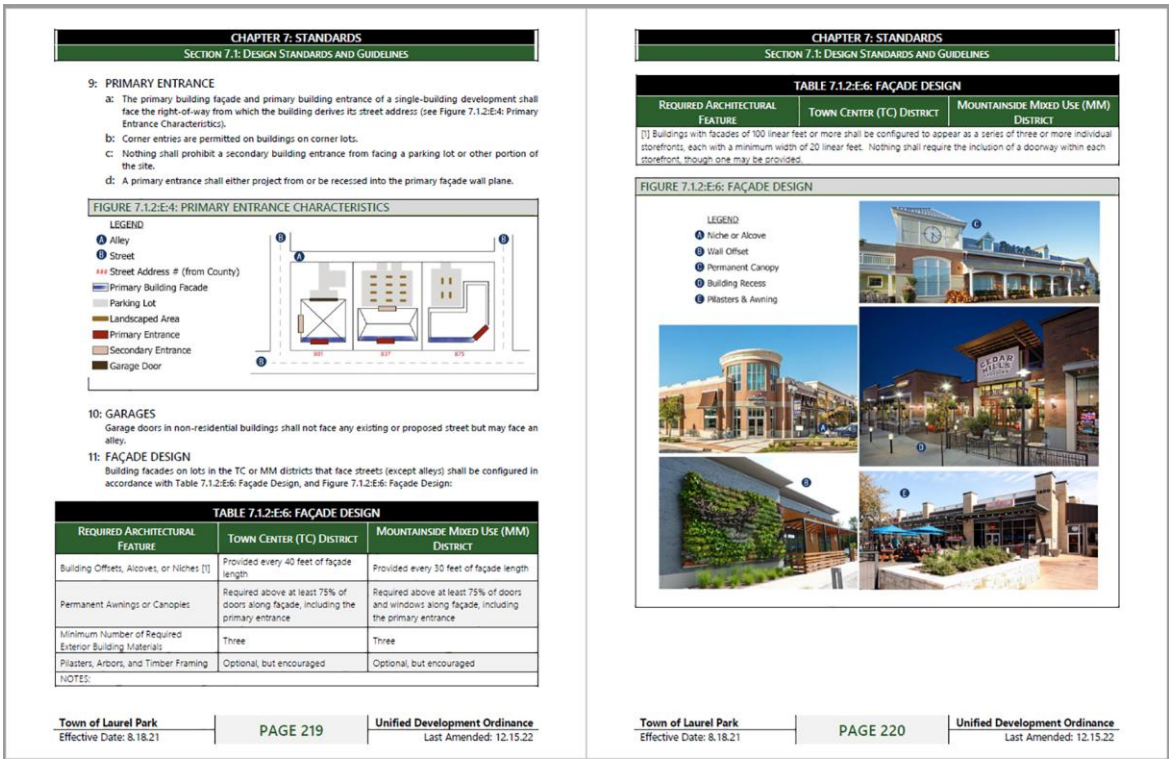
f. Buildings are configured with pedestrian-oriented first floor facades that include larger display windows, building articulation that avoids large monolithic building walls lacking architectural interest, primary entrances that face the sidewalk, and protection from the weather for pedestrians.

g. Signage is configured for view by pedestrians on sidewalks, not persons in automobiles.

3-56 | City of Burlington Unified Development Ordinance | Last Updated 12.3.19

Key Theme 1: Increase Ease of Use

Annotated Photos Illustrating Design Standards



CHAPTER 7: STANDARDS
SECTION 7.1: DESIGN STANDARDS AND GUIDELINES

9: PRIMARY ENTRANCE

a: The primary building façade and primary building entrance of a single-building development shall face the right-of-way from which the building derives its street address (see Figure 7.1.2:E:4: Primary Entrance Characteristics).

b: Corner entries are permitted on buildings on corner lots.

c: Nothing shall prohibit a secondary building entrance from facing a parking lot or other portion of the site.

d: A primary entrance shall either project from or be recessed into the primary façade wall plane.

FIGURE 7.1.2:E:4: PRIMARY ENTRANCE CHARACTERISTICS

LEGEND
- A Alley
- B Street
- Street Address # (from County)
- Primary Building Facade
- Parking Lot
- Landscaped Area
- Primary Entrance
- Secondary Entrance
- Garage Door

10: GARAGES

Garage doors in non-residential buildings shall not face any existing or proposed street but may face an alley.

11: FAÇADE DESIGN

Building facades on lots in the TC or MM districts that face streets (except alleys) shall be configured in accordance with Table 7.1.2:E:6: Façade Design, and Figure 7.1.2:E:6: Façade Design:

TABLE 7.1.2:E:6: FAÇADE DESIGN

Required Architectural Feature	Town Center (TC) District	Mountainside Mixed Use (MM) District
Building Offsets, Alcoves, or Niches [1]	Provided every 40 feet of façade length	Provided every 30 feet of façade length
Permanent Awnings or Canopies	Required above at least 75% of doors along façade, including the primary entrance	Required above at least 75% of doors and windows along façade, including the primary entrance
Minimum Number of Required Exterior Building Materials	Three	Three
Pilasters, Arbors, and Timber Framing	Optional, but encouraged	Optional, but encouraged

NOTES:

Town of Laurel Park | Effective Date: 8.18.21 | PAGE 219 | Unified Development Ordinance | Last Amended: 12.15.22

CHAPTER 7: STANDARDS
SECTION 7.1: DESIGN STANDARDS AND GUIDELINES

TABLE 7.1.2:E:6: FAÇADE DESIGN

Required Architectural Feature	Town Center (TC) District	Mountainside Mixed Use (MM) District

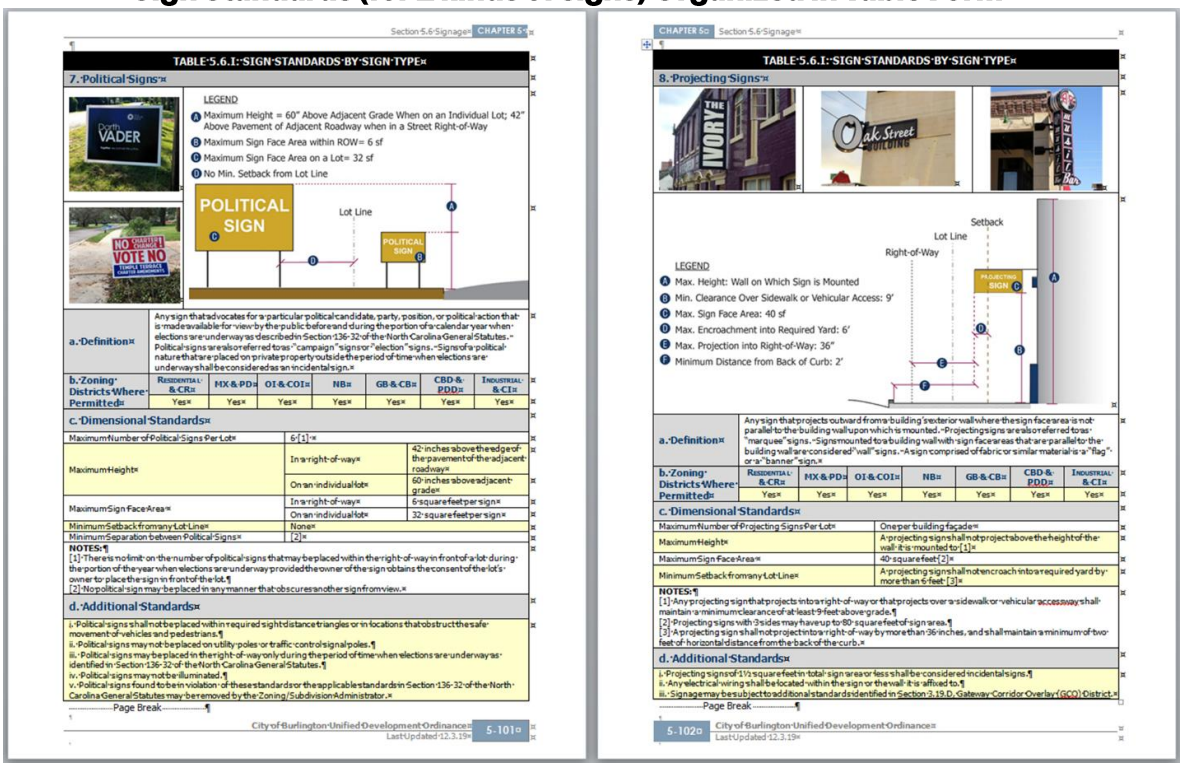
[1] Buildings with facades of 100 linear feet or more shall be configured to appear as a series of three or more individual storefronts, each with a minimum width of 20 linear feet. Nothing shall require the inclusion of a doorway within each storefront, though one may be provided.

FIGURE 7.1.2:E:6: FAÇADE DESIGN

LEGEND
- A Niche or Alcove
- B Wall Offset
- C Permanent Canopy
- D Building Recess
- E Pilasters & Awning

Town of Laurel Park | Effective Date: 8.18.21 | PAGE 220 | Unified Development Ordinance | Last Amended: 12.15.22

Sign Standards (for 2 kinds of signs) Organized in Table Form



Section 5.6 Signage | CHAPTER 5

TABLE 5.6.1: SIGN STANDARDS BY SIGN TYPE

7. Political Signs

LEGEND
- A Maximum Height = 60" Above Adjacent Grade When on an Individual Lot; 42" Above Pavement of Adjacent Roadway when in a Street Right-of-Way
- B Maximum Sign Face Area within ROW= 6 sf
- C Maximum Sign Face Area on a Lot= 32 sf
- D No Min. Setback from Lot Line

POLITICAL SIGN | Lot Line

a. Definition: Any sign that advocates for a particular political candidate, party, position, or political action that is made available for view by the public before and during the portion of a calendar year when elections are underway as described in Section 136-32 of the North Carolina General Statutes. Political signs are also referred to as "campaign" signs or "election" signs. Signs of a political nature that are placed on private property outside the period of time when elections are underway shall be considered as an incidental sign.

b. Zoning Districts Where Permitted	Residential & CR	MX & PD	OI & COI	NB	GB & CB	CBD & PDD	Industrial & CI
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

c. Dimensional Standards

Maximum Number of Political Signs Per Lot	6 [1]	
Maximum Height	In a right-of-way	42" inches above the edge of the pavement of the adjacent roadway
	On an individual lot	60 inches above adjacent grade
Maximum Sign Face Area	In a right-of-way	6 square feet per sign
	On an individual lot	32 square feet per sign
Minimum Setback from any Lot Line	None	
Minimum Separation between Political Signs	[2]	

NOTES:
[1] There is no limit on the number of political signs that may be placed within the right-of-way in front of a lot during the portion of the year when elections are underway provided the owner of the sign obtains the consent of the lot's owner to place the sign in front of the lot.
[2] No political sign may be placed in any manner that obscures another sign from view.

d. Additional Standards

i. Political signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians.
ii. Political signs may not be placed on utility poles or traffic control signal poles.
iii. Political signs may be placed in the right-of-way only during the period of time when elections are underway as identified in Section 136-32 of the North Carolina General Statutes.
iv. Political signs may not be illuminated.
v. Political signs found to be in violation of these standards or the applicable standards in Section 136-32 of the North Carolina General Statutes may be removed by the Zoning/Subdivision Administrator.

Page Break

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CHAPTER 5 | Section 5.6 Signage

TABLE 5.6.1: SIGN STANDARDS BY SIGN TYPE

8. Projecting Signs

LEGEND
- A Max. Height: Wall on Which Sign is Mounted
- B Min. Clearance Over Sidewalk or Vehicular Access: 9'
- C Max. Sign Face Area: 40 sf
- D Max. Encroachment into Required Yard: 6'
- E Max. Projection into Right-of-Way: 36"
- F Minimum Distance from Back of Curb: 2'

Setback | Lot Line | Right-of-Way | PROJECTING SIGN

a. Definition: Any sign that projects outward from a building's exterior wall where the sign face area is not parallel to the building wall upon which is mounted. "Projecting signs are also referred to as "marquee" signs. "Signs mounted to a building wall with sign face areas that are parallel to the building wall are considered "wall" signs. "A sign comprised of fabric or similar material is a "flag", or a "banner" sign.

b. Zoning Districts Where Permitted	Residential & CR	MX & PD	OI & COI	NB	GB & CB	CBD & PDD	Industrial & CI
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

c. Dimensional Standards

Maximum Number of Projecting Signs Per Lot	One per building façade
Maximum Height	A projecting sign shall not project above the height of the wall it is mounted to [1]
Maximum Sign Face Area	40 square feet [2]
Minimum Setback from any Lot Line	A projecting sign shall not encroach into a required yard by more than 6 feet [3]

NOTES:
[1] Any projecting sign that projects into a right-of-way or that projects over a sidewalk or vehicular accessway shall maintain a minimum clearance of at least 9 feet above grade.
[2] Projecting signs with 3 sides may have up to 80 square feet of sign area.
[3] A projecting sign shall not project into a right-of-way by more than 36 inches, and shall maintain a minimum of two feet of horizontal distance from the back of the curb.

d. Additional Standards

i. Projecting signs of 1½ square feet in total sign area or less shall be considered incidental signs.
ii. Any electrical wiring shall be located within the sign or the wall it is affixed to.
iii. Signage may be subject to additional standards identified in Section 3.19.D, Gateway Corridor Overlay (GCO) District.

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Key Theme 2: Make Review Procedures More Predictable

A common refrain from many involved in or affected by the regulatory process is that complying with the standards is not the problem – rather, its knowing what the standards actually are that is the problem. Many applicants, landowners, and residents alike need to know what the development standards (or requirements) are in advance. Ensuring that there is sufficient clarity and predictability built into the review process helps applicants understand what will be required of them and helps ensure a more efficient and predictable development review process. Making the development review process more efficient is one of the most beneficial economic development activities available, and clear and predictable review processes are hallmarks of a modern development code. Another hallmark of increased predictability is the delegation of an appropriate amount of decision-making authority to the County's professional-level staff (such as allowing a Technical Review Committee comprised of County-employed land use professionals to decide subdivision applications). In addition, ensuring the LUDO includes clearly codified requirements helps avoid over-reliance on legislative discretion (like that associated with special exceptions) which helps keep the development review process out of costly litigation. The table below sets out 16 key recommended changes to the current regulations to make the new LUDO procedures more predictable.

2.1 Increase Reliance on Pre-Submittal Conferences	Section 24.335 of current Chapter 24 of the County Code of Ordinances describes the process for review of subdivision preliminary plats that involves a meeting with an applicant and the staff to review a preliminary plat application. This step happens after application submittal. We suggest the new LUDO include a standardized pre-submittal conference requirement for several application types (including rezonings, special use permits, preliminary plats, and others). Pre-submittal conferences are an important way to ensure that applicants are aware of procedural and substantive requirements before filing an application. While not binding on either party, they are an important way for applicants and County staff to go over potential applications and flag areas for deeper discussion. Pre-submittal conferences should be conducted by the a Technical Review Committee during its regular monthly meetings so applicants can benefit from comments by all the different departments and agencies involved in plan review. Many communities prepare a brief summary memorandum detailing the discussion of the pre-submittal conference. Applications which require pre-submittal conferences should not be accepted until after the pre-submittal conference is completed.
2.2 Re-Organize Application Procedures into Three Classes	One of the best ways to optimize review efficiency and reduce confusion regarding the application review process is to standardize development application review into a series basic processes. In Anderson County, we suggest all development-related applications be classified as one of three classes: Type I, Administrative; Type II Committee-Decided; and Type III Official-Decided. Administrative decisions are made by County staff, in accordance with codified standards (for things like building permits, sign permits, certificates of occupancy, etc.). Committee-Decided applications are made by the Technical Review Committee, and include aspects like preliminary plats, site plans, construction drawings, and technical applications. Official-Decided applications are ones made by the County Council or the Board of Appeals, and rely on the application of discretion or judgement in addition to codified standards (like rezonings, special use permits, variances, etc.).

Key Theme 2: Make Review Procedures More Predictable

2.3 Move from Legislative Special Exceptions to Quasi-Judicial Special Use Permits

Numerous sections of the County's current Code of Ordinances address use-related provisions (like Section 10-69 for sexually-oriented businesses, Section 24-140 for "Large Scale" developments, the zoning district-related standards in Sections 5:2 through 5:21 relating to approval of special exceptions, and Article 7 of Chapter 48). In addition to consolidating all the use-related provisions into a single chapter, the LUDO should add deeper clarity about how uses, particularly impactful uses, are established. We suggest a variety of changes, including deeper codification of use-specific standards generally, and shifting towards a quasi-judicial special use permit procedure for uses in the un-zoned portions of the County instead of the current legislative decision-making process used by the Planning Commission. We also suggest the quasi-judicial special use permit process be utilized for review of sexually-oriented businesses and uses subject to a special exception procedure in Section 5:2 through 5:21 of Chapter 48. Development codes that have a heavy reliance on discretionary, legislative decision-making (like Anderson County's current rules) do so often because the development regulations lack sufficient codified standards – and the local government feels ill-equipped to consider these uses without applying some sort of discretionary review. An over-reliance on discretionary decision-making increases the duration of the review process, can make the process overly expensive for applicants, creates legal exposure for the County in terms of due process and equal protection, and do not, in and of themselves, result in "better" decision making. We suggest the new LUDO codify more standards, reduce the reliance on discretionary decision-making for establishment of some use types, switch from the current legislative process to a quasi-judicial special use permit process instead, and delegate the Board of Appeals as the review authority responsible for deciding quasi-judicial decisions. We also suggest that any special use permit application be supplemented with a concept plan that is reviewed and commented upon by the proposed technical Review Committee prior to consideration by the Board of Appeals, and that subsequent site plan review by the Technical Review Committee take place following approval of a special use permit.

2.4 Depart from the Two-stage (Preliminary & Final) Permitting Approach

Several of the County's current development review procedures, particularly those in Chapter 24 (sign permits, certificates of compliance, etc.) are structured to require both a preliminary approval at the outset of the process and a final version of the same permit after completion. This can cause confusion since the permit names are identical despite be very different. We suggest shifting approval names so that the approval given before work commences is referred to as a "permit" and the approval given after work is completed is referred to as a "certificate." The LUDO will include a detailed table of procedures used in the zoned and un-zoned portions of the County, along with the type of procedure (I, II, or III, as described in recommendation 2.2 above), the decision maker, whether or not a pre-submittal conference is required, and who hears the appeal of the decision.

Key Theme 2: Make Review Procedures More Predictable

2.5 Amend the Review Procedure for Site Plans and Subdivisions

One significant change being suggested is to add more codified standards and review criteria for site plans and subdivisions, and then allowing the Technical Review Committee to decide these applications. One current challenge in the County is the review of major subdivisions. Subdivision reviews are ministerial decisions – meaning that they are not the kinds of decisions that permit the exercise of discretion (or judgement). Legislative or quasi-judicial decisions allow for the application of judgement – ministerial decisions do not. Subdivision review, unless specifically identified in the ordinance text as a legislative or quasi-judicial decision, is a ministerial exercise. In other words, if a proposed subdivision meets the codified standards in the Ordinance, the applicant is entitled to an approval. Application of judgement or discretion is inappropriate and legally fraught. Section 24-335(3)(d) of the County Code of Ordinances includes a series of four vague and discretionary review criteria that call for the Planning Commission to depart from codified standards and wander into discretionary decision-making that relies on the application of judgement. This is inappropriate as part of a ministerial decision-making procedure. Further, there are no standards for how a particular subdivision application's compliance with these kinds of criteria can be determined. It is perfectly acceptable for the County to apply these kinds of criteria to a subdivision review procedure – provided it 1) is framed as a legislative or quasi-judicial process, 2) includes the constitutional protections for evidence and fairness associated with such procedures, and 3) meets the legal requirements for rough proportionality and rational nexus required of such decisions. We suggest the LUDO recognize major subdivision review a so-called Type II Committee Decision rather than a decision by the Planning Commission. We also suggest site plans be decided by the Technical Review Committee.

2.6 Articulate Different Subdivision Types; Add Family Subdivisions; and a 3-Step Major Subdivision Procedure

Sections 24-335 and 24-338, respectively, distinguish between what can be referred to as "major" subdivisions (subdivisions of more than 7 lots and subdivisions involving extension of public infrastructure that require a preliminary and final plat) and summary plats, which are smaller subdivisions of 7 or fewer lots that do not include pubic infrastructure. We suggest this distinction be carried forward and supplemented with clarifications about exempt subdivisions, new standards for family subdivisions (passage of 1 lot between direct family members), and conversion of the term "summary plat" to minor subdivision to reduce confusion. We understand that the County has not had good success with the current conservation subdivision provisions (Section 5:31.2), and we suggest the addition of a new conservation subdivision that establishes an iterative process between an applicant and county staff to lay out a conservation and development map first, new requirements for a 50 percent open space set-aside, new standards aimed at fully screening conservation subdivisions from off-site roads and abutting residential areas, and requirements to undergo the typical major subdivision process following approval of a conservation subdivision application. In addition, we suggest the current major subdivision procedure be revised to establish a construction drawing step for the installation of public infrastructure between the preliminary and final plat stages. We suggest the subdivision procedure be supplemented with additional detail regarding as-builts, performance guarantees, and fee-in-lieu options.

Key Theme 2: Make Review Procedures More Predictable

2.7 Clarify When Site Plan Reviews are Required

Site plan review is one the most important parts of a set of development regulations. It is typical for most uses to require some form of site plan review and approval. Interestingly, other than the brief mention as part of the review process for certain use types in Section 24-139, the County's development regulations are silent with respect to which kinds of development applications require site plan review, what kinds of development applications are exempted from site plan review, how the site plan review procedure is conducted (including who decides them), and how site plan approvals may be amended. We suggest the LUDO include a formal site plan review procedure (as well as a different procedure for construction drawings when installation of new or extension of existing public infrastructure is involved) that includes sections on applicability and exemption. Most use types should require site plan review. The LUDO will also include provisions for concurrent submittal of multi-part applications (like site plans and construction drawings, or a preliminary plat and construction drawings) along with a sequencing section for each procedure that describes the timing of review for related concurrent multi-part applications. We also suggest that site plans be considered Type II Committee-Decided applications decided by the Technical Review Committee.

2.8 Address Unified Developments in a More Comprehensive Manner

Unified or "group" developments are developments comprised of two or more buildings on one or more lots that are planned, constructed, and operated as a single unit – like a shopping center or an office park, or a campus-style development. Typically these kinds of developments share parking, landscaping, have uniform or shared signage, and utilize a perimeter setback rather than applying traditional setbacks to individual lots or buildings. Regulations for these kinds of uses tend to focus on compatibility between the edge of the development and its surroundings rather than configuration within the development itself. We suggest the LUDO include special provisions and procedures for unified or group developments.

2.9 Add Procedural Flow Charts

Flowcharts are a powerful way to explain the full breadth of a process and all the procedural steps involved in a particular application procedure, and should be provided for each of the main application review procedures in the LUDO. These flow charts also show optional tasks (typically in dashed lines) and are color coded in terms of applicant responsibility (light) versus staff function (medium color) or decision-maker roles (dark color).

Key Theme 2: Make Review Procedures More Predictable

2.10 Use Uniform Procedural Descriptions	One way to make the review procedures more predictable is to use a standardized format for each and every application type. This includes a clear description of the procedure's purpose and intent, the kinds of development proposals subject to the application type, and the kinds of development that are exempt. The procedure should include a process flowchart that explains the steps in the review process along with who is responsible for which step. The procedure must list the criteria used to make a decision, which should be quantifiable wherever possible. Application procedures should also indicate if and how the approval may be amended, if and how it expires, and the process for appeal of the decision. In cases where a procedure can be filed concurrently with other related applications, the procedure should specify the sequencing of review and approval (for example, a subdivision should be approved prior to a site plan).
2.11 Include More Purpose and Intent Statements	Purpose and intent statements are invaluable in helping applicants, County staff, residents, and elected officials discern what a particular procedure is intended to do, and the desired outcomes. These statements provide direction to applicants about what kinds of information are required and how to best achieve application approval. All procedures, districts, and development standards should include their own intent statements, along with an over-arching set of purpose and intent statements for the LUDO as a whole, based largely on the County's adopted policy guidance in the comprehensive plan. The nonconformity and enforcement provisions should also include purpose and intent provisions.
2.12 Ensure Written Decisions are Provided to Applicants	One best practice in the development application review process is to ensure that applicant are notified of the outcome of their application after the decision-making step is complete, in writing and in a timely fashion . This can be accomplish via mailed letter, email, text, or via other electronic alert that directs an applicant to the County's on-line development application portal. Many applications include a section asking the applicant which method they would like to use for notification of application completeness and final decision.
2.13 Establish a Technical Review Committee for Application Reviews	Often, the professional-level staffs and appointed officials working in fast-growing areas can be overwhelmed by the volume and scope of development applications. In many cases, these applications can include complicated, multi-phase subdivisions and large site plans that require significant amounts of review by a wide variety of disciplines. We suggest that the County assemble a new Technical Review Committee (or "TRC") that is comprised of a wide variety of professional-level staff members from planning, public works, engineering, and transportation, as well as members from outside agencies like SCDOT, the Sheriff's office, Fire Marshal, and related disciplines who meet on a regular basis (at least monthly) to review technical applications like subdivision plats, site plans, concept plans, and to conduct pre-submittal conferences with potential applicants. The Planning Director or Land Use Administrator chairs the group and applicants are invited to attend review and discussion of their applications. The TRC would have decision-making authority for all "Type II" applications, and their decisions are appealable to the Board of Appeals.

Key Theme 2: Make Review Procedures More Predictable

2.14 Establish a Single Board of Appeals	Section 24-56 of Chapter 24 establishes a Board of Land Use Appeals that hears appeals of decisions provided under Chapter 24 of the County Code of Ordinances. Article 9 of Chapter 48 sets out the standards for the Board of Zoning Appeals, that hears special exception applications for certain uses in zoned areas, as well as appeals and variances of decisions provided in accordance with the zoning provisions. Despite using different terminology, there is only one appeals body. We suggest the LUDO identify a single "Board of Appeals" who is responsible for hearing variances, appeals, reasonable accommodation requests, and special use permits in both the zoned and un-zoned portions of the County. This will help limit confusion and ensure uniform procedural application reviews and legal consistency. We also note that no other review authority (like the Planning Commission) should be considering requests for variances or waivers from the development standards (though both the Planning Commission and the County Council should hear applications for conditional rezonings, which could include some deviations from codified standards, subject to mitigation).
2.15 Planning Commission Role Revision	The role of the Planning Commission is established in Section 24-50 of the County Code, Section 24-138, which describes their role in review and decisions on applications for certain uses (including "large scale" uses) in un-zoned portions of the County, and Section 24-335 pertaining to review and decision on preliminary plats associated with major subdivisions. The Planning Commission is also responsible for review and recommendations on zoning text and zoning map amendments, as described in Section 10:2 of Chapter 48. Typically, a Planning Commission has an important role in planning for the community where it is located – specifically, this means being responsible for the comprehensive plan, any small area studies, and periodic review and update to policy guidance and development regulations. We suggest the Planning Commission take a greater role in these kinds of functions in Anderson County, and reduce its participation in development review functions (particularly with respect to ministerial and quasi-judicial types of applications). Instead of reviewing preliminary plats and some use types, the Planning Commission could be conducting regular, comprehensive audits of the development rules and application forms. They should also take a larger role in the initiation and review of LUDO text amendments (which should also have an increased level of citizen participation). Based on State law, the Planning Commission should continue its role of review and recommendation on zoning map amendments as well. In addition, Key Theme 3 of this document introduces the idea of a Growth Tier map, which will require at least annual review and update, and we suggest the Planning Commission take the responsibility for this function.
2.16 Reference County Departments (Rather than Individual Positions)	The County's current development regulations are prepared as a series of stand-alone ordinances that have been adopted over a long period of time. As a result, the terms and nomenclature used is no longer consistent. Further, the composition and structure of County positions is often subject to change over time, which can render some terms incorrect or obsolete. To address this situation, we suggest the LUDO reference specific departments when referring to a review action or decision-making function rather than a specific title or position. This will help ensure the LUDO remains consistent with County practice and reduces the chance the language will be obsolete or inconsistent over time.

Key Theme 3: Modernize Districts and Land Uses

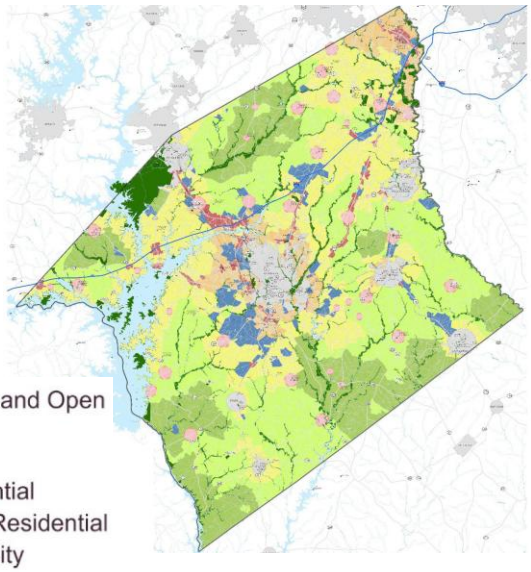
3

Use standards and zoning district provisions are typically the core of a community's development regulations, and Anderson County is no exception. While only around 25 percent of the land area in unincorporated Anderson County has a zoning district designation, Chapters 24, 30, and others in the County Code of Ordinances do include a wide variety of development standards for individual uses like manufactured homes, mining operations, racetracks, shooting ranges, stockyards and many other uses. While Chapters 24 and 48 of the County Code includes a wide array of use types, there are many new and modern uses that are not contemplated. For example: data centers, battery energy storage centers, event venues, micro-manufacturing, small wireless, indoor farming operations, numerous different kinds of housing options, and others. The new LUDO will address a full range of new uses as well as review the current use-related standards for consistency with best practices.

Another important part of the development regulations involves the zoning districts. As mentioned previously, about 25 percent of the unincorporated County is zoned (106,568 acres), though there are four referenda scheduled for November, 2026 that could add four more voting precincts to the list of those with zoning. The County Code of Ordinances applies the zoning-related standards apply in addition to the basic land use-related standards applied throughout the unincorporated County, and this approach will be carried forward in the LUDO. In cases where zoning-related standards are more restrictive than the otherwise generally-applicable standards, then the more restrictive standard controls. Despite the small relative amount of land area subject to zoning, Chapter 48, Zoning of the County Code of Ordinances includes 25 zoning districts (which is a large number of zoning districts for this amount of land area). Two zoning districts, R-A (Residential Agriculture) and R-20 occupy about 90 percent of the zoned land in unincorporated Anderson County. The LUDO will explore the range of current zoning districts, proposed some consolidations, propose some new districts (like conditional zoning), and will propose more intuitive zoning district names. Lawfully-established existing land uses in already-zoned areas will remain unaffected by any of these proposed changes. The following table suggests 14 recommendations for changes to the County's current use and zoning district standards to make these provisions more clear, easy to use, and modern.

3.1 Recognize Growth Tiers

One of the key recommendations from the Comprehensive Plan is the need for a better tool to *guide* growth and development in unincorporated Anderson County. The Comprehensive Plan uses the Future Land Use Map (shown to the right and on page 20 of Chapter 4, Land Use Element, in Part 1 of the Comprehensive Plan) to provide guidance about where and how growth and development might take place in Anderson County over the next ten years. The Future Land Use Map identifies conservation land, agricultural land, and land suited for development (whether residential, commercial, or industrial).



Key Theme 3: Modernize Districts and Land Uses

3.1 Recognize Growth Tiers (continued)

A Future Land Use Map is a significant part of a growth management strategy, but 75 percent of Anderson County has no zoning, and thus there are no substantive controls over different land uses that may be proposed (residential, commercial, industrial). In recognition of this, we suggest a simplified approach to growth management that includes preparation of a new Opportunities and Constraints map for the un-zoned portions of the County. The map identifies lands as appropriate for further development (opportunity areas) and lands less appropriate for development (constraint areas) based on a combination of the Future Land Use Map and the suitability maps on Pages 14, 15, & 15 of Comprehensive Plan Chapter 4. The Opportunities and Constraints map would be included in the appendix of the LUDO. Opportunity areas are locations served by or proximate to public wastewater, potable water, and major transportation facilities (like the Interstate or collector roads). Constrained areas contain environmentally-sensitive features, prime agricultural land, or are far removed from public utilities. The map does not promote unbridled growth in opportunity areas nor does it prohibit growth in constrained areas – rather, it works with the LUDO to make a wider range of use types available through an administrative review process in opportunity areas while at the same time lowering development potential (through increased dimensional standards) in constrained areas. Development in constrained areas is subject to the exercise of more discretion. The map does not bar development in constrained areas, it reduces its potential impact and relies on a more discretionary review process. The map can and should change over time based on utility service area changes and public sentiment, and the Planning Commission should be the body that maintains and updates the growth tiers map on an annual basis.

3.2 Consolidate Under-Used Zoning Districts & Explore More Intuitive Names

As mentioned previously, around 25 percent of the land area of unincorporated Anderson County is zoned, and that land area (around 107,000 acres) is designated into one of 25 different zoning districts. Despite the large number of zoning districts, around 90 percent of the zoned area is designated as one of two districts (either R-A or R-20). The majority of other zoning districts in Anderson County occupy only a very small area of land, and we suggest that the range of districts be consolidated into a more manageable line-up. For example, there are four agricultural districts (R-A, R-A2, FA, and AG-C); there are four multi-family districts (R-M, R-M2, R-M7, R-MA); and six commercial districts (C-1N, C-1R, C-1, C-2, C-3, C-1NB). Modern development codes often seek to streamline zoning districts into seven primary classes: Agricultural, Residential, Institutional, Commercial, Industrial, Planned (or conditional), and Overlay. Typically, each of these classes are further broken down into two or three levels or "steps" of intensity. This concept of "stepped" districts is already evident in the residential and commercial districts, though there are currently more "steps" then are needed.

In addition to consolidations, we also suggest the LUDO explore a new set of more intuitive district names and abbreviations, including for the overlay zoning districts like flood damage prevention and the airport overlay. Additional discussion is recommended about several of the County's current unique districts, such as the RRD Residential Re-use District.

Key Theme 3: Modernize Districts and Land Uses

3.3 Review and Update Dimensional Standards

Both Chapter 24 and Chapter 48 include dimensional standards (setbacks, lot sizes, etc.). We suggest the new LUDO review these requirements and make a variety of adjustments, including:

- Consolidation of all the dimensional standards in a section on Lot Standards in new Chapter 5, Development Standards;
- Adding side and rear setbacks in un-zoned areas;
- Using a street setback rather than a front setback;
- New perimeter setbacks for group developments;
- Tiered dimensional requirements with larger setbacks, lot sizes, and lower impervious surface thresholds in "constraint areas" (see recommendation 3.1);
- Additional detail related to accessory structure and use setbacks;
- Clarification on setbacks applied to temporary uses and structures;
- New details on spacing between buildings on the same lot; and
- New illustrations of rules of measurement.

3.4 Add a New Mill Village and Mixed-Use Districts

In addition to a reconsideration of the current zoning districts described in recommendation 3.3 above, we also suggest the LUDO also include at least one conventional mixed-use district that allows for residential and non-residential use types to be combined in the same building or on the same lot (akin to the current C-1NB Blended Neighborhood Commercial District but with more intentional use mixing beyond reliance on the current CN-1 uses . We also suggest the establishment of a Mill Village zoning district that recognizes the unique aspects of mill villages (like very small lots, shallow front setbacks, grid streets, sidewalks and pedestrian orientation, residential and non-residential uses in close proximity to one another, and similar features). This kind of district could be applied in Piedmont (shown below) or Wellington should those areas ever opt in to zoning controls. Additional discussion is necessary regarding the ability to establish a "new" mill village-style development on vacant land or if such a district would only be available to existing areas already developed in this manner.

Key Theme 3: Modernize Districts and Land Uses

3.5 Add Conditional Zoning District Options in Favor of Current Planned Development / IZOD Districts

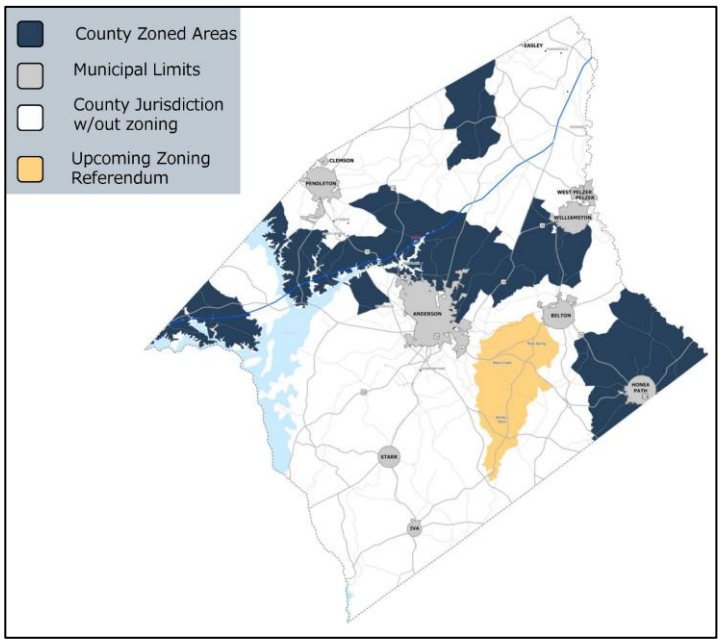
Chapter 48 includes four "planned" (or pre-planned) zoning districts: POD Planned Office, PD Planned Development, PC Planned Commercial, and IZOD Innovative Zoning District. It appears that the primary distinction between a planned district and another conventional zoning district is that applications for a planned district require review of a site plan. We suggest the County consider moving towards a conditional zoning framework with the establishment of a new planned development district procedure (that is a map amendment). These conditions can take the form of a pledge by an applicant to exceed the current applicable standards, a request for relief from a current standard with proposed mitigation, or a combination of both. The conditional zoning district procedure allows for applications that seek to go beyond standards (a "limited" application) and ones that seek reductions or relief from standards along with the provision of mitigation (an "unlimited" application). Either way, approval of a planned development follows the map amendment process, and involves the negotiation of conditions. It is typical for one of the conditions to be a concept plan (akin to the "preliminary development plan requirement in the PD District) with a graphic depiction of what is proposed, along with a text description of all conditions. The TRC is responsible for reviewing the concept plan for consistency with County requirements. Site plans would still be required, but not as part of the map amendment application. In addition to a new procedure, the LUDO would establish four or five generic planned development district options (residential, commercial, industrial, mixed-use) that establish some initial dimensional standards and use criteria used as a starting point for applicants proposing a planned development district. Any requests for relief from standards or deviations from minimum requirements would require an applicant to demonstrate the ways in which the development would be superior to a similar development constructed in accordance with all applicable standards – the applicant needs to prove, to the County's satisfaction, that the negotiated outcome will be superior to what would have otherwise resulted from a strict application of the standards. This system allows the County to request aspects like additional roadway funding, more park land or open space, utility oversizing, higher quality design, or other factors. Another beneficial aspect of this approach is that rezonings rely on the County Council's legislative discretion, which is more forgiving and legally safe for the County than a site plan or special exception procedure. One novel concept for the County to consider is the ability to establish a new planned development district outside an already zoned area. The process would be the same as that used in a zoned area, but establishes a customized zoning district that allows the County more latitude in terms of pursuit of its goals and desires (like roadway construction, infrastructure extension, etc.) through the negotiated process. Likely this approach would include district threshold size requirements of at least ten acres, perhaps more.

3.6 Treat Airport Protection and Flood Damage Prevention Provisions as Overlay Districts

Section 5:23 of Chapter 48 sets out the (AP) Airport Protective Area, which is actually an overlay zoning district. What is unclear is if the AP is applied only in zoned or if it applies in un-zoned portions of the County. Article 4 of Chapter 24 sets out the County's Flood Damage Prevention standards. These two sets of regulations are similar in that they both operate as overlay zoning district standards – additional regulations applied to certain areas by reason of their geographic location. We suggest the LUDO reorganize the Flood Damage prevention standards from a stand-alone ordinance to one integrated with the structure of the LUDO and that both sets of standards be organized, structured, and applied as overlay zoning districts. Additional discussion is needed about the desirability of maintaining the three other current overlay districts: East to West Parkway, Gateway to Anderson, and the Royal American Overlay.

Key Theme 3: Modernize Districts and Land Uses

3.7 Add Discussion About Establishment of Initial Zoning in Un-zoned Areas



As mentioned previously, about 25 percent of the unincorporated County's land area is zoned (see map to the right), though there is a referendum this November for the addition of four more areas. The County's current approach to the establishment of initial zoning is somewhat unique – zoning is establish through a petition process (at least 15 percent of registered voters must sign a petition requesting a referendum) at the voting precinct level, followed by a referendum by the residents in the voting precinct. If a simple majority of registered voters vote in favor of zoning, then the County moves forward with establishing new zoning within the precinct. Many residents express concerns about the current petition process as being an overly-high bar for establishing zoning, though it does put the decision to zone squarely within the majority of registered voters' hands. Anderson County is the only county in South Carolina who establishes initial zoning in this way. One concern with the process is that voting precinct boundaries bear very little relationship to land-use related geography (like soil type, slope, proximity to infrastructure, etc.). The LUDO is an opportunity to reconsider this approach, but even if the County opts to retain its current approach to establishment of zoning, we suggest that the zoning district-related material be supplemented with more in-depth discussion about the process used by the County to establish initial zoning.

3.8 Explore Additional Location-Based Standards for Some Uses in Un-Zoned Areas

Sections 24-137 through 24-151 of the County's Land Use regulations set out the use-specific standards for a series of land uses (including so-called "large-scale" projects that generate a need for 100 or more off-street parking spaces). We suggest the LUDO explore the possibility for inclusion of some additional use standards for land uses when they are proposed within the "constraint areas" of the Growth Tiers map (see recommendation 3.1). These uses may require deeper setbacks and larger lots in constrained areas as opposed to when proposed in opportunity areas. The LUDO should also explore some more substantial use separation standards for certain uses like adult uses, bars, manufacturing uses, and uses that include outdoor operations.

Key Theme 3: Modernize Districts and Land Uses

3.9 Add Clarity/Reform Current "Large Scale" Development Requirements

Section 24-148 sets out the standards that apply to "large scale" projects (which is any use type that generates the need for 100 or more off-street parking spaces). Generally speaking, these uses may not access minor local roads, are subject to access management standards including minimum accessway spacing, sight access, and some very general provisions about internal roadway arrangement. We suggest the new LUDO apply curb cut, access management, driveway spacing, and street connectivity requirements more uniformly throughout the County. We also suggest the threshold standards for these uses be broadened to include vehicle trips generated data (e.g., 1,000 trips per day or 100 trips in the peak AM/PM period), acreage amounts, square footage sizes, and unit counts. We suggest the standards be supplemented with additional requirements for roadway and utility continuation to abutting vacant lands, increased screening and buffering standards along the periphery when such uses are proposed on lots abutting existing residential development or parkland, new farmland compatibility standards when abutting a working farm, and additional standards if proposed on lands identified as constraint areas on the Growth Tier map.

3.10 Allow for a Wider Array of Housing Types in Some Areas

South Carolina and Anderson County are experiencing a crisis in housing availability and affordability, like many communities across the country. At the same time, personal income is declining relative to inflation, financing is scarce, and housing prices continue to climb. There is also increasing growth and development pressure in Anderson County. One strategy used in successful communities is a move towards increased housing diversification. The LUDO should create opportunities for more diverse forms of single-family detached housing. For example, pocket neighborhood developments of 3-to-12 single-family detached homes on small lots are becoming more popular and are an excellent infill technique (see lower left). Bungalow courts, or groups of around five detached homes served by a single, shared access/parking area are also a popular way to develop with increased densities while minimizing impervious surface (see lower right). Conservation subdivisions create opportunities for these kinds of developments on larger parcels where at least half of the land is set aside, and the proposed residential development may be fully screened from adjacent roads and neighborhoods. The LUDO should allow these kinds of uses in opportunity areas to supplement traditional residential development and provide an alternative to townhouse and apartment development.

Key Theme 3: Modernize Districts and Land Uses

3.11 Include Summary Tables for Principal and Secondary Uses in Zoned and Un-Zoned Areas

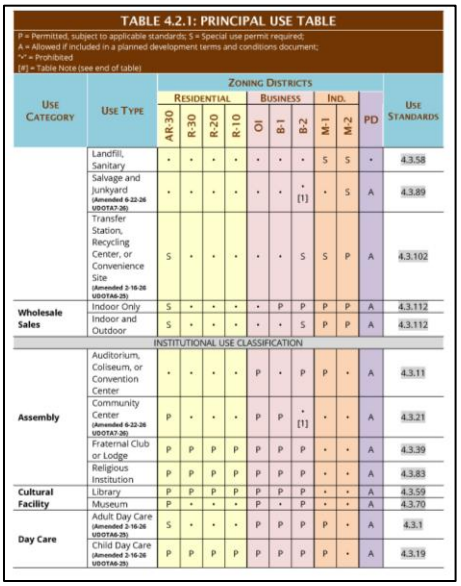


TABLE 4.2.1: PRINCIPAL USE TABLE

P = Permitted, subject to applicable standards; S = Special use permit required; A = Allowed if included in a planned development terms and conditions document; "•" = Prohibited [#] = Table Note (see end of table)

Use Category	Use Type	Zoning Districts: Residential AR-30	R-30	R-20	R-10	Business OI	B-1	B-2	Ind. M-1	M-2	PD	Use Standards
	Landfill, Sanitary	•	•	•	•	•	•	•	S	S	•	4.3.58
	Salvage and Junkyard (Amended 6-22-26 UDOTA7-26)	•	•	•	•	•	•	• [1]	•	S	A	4.3.89
	Transfer Station, Recycling Center, or Convenience Site (Amended 2-16-26 UDOTA6-25)	S	•	•	•	•	•	S	S	P	A	4.3.102
Wholesale Sales	Indoor Only	S	•	•	•	•	P	P	P	P	A	4.3.112
	Indoor and Outdoor	S	•	•	•	•	•	S	P	P	A	4.3.112
	INSTITUTIONAL USE CLASSIFICATION											
Assembly	Auditorium, Coliseum, or Convention Center	•	•	•	•	P	•	P	P	•	A	4.3.11
	Community Center (Amended 6-22-26 UDOTA7-26)	P	•	•	•	P	P	• [1]	•	•	A	4.3.21
	Fraternal Club or Lodge	P	P	P	P	P	P	P	•	•	A	4.3.39
	Religious Institution	P	P	P	P	P	P	P	•	•	A	4.3.83
Cultural Facility	Library	P	P	P	P	P	P	P	•	•	A	4.3.59
	Museum	P	•	•	•	P	•	P	•	•	A	4.3.70
Day Care	Adult Day Care (Amended 2-16-26 UDOTA6-25)	S	•	•	•	P	P	P	P	•	A	4.3.1
	Child Day Care (Amended 2-16-26 UDOTA6-25)	P	P	P	P	P	P	P	P	•	A	4.3.19

One major improvement in the LUDO is the inclusion of a new summary tables for principal, accessory, and allowable temporary use types. These kinds of tables list the full range of land uses, the districts (or areas) where they are allowed, the processed used to establish them (by-right, by special use permit, by conditional rezoning, etc.). This kind of approach removes needless repletion, helps ensure consistency in use nomenclature, and makes it very easy to compare the range of zoning districts or un-zoned areas (opportunity vs constrained) where a proposed use type is allowed. Tables are organized by use classification (agriculture, residential, institutional, commercial, industrial) and by use category within each classification. The tables also include dynamic cross references to any use-specific standards. The LUDO would include three tables – one for principal uses, one for accessory uses, and one for temporary uses.

3.12 Add New Use Standards

Use standards are the requirements applied to individual use types. In Chapter 24, these standards are found in Section 24-138 through 24-151. In Chapter 48 these standards are found in Article 7. We suggest the LUDO process explore these use standards, supplement where necessary, integrate standards from other parts of the County Code (like Chapter 10 or 30), and that the range of use types be broadened to include new uses not already listed in the current provisions. One area for deeper consideration is the degree to which the use-specific standards across the different chapters should be the same. We also suggest the LUDO include additional use standards for uses when they are proposed within constrained areas relative to opportunity areas.

3.13 Supplement and Enhance Standards for Secondary Uses

One of the most important sets of standards for a modern development ordinance is the secondary or accessory uses standards. These are the activities that take place on a site, but which are not the principal activity – a detached garage is a secondary use to a single-family home; a club house is a secondary use to a residential neighborhood; an outdoor sales and display area is a secondary use to a commercial operation; and outdoor material storage is secondary to an industrial use – though there are many more examples. A good secondary use section includes details on general standards applicable to all secondary uses, a summary table of the districts where particular secondary uses are allowed and the process they require (for example, a crematorium oven might be a secondary use to a funeral home that requires a special use permit). The section should also include the various secondary-use specific standards that apply to a particular secondary use regardless of the are where it is located.

3.14 Identify Use Types Prohibited Throughout the County

One aspect being added to many modern development codes is a new section that clarifies the range of use types that are prohibited throughout a jurisdiction. Typically, these include uses like infectious waste storage, data centers, explosives manufacturing, keeping of venomous animals, outdoor shooting ranges, liveaboards (boats unserved by pump outs), use of a recreational vehicle as a permanent residence, and others. There are also uses that are prohibited within the floodplain that would also be listed in this section.

Key Theme 4: Address Transportation Concerns

Transportation concerns are among the most vexing challenges facing Anderson County today. The County has around 713 square miles of land area and around 3,000 miles of roadway. The County is facing ever-increasing growth pressures in some areas and a lack of investment in others. Much of this current roadway system was established under development rules in place when the County was more rural in nature, and as such, many of the roads, particularly local roads, are quite narrow (with 22- to 24-foot-wide cross sections). As additional growth and development have come to Anderson County, it has overwhelmed the County's roadway capacity and the increased traffic have stretched the County's roadway maintenance budget. The combination of increasing in vehicles miles travelled and increased maintenance costs have resulted in much of the traffic congestion and the resulting community concerns about the ability to properly serve additional growth in a safe manner.

These concerns and perceptions can be partially addressed by adding capacity to the roadway system in the form of new and wider roads (with the caveat that it is impossible for a community to "build its way out of traffic congestion" since wider roads and faster growth perpetuate one another). Revising the current roadway system to better accommodate the increased number of vehicle trips (and ease traffic congestion) is an expensive proposition and funding options for addressing the problem are limited. Many communities (including Anderson County) require new development to help address traffic congestion problems by building new roads and improving existing ones, but there are legal and practical limits to what the County may require of new development (courts have held that the amount of contribution a development must make to a community's roadway system must be proportional to the impact it creates). While new development can contribute to roadway network improvements in areas proximate to its location, new development can not be asked to repair existing under-performing roadways in far-removed locations that were configured subject to standards that are no longer suitable. Another dimension to the problem is that new development contributes to the capital costs of building new roads or expansion of existing ones, but does not contribute to maintenance costs; rather, maintenance costs are covered by taxes. Solving the challenges of inadequate roadway capacity will rely as much on tax receipts as it does on contributions from new development, and while is important from an equity standpoint to mandate new development contribute to roadway costs it helps create, the importance of adequate funding for roadway maintenance is an equally important part of the solution.

The table below provides a series of eight recommendations for changes to the County's transportation-related development regulations in the LUDO. These recommendations will help address traffic congestion and optimize the contribution of new development and redevelopment to roadway capacity. At the same time, part of the solution to the County's transportation woes deals with funding, taxation, and topics unrelated to the LUDO. We strongly encourage the County to convene a group of experts to help the County craft a comprehensive solution to its transportation problems. This includes addressing: transportation demand generally, the modes of transportation, more options for local funding sources, stronger relationships with State and federal transportation agencies, and increased assistance from the South Carolina General Assembly. This group's efforts should take place in tandem with preparation of the LUDO and may well take a longer time to produce results. It is important to remember that changes to the LUDO will make an impact on the traffic congestion problem, but the LUDO alone will not solve the County's transportation challenges.

Key Theme 4: Address Transportation Concerns

4.1 Establish a New Roadway Level of Service Standard Regimen

Section 24-115 sets out a series of Intensity Standards that are intended to prevent new development from overwhelming the County's existing residential roadway network. It establishes a road classification system along with a maximum number of allowable average daily trips for local streets only. In cases where new development would result in a local roadway exceeding its maximum allowable number of average daily trips, an applicant must either:1) get the road re-classified to a higher-order roadway, 2) reduce the proposed use's intensity so it does not exceed the maximum allowable trips, or 3) improve the roadway capacity to accommodate the higher number of trips. Option 3 is the one most likely to help address traffic congestion, but improvements are only required along the frontage of the subject site's frontage (not necessarily to the larger transportation network). The current standards in Section 24-115 also include discussion about the need for traffic impact analysis in cases where a proposed development would result in 75 or more trips during the development's "peak" hour. This current system reveals a few basic concerns, such as:

- It is unclear how street segments are determined for the purposes of ADT calculation;
- There are no ADT standards for collector streets, so these could be overwhelmed by a new development with no requirement for improvement;
- Using the peak hour can miss important inter-relationships when peak hours partially overlap; and
- Improvements, when required are limited solely to the property's frontage.

We suggest the LUDO establish a new level of service (or "LOS") system for all public and private local streets, public collectors, and public arterials. The standards should also require new development to retain or improve existing LOS within code-specified distances/road segments/intersections.

4.2 Unify Residential and Commercial Street Standards; Distinguish Based On Public/Private Ownership

Section 24-915 (and subsequent sections) establish a series of roadway standards for "residential" and "commercial" roadways. We suggest the LUDO review and update these standards in order to distinguish between "public" and "private" roads instead. Since 75 percent of the County is un-zoned and thus does not control the range of allowable use types on land, using a use-based road standard in these areas could be confusing. Some roadways, particularly in more developed areas, have segments that serve both residential and non-residential elements, or that serve mixed-uses with both types of development. Additional discussion is also needed regarding the County's desire to amend the current functional classification system to include additional distinctions between major and minor local roads as well as additional distinctions for some collector streets (such as major and minor).

4.3 Require Off-Site Roadway Improvements

As mentioned in recommendation 4.1 above, the current Intensity Standards do not require roadway improvements for new development to take place beyond the property's frontage. Regardless of whether the County chooses to implement a new LOS system for roadways, we suggest the LUDO be supplemented with standards (both in the roadways portion of the infrastructure standards and the in the Transportation Impact Analysis procedure portion) that require proportional improvements to roadways and signalized intersections within at least ½ mile of the proposed development's outer extents in cases where the development will impact the adopted LOS or the roadway's functional capacity.

Key Theme 4: Address Transportation Concerns

4.4 Enhance Transportation Impact Analysis Procedure	Section 24-115 includes some basic provisions for traffic impact studies for new development in order to determine the anticipated changes to ADT on local streets (it is unclear if a development on a collector or arterial street must perform a study since these roadways have no ADT standards). We suggest the LUDO include a detailed new transportation impact analysis (TIA) procedure that requires all new development crossing vehicle trip counts to prepare a TIA for all adjacent existing, planned, and programmed roadways. The current standards require a study if new uses are expected to generate 75 vehicle trips in their peak hour. We suggest this standard be carried forward and updated to also require TIA review for developments generating 1,000 trips or more during a 24-hour period. The TIA procedure should embrace and supplement the LOS provisions and require applicants to extend their analysis area to at least ½ mile from the ultimate outer extents of the development. We also suggest inclusion of a new traffic assessment procedure when traffic does not meet the TIA thresholds, or when proposed uses are unknown (such as when part of a conventional rezoning). In addition, the procedure should be supplemented with an option for 3rd party peer review of the TIA results by an outside engineer selected by the County, but paid for by the applicant. The standards should clarify that road improvements are required along a development's street frontage as well as to all affected intersections and roadway segments within ½ mile of the development. Additional discussion is needed regarding the County's current policy of granting waivers for applicants who are not able to secure title to land area needed for roadway widening – use of eminent domain or other legal powers should be considered to address this issue as roadway capacity is a critical issue in Anderson County.
4.5 Review and Update Public Roadway Cross Section Requirements	Section 24-955 includes a table that establishes residential roadway rights-of-way and cartway widths for the four road types identified in the County's functional classification system. Section 24-1004 sets out the corresponding provisions for commercial roadways. As mentioned in recommendation 4.2 above, we suggest the LUDO distinguish between roadway types based on public or private ownership, not use type. Along these lines, we also suggest the commercial roadway standards become the general standard for all public roadways in the County. We suggest the functional classification be broadened to include a wider typology of collector and arterial streets (such as minor collectors). Best practices in regulation typically rely on cross-referencing an outside comprehensive transportation plan or standard specifications manual for roadway cross sections instead of including these standards in development regulations.
4.6 Establish New Private Road Standards	Section 24-909 indicates that the roadway standards in Chapter 24 apply to all roads in the County, whether public or private. This is an abbreviated way of saying that private roads may be built - provided they are built to public road standards. We suggest the LUDO explore possibilities for private roads to have different standards that public roads, but also be more clear about the circumstances when a private road may be utilized. Some communities limit the number of housing units or the amount of commercial square footage that may be served by a private road, or allow private roads to have vehicular gates. There is also a need for increased clarity regarding the differences between a driveway or parking lot access and a private road. Additional discussion is needed regarding the County's openness to shared driveways that serve up to four dwelling units on lots that do not have road frontage.

Key Theme 4: Address Transportation Concerns

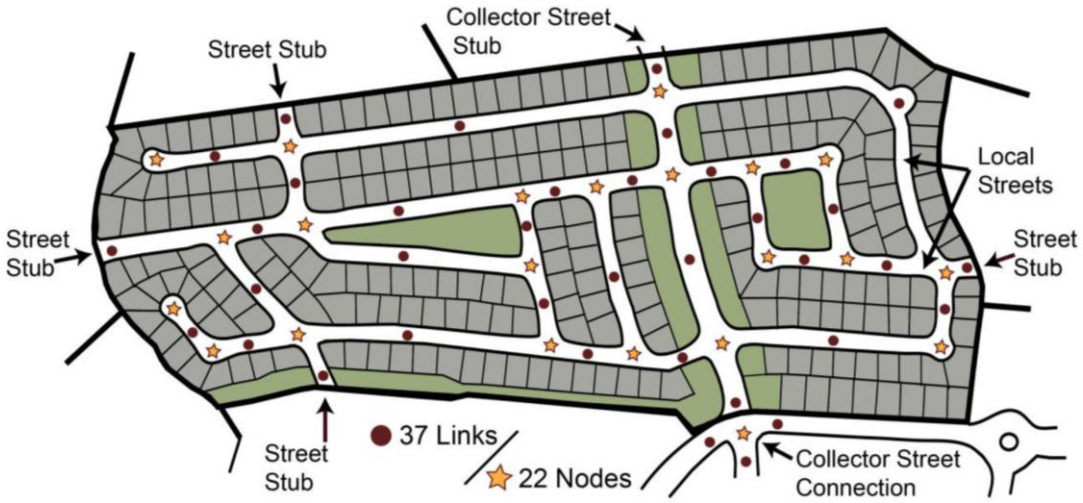
4.7 Clarify Roadway Continuation Standards into Vacant, Abutting Lands

Section 24-917 mentions that proposed roads must connect to existing roads, and that they must be the same width as the road they connect to. This is a good standard, but we suggest it be expanded to clarify that the classification of an adjoining existing road must also be continued through its extension across the subject property. We also suggest the standards require new subdivisions or commercial developments installing roadways to provide roadway stubs to all lot lines abutting vacant lots of five acres in area or more (unless such future roadway would be limited due to environmental features or topography). The LUDO should also require signage clarifying that the roadway stub include a temporary turn around and signage clarifying that the road is intended to be extended into the abutting lot in the future.

4.8 Add Road Connectivity And Traffic Calming Provisions

One of the best ways to help mitigate traffic congestion is to develop in ways that create multiple routes for vehicles. Multiple routes within a subdivision also help enhance public safety by supporting multiple entry points. We suggest the LUDO comprehensively address street-connectivity, neighborhood access, and cul-de-sac configuration with a flexible street connectivity index provision. This approach serves as a tool to minimize cul-de-sac length, promote street stubs at the edges of new neighborhoods, and promote innovative techniques like single-loaded loops, closes, and traffic calming devices. The image below is an example connectivity index diagram that describes how the connectivity index is calculated based on the number of roadway lengths or segments and the number nodes or intersections. New developments and major subdivisions must be configured in ways that achieve the applicable minimum street connectivity index required for their location. Urban areas and opportunity areas typically have a higher minimum road connectivity index score than a rural area would. In cases where roadways inside a development make connections to off-site roadways it may be desirable to provide traffic calming features to slow traffic speeds and disincentivize frequent "cut-through" traffic. Traffic calming features should not include speed bumps or humps that damage public vehicles, but can include speed tables, chicanes, round-abouts, and other features that slow traffic without damaging emergency vehicles.

FIGURE 6.5.11.F.6: STREET CONNECTIVITY INDEX EXAMPLE



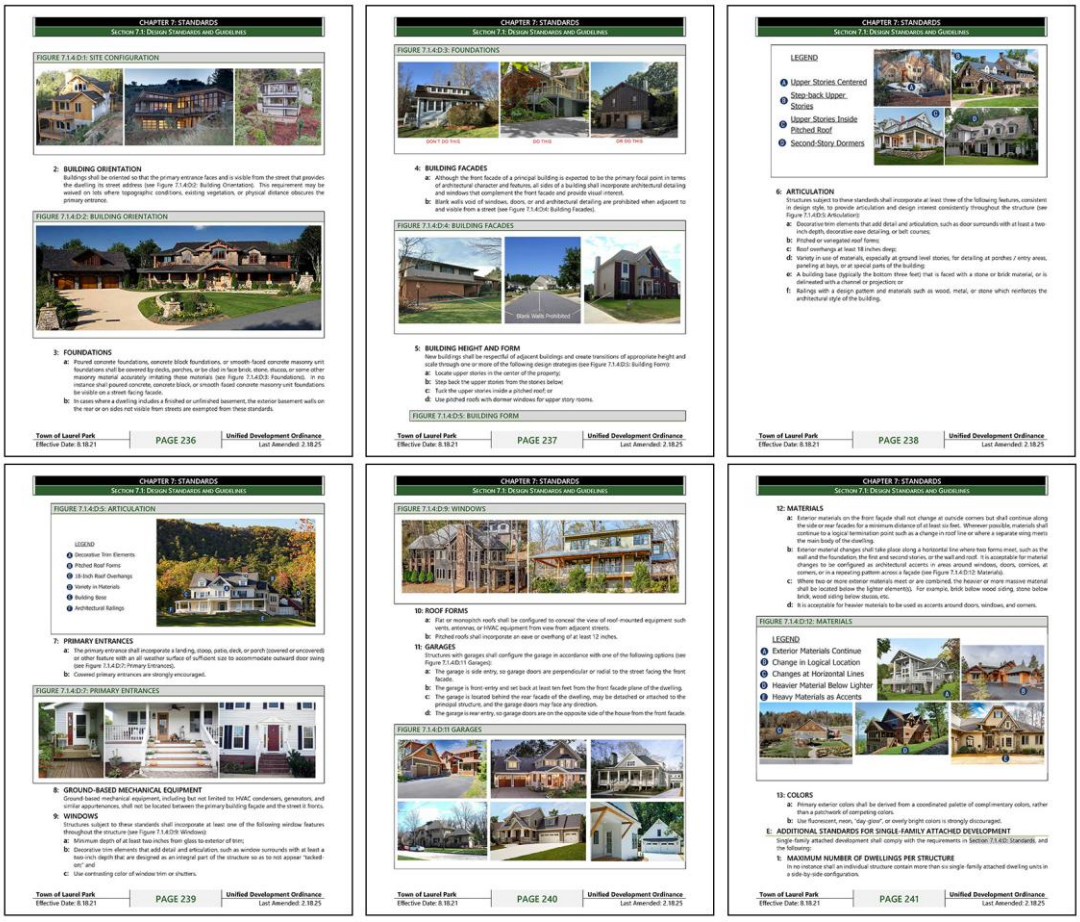
Connectivity Index Score: 37/22 = 1.68

Key Theme 5: Raise the Bar for Quality

Rasing the bar for development quality is a "shorthand" way of saying that the basic parameters of building design, building features, site features, and general development quality should be held to higher expectations or should be improved in some ways as desired by the community. Improvements could include aspects such as additional open space set-aside from new development, higher quality exterior building materials, better screening of refuse collection devices, improved pedestrian circulation, additional landscaping standards, and many other aspects. There are many techniques and methods for improving development quality, and the County's development regulations need to be reviewed for consistency with these methods. The following is a summary of eleven key recommendations and strategies for incorporation into the LUDO to promote development quality.

5.1 Establish Basic Design Quality Standards for Single-Family Residential

The current development regulations offer no design guidance for single-family detached and attached dwellings. The LUDO will include a detailed set of design guidelines for subdivisions containing more than four single-family detached or single-family attached (townhouse) units that will address materials, porches, garages, variability, limitations on slab construction, and other features. We strongly suggest a tiered system where the LUDO establishes a basic set of design standards for all residential subdivisions, along with a density bonus of an additional unit/units per acre for developments that exceed the basic design requirements in identified ways. Images below show examples of these kinds of standards from another community.



Key Theme 5: Raise the Bar for Quality

5.2 Reform Open Space Standards

Open space and rural character are very important aspects to residents in Anderson County, and we have heard numerous comments about the need for more and better open space. Section 24-114 establishes some open space set-aside amounts by type of development in the un-zoned portions of the County. It also describes two allowable forms of open space: natural area and recreation land. There are some additional use-related standards (like those for RV parks) that also have open space provisions. Generally speaking this is a good foundation, but we suggest a variety of changes be considered, like: making a more formal distinction between active (recreation) and passive open space, requiring residential developments to provide both active and passive forms, requiring single-family detached subdivisions of 8 or more lots to provide private common open space, no longer allowing landscaping islands to be credited towards open space for non-residential uses, reducing the open space standards for industrial uses, adding more configuration and maintenance requirements, and providing more detail about the kinds of site features that may or may not be credited towards open space.

5.3 Reform Cluster/ Conservation Subdivision Standards

The current development provisions allow cluster and conservation subdivision designs for single-family detached residential development. We suggest that small-scale residential developments seeking to utilize smaller lots comply with the proposed bungalow court, pocket neighborhood, and farmhouse cluster use-based provisions, all of which make open space a central element to the development's design and configuration (such uses are also limited in size so they do not include more than 12 units in any instance). The conservation subdivision approach needs more drastic reform, such as:

- Requirements for at least 50 percent of the development's area to be permanent open space (or agricultural land);
- Lot sizes and setbacks be allowed to made more flexible (including departure from the recent 7,250 sf change), subject to some basic thresholds;
- Building heights be capped at two stories; and
- The development be located away from or screened by planted berms in such a way so that it is not visible from off-site roads or existing developments.

Some counties use this approach as a replacement for mobile home parks based on the lot size flexibility and strict screening standards.

5.4 Add Farmland Compatibility Standards

Despite recent growth pressure, Anderson County is an agricultural county, and many residents wish to protect its agricultural heritage. Farmland compatibility standards would be applied to new subdivisions and non-residential development that is proposed on land abutting designated farmland (land taxed as agricultural real property). The standards require a 50-foot-wide vegetated buffer along all lot lines abutting farm land, open space would be required adjacent to farmland or configured in ways that separate development from the farm activity, lot sizes abutting the required vegetated buffer are double the minimum required, and notification be included on all preliminary and final plats when development abuts an active farm use.

Key Theme 5: Raise the Bar for Quality

5.5 Carry Forward and Enhance Environmental Protections	Last year, the County adopted a series of text amendments addressing environmental issues like riparian buffers (ORD 2025-018), mass grading and tree preservation (ORD 2025-057). The new LUDO will include a review of these standards and integration of these concepts in ways that fit with the other new provisions. In addition to these new standards, the current provisions also include other protections like the natural features analysis in Section 24-89, the impervious surface standards in Section 24-116, and bufferyard provisions in Section 24-119. We suggest these standards be carried forward and supplemented with new perimeter landscaping buffer standards, additional limitations on fill and impervious surface in the special flood hazard area, and new incentives for sustainable forms of development like permeable parking areas on non-residential sites, stormwater control measures configured as site amenities, reflective roofing provisions, and an overhaul of the tree preservation approach to better incentivize tree retention, limitations on clear cutting, and re-forestation requirements when all trees are removed from a site.
5.6 Enhance Stormwater Standards	Article 5 of Chapter 24 includes the County's current stormwater and sedimentation control standards. These standards will be carried forward and amended to better fit with the new LUDO structure (like locating permit procedures with other permit procedures), ensure deeper alignment between platting standards and stormwater requirements, require maintenance easements, provide more clarity on maintenance responsibilities for owners, encourage increased use of regional stormwater control measures in areas occupied by one or more larger single-family residential subdivisions, extend incentives for the use of alternative or "green" stormwater infrastructure measures on non-residential development sites, and provide increased clarity regarding the additional design storm requirements for certain watersheds in the County.
5.7 Reform Nonconformity Standards	Section 6:2 in Chapter 48 sets out the provisions for continuation of nonconforming uses and structures in the zoned portions of the County and Section 24-249 addresses nonconforming signs. We suggest the LUDO include a chapter on nonconformities that addresses a variety of nonconforming situations, including lots, structures, uses, signs, and site features. The standards need to clarify that nonconformities are allowed to remain and that they encouraged to be removed or altered in order to become conforming. The standards also include casualty damage provisions clarifying that when a nonconforming structure, sign, or use is damaged beyond a certain threshold, it may only be re-established as conforming. There are also basic cessation provisions that apply in cases where a nonconforming activity stops for a designated period of time.
5.8 Shift Performance Guarantee From Surety To Escrow	Section 24-371 and Section 24-924 set out the current provisions for performance bonds or sureties, which is the posting of a financial guarantee by an applicant pledging to complete or achieve compliance with a codified standard after the County has approved occupancy. Typically, these tools are used for public infrastructure (roads, water, sewer, etc.) but they can also be applied to open space set-aside, greenways, landscaping, or other site features. The LUDO should establish a basic procedure for these guarantees, with an emphasis on the posting of financial resources (escrow) rather than a surety or financial guarantee. The standards clarify that the County is free to accept these kinds of requests or not.

Key Theme 5: Raise the Bar for Quality

5.9 Upgrade Landscaping/ Buffering/ Screening Standards

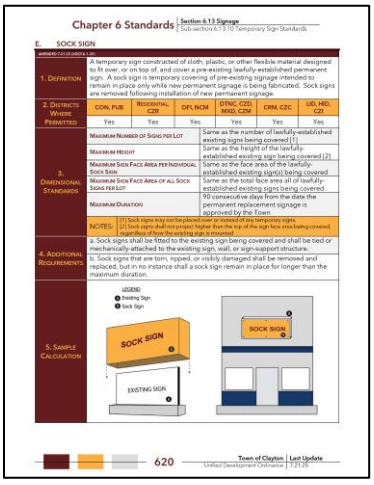
The current development regulations include some basic landscaping bufferyard requirements in Section 24-119. We suggest these standards be carried forward with the potential to add new streetscape buffer requirements along roadways in certain parts of the County. In addition to the bufferyard provisions, we suggest the LUDO include an updated set of parking lot landscaping standards that address perimeter screening (at least along the roadway), planted landscaping islands, and shade trees (1 shade tree within 12 feet of every parking space). We also suggest a new comprehensive set of screening standards that are applied to various site features like outdoor storage, refuse collection facilities, outdoor equipment, and other utility areas. The amount of screening required differs based on the abutting type of development. Together, these standards will help improve the appearance of development in the County. Additional discussion is necessary regarding the County's desire to apply these standards solely within the zoned area or if they will be applied to the un-zoned area as well.

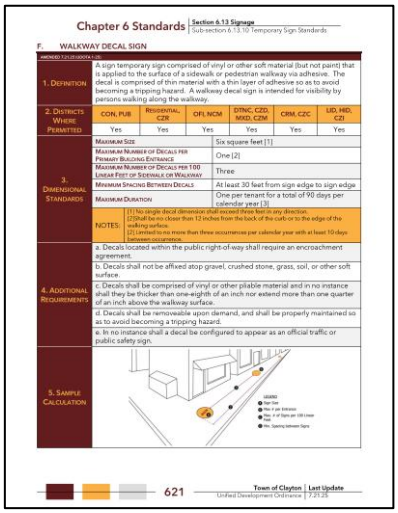
5.10 Add New Refuse/Recycling Container Standards

The County's current standards do not address the placement and screening provisions for on-site refuse and recycling facilities (dumpsters). We suggest the LUDO incorporate new location and screening standards for such facilities, along with some additional provisions for suppression of windblown debris.

5.11 Overhaul Signage Provisions

Division 8 of Chapter 24 sets out the County's signage standards. Sign standards are a vital way of balancing the need for beneficial commerce and expression with legitimate appearance concerns. We suggest the County's current sign standards be reviewed and updated to clarify the purpose and intent of the standards; ensure compliance with the content-neutrality requirements of the *Reed* ruling from the US Supreme Court; re-organize the sign standards into prohibited signs, exempt signs, signs exempt from sign permits;, and signs subject to sign standards. We suggest the current approach of regulating signs as freestanding and wall signs continue, and that there be additional discussion about standards for new signs such as window signs, suspended signs, directory signs, and temporary signs. We also suggest a new tabular layout for sign standards (see image below) and relocation of the nonconforming sign standards to the chapter on nonconformities, along with new requirements for required maintenance and remove of nonconforming signage that advertises a use that is no longer there. Additional discussion is needed with respect to the County's desire to include new electronic message board sign rules and how to address off-premise signage.





Key Theme 6: Add Flexibility and Incentives

Flexibility is an important component to any modern development code. Not all potential development sites are created equally – some may have special challenges associated with topography, access, size, shape, or environmental conditions. Often, the sites in the community that make the most sense to develop (those located close to urban areas, already served by infrastructure, and easy to reach with existing utilities) can be the hardest to develop because of site conditions, ownership patterns, or lack of sufficient access. As a result, many modern development codes incorporate a variety of flexibility mechanisms to help address unintended consequences and deal with difficult-to-develop sites. Many modern development codes offer a more flexible alternative means of reaching compliance that requires a more intensive review process, or has additional requirements to ensure compatibility protection. The most important components to success are clear standards and "guardrails" about the opportunities for when flexibility or incentives may be applied. Like flexibility, incentives can play an important part in attracting the kinds of development desired by the County or identified in the County's adopted policy guidance. Incentives can be a "win/win" proposition where a potential developer exceeds minimum requirements and is rewarded with additional development potential or the ability to deviate from some otherwise-required standard. Incentives help the County provide examples of preferred forms of development. The table below describes six incentives and elements of flexibility suggested for inclusion in the LUDO.

6.1 Add Opportunity for Conditional Zoning Districts in Zoned Areas	As suggested in recommendation 3.5, we suggest that the LUDO add a conditional zoning district option (instead of current planned development/IZOD districts). Conditional zoning allows an applicant to propose conditions that seek to exceed the minimum applicable standards or that deviate from minimum applicable standards subject to additional mitigation. The conditional rezoning procedure allows for negotiation between the County and the applicant as well as for flexibility in crafting conditions that respond to site specific conditions. The Conditional rezoning procedure also allows flexibility for the applicant to seek alternative means of compliance provided the applicant can make the case to the Planning Board and the County Council that the proposed development will result in an outcome in closer alignment with the County's adopted policy guidance than would a development complying with a strict application of the standards.
6.2 Carry Forward Current "Superior Environmental Design" Options	Ordinance 2025-057 established the new mass grading/tree preservation standards for Anderson County. In it, the standards establish a designation of "superior environmental design" in cases where an applicant voluntarily sets aside 30 percent of the site as undisturbed, preserves or replants trees at a tree density of 16 tree inches per acre, or uses low impact development techniques (like permeable pavement) within 10 percent of the disturbed area. Inclusion of a superior environmental design permits an applicant to reduce lot sizes by 10 percent less than the minimum requirements, and reduce rear setbacks by 10 feet or use a steeper slope (2:1) for cut and fill slopes. We suggest this kind of approach be carried forward and integrated with similar voluntary sustainable development incentives.

Key Theme 6: Add Flexibility and Incentives

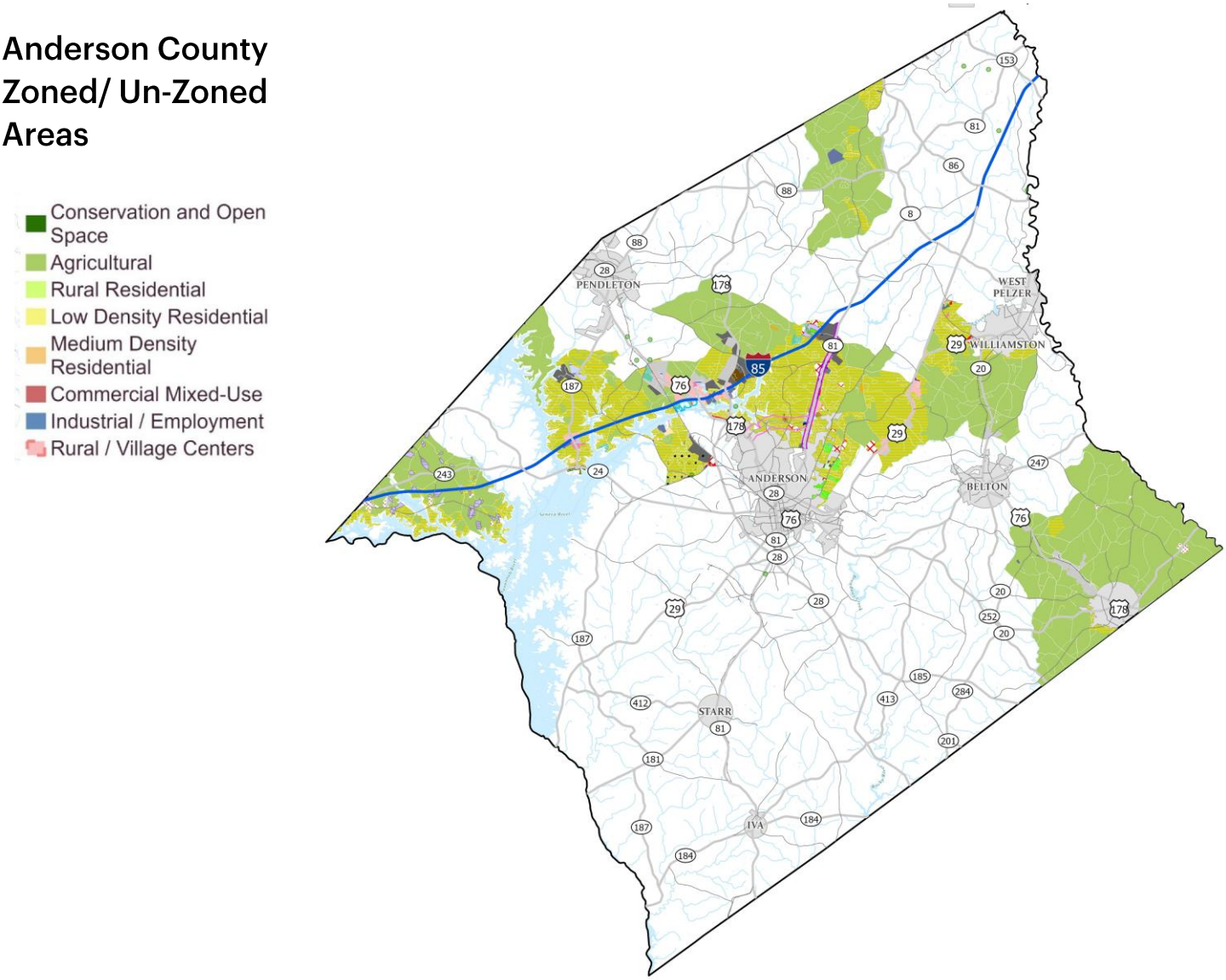
6.3 Include Sustainable Development Incentives	A sustainable development incentive system creates a series of incentives such as: additional residential density, increased maximum building height, increased lot coverage thresholds, reduced off-street parking requirements, increased maximum sign area, allowable deviations from design standards, and potentially other incentives that are provided in return for the inclusion of identified sustainable development features. Sustainable development features often include: compliance with LEED, BREEAM, Energy Star, Green Globes, or National Green Building Standard's requirements, use of green roofs, use of site-generated electricity, rainwater harvesting, oversizing stormwater control mechanisms, use of reflective paving or roof material, and many other features. The approach sets out a menu of sustainable development features along with a point value for each, and then establishes the minimum number of points required to take advantage of one or more of the sustainable development incentives. The system is voluntary for the applicant but helps to provide more sustainable development in the County.
6.4 Allow Administrative Adjustments to Some Dimensional Standards in Zoned and Un-Zoned Areas	The administrative adjustment procedure is a "safety valve" provision that allows County staff to administratively adjust or reduce some numerical standards (like setback distances, lot widths, design standard requirements, and similar numerical provisions) by a small amount (typically 10 percent or less). These adjustments are available in response to a codified set of conditions (like an usual or difficult site, the need to save existing trees, changes necessary for the purposes of properly functioning infrastructure, and similar aspects). The amount of deviation that may be administratively approved is low – typically a maximum of 10 percent. Development in need of adjustment beyond 10 percent must rely on other procedures like a variance or an unlimited conditional rezoning. An administrative adjustment is flexible can be requested at the outset of an application review process or after application approval in response to unforeseen site conditions.
6.5 Incorporate An Alternative Plan Compliance Option	Alternative minimum compliance is an approach where the development standards (such as parking, landscaping, screening, lighting, etc.) allow an applicant to submit a development proposal with an alternative means of compliance typically based on site conditions or other considerations. The alternative compliance request is decided administratively (with the ability to appeal to the Board of Appeals). For example, some sites have shade due to existing trees or buildings and typical landscaping will not work. Other sites have high water tables or slopes where some form of alternative parking lot surfacing is necessary. The alternative minimum compliance plan is a means to allow an applicant to propose, and the City staff to consider, a minor deviation from the basic standards in response to site conditions. The approach requires preparation, review, and approval of a plan showing the alternative form of compliance along with submittal of justification why such alternative compliance is necessary.

Key Theme 6: Add Flexibility and Incentives

6.6 Include More Fee-In-Lieu Options for Roadways, Open Space, and Pedestrian Circulation

Fee-in-lieu is an important tool for local governments, particularly in situations where existing sidewalk, open space, or greenway networks need to be retrofitted into already-developed areas. The LUDO could include a fee-in-lieu procedure that is used to consider requests for payment of fees for a variety of features such as provision of roadways or roadway connections, parking lot connections, open space, greenways, provision of sidewalks or other infrastructure, or other required site features (even parking). One important addition is inclusion of rules clarifying what may not be subject to payment of a fee-in-lieu, like extension of sewer or continuation of a public street. The standards also include situations where the County may mandate payment of fee instead of provision of a required feature. For example, the County might mandate fee-in-lieu of greenway or open space provision for subdivisions. The fee-in-lieu procedure provides options and clarity about how fee amounts are determined. Typically, the review authority deciding the application type applies a fee mandates or decides application-posed fee requests.

Anderson County Zoned/ Un-Zoned Areas



PART 3. APPENDICES

Part 3 of the Code Diagnosis includes a series of three supplemental work products prepared as a part of developing the recommendations in the Key Themes. These three supplemental work products include:

The Adopted Policy Guidance Review (Comprehensive Plan Parts 1 & 2) – May 2026

A 9-page summary of the relevant land use- and development-related policy guidance from the County's recently-adopted Comprehensive Plan (parts 1 and 2) along with ideas about how these strategies could be implemented in the new LUDO.

The County Code of Ordinances Review Tables – May 2026

An 58-page detailed review of each relevant chapter and section of the County Code of Ordinances that address land development, including suggestions for how to revise this material in the new LUDO (we note that the County recently adopted several recent text amendments that are not yet codified, but are nonetheless addressed in this table).

LUDO Stakeholder Interviews Summary – August 2025

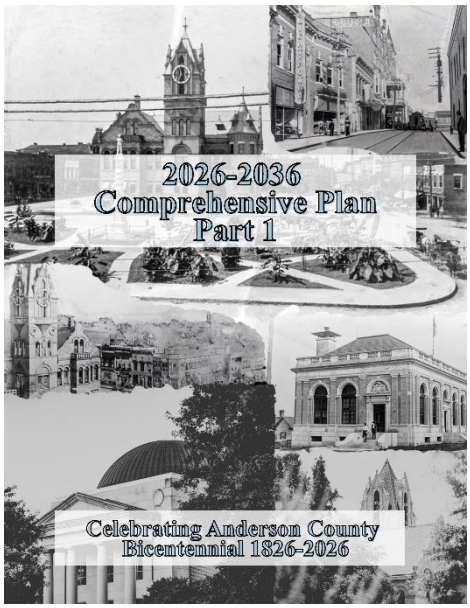
A summary of the input received during interviews with 22 County-identified interested parties related to the current development review process and potential revisions to the new LUDO.

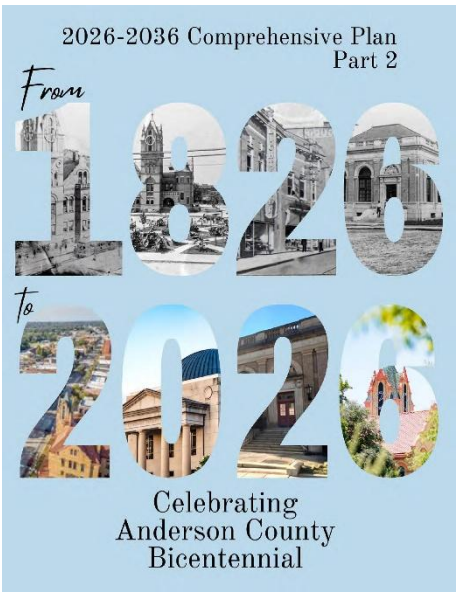
Each of these work products is provided on the following pages.

Adopted Policy Guidance Review

The Anderson County Land Use and Development Ordinance (or "LUDO") is a project undertaken by the County to review and comprehensively update its zoning and land use regulations. The LUDO project seeks to establish a modern, easy-to-use document that implements the County's recently-amended Comprehensive Plan, maintains legal consistency with the South Carolina Code of Laws, and that integrates best practice in development regulations.

The tables below summarizes the development-related provisions from seven chapters of the current Anderson County Code of Ordinances that could be relocated (or partially relocated) to the LUDO and revised in accordance with Parts 1 and 2 of the Comprehensive Plan, State law, or best practice.





Part 1 of the Comprehensive Plan includes information on the Couty's changing population, housing patterns, current land uses, and community facilities and was adopted by the County Council in early 2026. Part 2 explores cultural resources, natural resources, resiliency, economic development, and transportation and was adopted in mid-2026. Together, these documents chart a course for the County's growth and development for the next 20 years. The parts establish guiding policies and recommended actions for the County to take in order to reach the Plan's primary goals, specifically:

- **The need to house all Anderson County citizens;**
- **The need for protection of existing and potential drinking water supplies;**
- **Continued public infrastructure integrity to keep county residents and visitors safe and secure;**
- **Protection and preservation of agriculture; and**
- **Ensuring the County has adequate resources in order to reach its desired future.**

This document summarizes the County's relevant adopted land use policies from Parts 1 and 2 of the Comprehensive Plan and explores how these policies might best be implemented by the new LUDO. Each relevant land use policy is identified in the table below and is supplemented with a recommendation about how that particular policy could be implemented. This information is used to inform the recommendations for update to the current development rules and procedures included in the forthcoming Code Diagnosis.

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 1	
Recommendations / Description	**Potential Disposition in the LDO**
Introduction	
"Consider the following items: • The need to house all Anderson County citizens, • The need for protection of existing and potential drinking water supplies, • The use of cluster/conservation developments, • Patterns of development protecting public infrastructure integrity, • Protection and preservation of agriculture"	• Incentivize the provision of affordable housing • Consider the establishment of new and the consolidation of existing residential zoning districts to allow for a variety of housing types • Provision of housing development alternatives such as accessory dwelling units, conservation subdivisions, bungalow courts, live/work units, and pocket neighborhoods • Review and incorporate best practices for stormwater management, riparian buffer and floodplain protection, tree protection and canopy preservation • Encourage the future development of engineering standards for utilities • Require off-site road improvements and connection to public utilities where certain densities are proposed • Create exemptions for agricultural uses and incorporate the provision of agricultural and rural spaces for open space preservation and set-asides.
Population	
". . . there is room in Anderson County for its growing population. This fact, combined with a strong desire on behalf of the County leaders and citizens to maintain the rural character of the outlying areas, will help concentrate growth and increasing density in and near the developed areas. The County will position itself to monitor the amount and location of population growth and economic development in an attempt get ahead of the consequences of this continuing unfocused growth."	• Establish appropriate zoning districts and boundaries in alignment with the Future Land Use Map • Support the provision of agricultural land uses • Utilize and promote the mix of residential and commercial uses to increase density in transition areas outside municipalities where utilities and transportation networks are available
Housing	

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 1	
Recommendations / Description	**Potential Disposition in the LDO**
"In order to retain community character and reduce sprawl, growth needs to be mindfully directed to areas with the infrastructure and ability to handle the growth, so the County is able to reduce the pressure on rural lands and natural resources."	• Consider the establishment of new and the consolidation of existing residential zoning districts to allow for a variety of housing types • Incorporate both required and optional architectural design standards aimed at creating community character • Encourage or incentivize conservation and cluster subdivisions. Work with local land trusts for open space conservation. • Permit a fee-in-lieu for items such as landscaping, sidewalk, and open space so infrastructure costs can be covered in instances where it may not be appropriate for installation at the present time
". . . it is necessary to expand beyond traditional single-family housing and encourage and incentivize a broader mix of housing types."	• Allow housing development alternatives such as accessory dwelling units, conservation subdivisions, bungalow courts, live/work units, and pocket neighborhoods in a variety of zoning districts
Housing Strategies	
1. Expand attainable housing options, encourage infill development, consider transit-oriented development, promote conservation	• Propose additional housing types, such as live-work units, bungalow courts, updated conservation subdivision, pocket neighborhoods, etc. • Utilize conditional approvals to allow flexibility into the design process
2. Allow higher density housing to be located in the already dense urban core	Revisit dimensional standards and allowable densities in urban zoning districts.
3. Review zoning and land use regulations to support housing in existing sewer service areas	• Require utility connections for lots under a specific threshold (e.g., 1 acre) • In sewered zoning districts, permit a larger range of multi-family housing and smaller-lot or attached single family housing options • Provide design standards that support quality development, open space, recreation, and adequate infrastructure
5. Consider non-traditional housing types to ease the financial burden on individuals (tiny home villages, housing for the unsheltered, ADU's, congregate housing)	• Consider additional housing types, such as tiny homes, temporary living shelters, dormitories, employee housing, boarding houses, etc. • Add Accessory Dwelling Units (ADU) as permitted secondary uses in most residential zoning districts

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 1	
Recommendations / Description	**Potential Disposition in the LDO**
6. Encourage a diverse range of housing types to meet needs of families, young adults, aging residents, people with disabilities, multi-generational households, and other challenged households.	• Propose additional housing types, such as live-work units, bungalow courts, updated conservation subdivision, pocket neighborhoods, etc. • Utilize conditional approvals to allow flexibility into the design process • Improve standards to require sufficient infrastructure, open space, recreation and other amenities, walkability, and connectivity
8. Reduce or eliminate development fees as an incentive for projects meeting certain criteria to encourage affordable housing development.	Consider incentives in the procedures section to address expedited application processes, lower fees, greater densities, etc. where affordable housing is proposed.
11. Support and allow urban farming in residential areas where appropriate that have been identified as food deserts to expand access to food.	• Allow urban agriculture as an option for the provision of required open space • Encourage urban farming as a permitted principal and secondary use in zoned areas • Include urban farming as a sustainable development incentive
13. Prioritize connectivity among communities by expanding sidewalks, trails, and bikeways between neighborhoods so that they are accessible to jobs, schools, food, and open space. Connect communities to blue ways if they are nearby.	• Provide open space and recreation requirements for all major subdivisions and multi-family developments • Require development connection to greenways and blueways where identified in adopted policy guidance. • Expand design standards to require sidewalks and bike lanes along public and private roadways
17. Modify land use regulations to allow housing types affordable to those experiencing or transitioning out of homelessness.	Consider additional housing types, such as tiny homes, temporary living shelters, dormitories, employee housing, boarding houses, etc.
Land Use Goal LU-1: Improve Growth Management in Unincorporated Anderson County	
1.1 Create custom land use regulations or a zoning overlay to allow for context-sensitive infill development in rural centers and historic mill villages	• Identify village centers on the zoning map, potential overlay for zoned area. • For un-zoned areas potential to tie different base standards to FLU map via “growth area” tiers. • Ch. 24 Division 5 Supplemental Standards: Create an optional overlay of 1,000 foot radius of village centers that has development standards reflecting rural commercial or historic character. • Tailor regulations to allow for context-sensitive infill in mill villages.

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 1	
Recommendations / Description	**Potential Disposition in the LDO**
1.1 Consider incentives for infill development or redevelopment of vacant properties on commercial corridors	• Incentives could include an expedited review process • Review dimensional standards and allowable uses in zoned areas and 'test fit' existing corridors to identify barriers to redevelopment
1.2 Consolidation of zoning districts and updates to standards are recommended to improve development quality and better reflect community character.	Consider consolidation of similar zoning districts (currently 26 zoning districts). Target districts for consolidation include older districts that are seldomly used (many cover less than 200 acres)
1.2 Consider adopting land use regulations or zoning that reduces development pressure areas in rural and agricultural areas and encourage growth in more suitable areas.	• Increase minimum lot width or lot size requirements • Implement rural road buffers to reduce visual impacts of new development • Create a minimum open space requirement for all major subdivisions • Establish an agricultural protection overlay • Consider alternative base standards for "growth tiers" that are tied to the FLU map • Consider adjustments to mass grading limitations directly or indirectly (i.e., limit retention wall height in new residential development)
Land Use Goal LU-2: Protect Natural Resources, Agriculture, and Rural Character	
2.1 Consider requiring additional setbacks or buffers in new residential subdivisions that are proposed adjacent to working agricultural operations.	Add active ag operation as a use in the Sec. 24-119 bufferyard requirements and associated appendices
2.1 Consider the creation of an agricultural overlay	• Potentially add and/or remap areas to an existing or very low density zoning district in zoned areas. • Consider alternative base standards (i.e., overall density or lot size requirement) for areas on the FLU map that are shown as Agricultural and potentially Rural Residential on the Future Land Use Map.
2.2 Implement a minimum open space requirement for most residential subdivisions	• Implement a base open space requirement for all major subdivisions (i.e., 10-15%) • Add percentages for developable land (define developable land), and active vs. passive recreation requirements.
2.2 Two options for conservation subdivisions should be explored in the UDO update	• Strengthen conservation subdivision open space requirements including increasing open space requirement and specifying priority open space types • Add a farmhouse cluster option with different standards for a small-scale low-density option in rural areas that do not have sewer service

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 1	
Recommendations / Description	**Potential Disposition in the LDO**
2.3 Encourage or require Low Impact Development Techniques in new development	• List permeable pavement, rain gardens, etc. as LID tools for gaining more parking, higher density, etc. • Review and potentially right-size (reduce) use-based parking requirements in current ordinance Ch. 24, Section 24-208
2.4 Evaluate recently adopted tree protection requirements	• This may need revision once implemented. • Consider additional incentives for retaining "grand" or "heritage" trees onsite
2.5 Encourage environmentally sensitive development along the shores of Lake Hartwell and adjacent to major rivers in the county.	Consider modified setbacks, buffering, and building standards to preserve natural resources including water quality and limit visual impacts to viewsheds.
Land Use Goal LU-3: Update Standards and Processes to Mitigate Impacts of New Development	
3.1 Streamline the approval process to allow for administrative approvals when appropriate.	Continue efforts to clarify staff approval vs. Planning Commission review and approval of development
3.2 Encourage multimodal options including greenways, trails, and bike lanes in new development	• Require connectivity to existing or proposed greenways as a public realm/open space development standard for new development • Review and update requirements for other infrastructure including streets (including local and collector streets), sidewalks, bike parking, etc.
3.3 Consider the utilization of permitted uses with conditions or special use permit approval	Examples include attached housing, large multi-family, mobile home parks, tiny home villages, RV parks, data centers, self-storage facilities, communication towers, shooting ranges, kennels
Land Use Goal LU-4: Promote a Balanced Mix of Land Uses that Supports a Diverse Tax Base and Quality Jobs	
4.1 Promote small-scale retail shops, large-scale retail, and offices near municipalities and in Rural Centers and Village Centers on the Future Land Use Map.	Consider potential adjustments to allowable uses in zoning districts and/or zoning map changes
4.1 Encourage office, manufacturing, and other industrial uses in Industrial/Employment areas shown on the Future Land Use Map.	Consider allowing some smaller-scale or low impact commercial/office or mixed uses in some residential zoning districts

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 1	
Recommendations / Description	**Potential Disposition in the LDO**
4.2 Require adequate buffers and screening between proposed residential uses and existing and planned industrial uses.	Review and update Sec. 24-119 and associated appendices.
4.3 Establish standards for a greater variety of housing types	• Incorporate standards for a variety of cluster/ conservations subdivisions, pocket neighborhoods, bungalow courts, and live/work units. • Utilize supplemental standards, conditional approval, design review option, or special use options to introduce new housing types in some areas
4.4 Establish review and approval processes that allow for flexible uses with design review in key areas near Lake Hartwell and other appropriate areas.	Consider updates to the IZOD district including standards, processes and intent

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 2	
Recommendations / Description	**Potential Disposition in the LDO**
Cultural Resources	
Incorporate material culture preservation language for plan reviews, (i.e., historic structures and properties, cemeteries, churches, schools, archeological sites, agricultural heritage, and scenic viewsheds)	• Require the provision of open space set-asides as part of all development • Incentivize the preservation of historic and culturally significant sites and structures as part of the open space process
Assist in the redevelopment of the Mill Villages via critical site plan reviews	• Develop site plan checklists to include the identification of material cultural sites and structures in the plan review process • Implement architectural design standards for typical mill village buildings • Consider the creation of a Mill Village District (or overlay) with specific height and square footage requirements among other dimensional standards
Economic Development	
Balance land use regulations with economic development efforts by refining land development regulations in un-zoned areas to add a degree of predictability for those businesses interested in locating here.	• Explore an expedited review process for desired business types meeting particular criteria • Incorporate flow charts in the UDO for each land development procedure / application type

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 2	
Recommendations / Description	**Potential Disposition in the LDO**
Redefine the zoning classification definitions and ensure zoning district locations are consistent with updated classifications.	Consideration of consolidating similar zoning districts and the creation of new zoning districts based on the newly adopted Future Land Use Map
Better protect existing uses from incompatible land uses through buffers, spacing, screening, and other suitable methods. This is especially important between large industries and neighborhoods.	• Examine existing regulations where necessary update or create new buffer requirements based on adjacent land use. • Utilize fencing, berms, and evergreen to enhance and elevate the effectiveness of buffering • Create tiered screening requirements based on intensity of the use and its visibility (dumpsters, mechanical equipment, etc)
Regulate the location of industry and homes in a manner that will facilitate preservation of agricultural and natural resources.	• Utilize zoning to create a separation of incompatible uses and ensure conservation and agricultural uses are in appropriate areas • In unzoned areas require certain infrastructure thresholds for increased densities in residential uses and square footage on non-residential uses.
Write standards for way-finding signage that fits with local character to make the area increasingly navigable for visitors. These wayfinding signs should be considered for exemption from the sign regulations	• Examine requirements for off-premise signage • Creation of incidental signage standards for on-site wayfinding.
Natural Resources	
Adopt land-based ordinances to protect the natural resources of Anderson County.	• Review, update, or create new, as necessary floodplain, riparian buffer, and tree preservation ordinances
Conducting plan review along with pre-, during, and post-construction inspections. Revise, implement, and enforce new ordinances, to include -Trash in yards, Unlawful Burning, Building Permit Violations, Junk Cars, Loss of load, and a Tire Hauling ordinance.	• Require pre-application meetings for all site plans, rezonings, and subdivisions • Establish a Technical Review Committee (“TRC”) for all land development plan and certain permit reviews • Reevaluate current submission / application process and refine to provide predictability and reliability to applicants Review current ordinance language and provide minimal nuisance language in the LUDO. Majority of nuisance language should be in the County Code of Ordinances to allow for appropriate police power to enforce
Transportation	

Adopted Policy Guidance Review

ANDERSON COUNTY 2026-2036 COMPREHENSIVE PLAN PART 2	
Recommendations / Description	**Potential Disposition in the LDO**
Propose regulations to direct growth to areas with sufficient road capacity and to minimize inefficient growth patterns.	• Require certain infrastructure thresholds for increased densities in residential uses and square footage on non-residential uses in un-zoned areas • Utilize zoning and the recently adopted future land use map to determine appropriate zoning districts in areas where infrastructure is provided • Require infrastructure improvements to be provided by the developer
Develop regulations to mitigate the transportation impacts of new projects on the transportation network through the construction of turn lanes, new lanes, right-of-way dedication, sidewalks and trails, signalization, landscaping, or other measures deemed reasonable and appropriate.	• Establish minimum requirements for local, collector, and arterial roads based on SCDOT requirements • Provide design standard for pedestrian access on sites and for multi-use path and sidewalk requirements within the pubic right-of-way • Creation of streetscape buffer requirements
Write stronger regulations in un-zoned areas, limit non-residential development on residential roads, and limit large traffic generators/attractors on farm-to-market roads.	In un-zoned areas require certain infrastructure thresholds for increased densities in residential uses and square footage on non-residential uses
Write regulations to preserve road capacity by adopting, applying, and enforcing regulations to manage property access.	• Creation of design standards as they relate to subdivision connectivity, required parking lot connectivity in commercial areas, and establishment of access/frontage roadways in heavily traveled corridors • Establish driveway standards
Enhance "Gateways into Anderson" by regulating the appearance of certain roads, perhaps calling them appearance corridors. Another method would be to increase standards on collectors and/or arterials for landscaping, architectural design, signs, etc.	• Study the need for a overlay district to address gateway or corridor design standards • Incorporate certain design and landscape requirements within the future roadway cross sections

END OF TABLE

County Code of Ordinances Review Tables

The Anderson County Land Use and Development Ordinance (or "LUDO") is a project undertaken by the County to review and comprehensively update its zoning and land use regulations. The LUDO project seeks to establish a modern, easy-to-use document that implements the County's recently-amended Comprehensive Plan, maintains legal consistency with the South Carolina Code of Laws, and that integrates best practice in development regulations. The table below summarizes the development-related provisions from seven chapters of the current Anderson County Code of Ordinances that could be relocated (or partially relocated) to the LUDO and revised in accordance with the Comprehensive Plan, State law, or best practice. Note that the tables below are not an exhaustive list of all the standards in the County Code, just those related to land use and development. Other un-related standards are anticipated to remain in their current locations in the County Code of Ordinances. Those standards that are related to development are anticipated for relocation to the new LUDO, and may be subject to further revision based on the included recommendation and input from the County.

Each chapter of standards from the current County Code suggested for relocation to the LUDO has its own table, and rows in each table are color-coded to help readers distinguish between the different chapters. The table lists the current section number and name, and provides a brief description. The column entitled "Potential Disposition in the LUDO" includes the proposed recommendation for change (if any) to the current standards. In many cases the recommendations identify a new location or chapter in the LUDO, and the footer of each page lists the proposed 11-chapter structure of the new LUDO. Text in red is identified for additional discussion with County staff.

In addition to the provisions from the County Code of Ordinances, the table below also provides detail on ten recent text amendments over the period from 2024 through 2026 that are not yet codified by the County's codifier.

This information in these tables is used to inform the recommendations for change to the County's development regulations that are summarized in the Code Diagnosis document. Many of the recommendations in the following tables reference a potential new chapter structure for the LUDO. The 11-chapter structure name and sequence is listed below:

Ch. 1 Administration;
Ch. 2 Applications;
Ch. 3 Land Use Regulations;
Ch. 4 Zoning Districts;
Ch. 5 Development Standards;
Ch. 6 Environmental Standards;
Ch. 7 Infrastructure Standards;
Ch. 8 Nonconformities;
Ch. 9 Violations and Enforcement;
Ch. 10 Definitions; and
Ch. 11 Appendices.

The tables are included on the following pages. Comments in the table and shown in red font are proposed for continuing discussion with County staff.

County Code of Ordinances Review Tables

CHAPTER 6: AVIATION	
Section # / Description	**Potential Disposition in the LUDO**
Sec. 6-54 - Definitions	
The terms and phrases related to the Anderson County Regional Airport and regulations pertaining to development around airports.	- Carry forward with other terms in new Ch. 10, Definitions - Relocate abbreviations to glossary table in new Ch. 10, Definitions
Sec. 6-55 Airport Zones	
Establishes the five basic airport runway approach zones associated with the Anderson County Regional Airport.	- Relocate to a new Airport Overlay District (AOD) in the Overlay portion of new Ch. 4, Zoning Districts - Supplement with a map of approach zones (suggest the County add this overlay district to its Official Zoning Map)
Sec. 6-56 Airport Zone Height Limitations	
Limits structure and tree heights within approach zones to federal standards. Clarifies landowner is responsible for maintaining trees below maximum height.	- Carry forward in AOD portion of new Ch. 4, Zoning Districts - Suggest maximum heights be supplemented with actual numerical values instead of references to federal documents
Sec. 6-57 Use Restrictions	
Prohibits uses causing electrical interference, visibility concerns, uses that could contribute to bird strikes (e.g., surface water retention), and use of unmanned aircraft	- Carry forward with other standards - Discuss how these provisions impact stormwater retention basin standards
Sec. 6-58 Nonconforming Uses	
Allows existing nonconforming uses, structures, and trees to remain, but not be rebuilt and may cause them to be illuminated by the County	Relocate these provisions to the Nonconforming Use section of new Ch. 8, Nonconformities
Sec. 6-59 Permits	
Requires new development or subdivisions within an approach zone to secure an Airport Development Permit from the County following approval by the Airport Manager. Includes provisions limiting re-establishment of existing, but abandoned, nonconformities.	- Carry forward Airport Development Permit procedure with other application provisions in new Ch. 2, Applications - Relocate nonconforming provisions to new Ch. 8, Nonconformities
Sec. 6-60 Enforcement	
Clarifies the County enforces these standards	Delete, unnecessary, but clarify that failure to comply with applicable standards in the AOD is a violation of the LUDO in Applicability Section of new Ch. 1, Administration
Sec. 6-61 Variances and Appeals	
Sets out the standards for variances and applications seeking to appeal decisions made under the height limitation standards	- Relocate to the appropriate Appeal and Variance application procedures in new Ch. 2, Applications - Ensure the unique Variance criteria are established
Sec. 6-62 Penalties	
Clarifies that violations of the standards is a misdemeanor subject to penalties, assessed each day the violation exists	Relocate to new Ch. 9, Violations and Enforcement, and supplement with details on the notice of violation process, opportunities for appeal, and a more detailed description of potential penalties

CHAPTER 8: BUILDINGS & BUILDING REGULATIONS	
Section # / Description	**Potential Disposition in the LUDO**
Sec. 8-1 Skirting of All County Residences Required; Exception	
Requires all new residences established after 6/1/93 to include skirting or under skirting beneath living areas	- Suggest clarification that these standards apply to mobile and manufactured homes, not site-built or modular homes - Relocate to Use-Specific Standards portion of new Ch. 3, Land Use Regulations - Clarify if skirting must be permanent or may be removable when required on dwelling units located within manufactured or mobile home parks
Sec. 8-25 Frontage Requirements Relative to Issuance of Building Permits, Erection of Buildings	

County Code of Ordinances Review Tables

CHAPTER 8: BUILDINGS & BUILDING REGULATIONS	
Section # / Description	**Potential Disposition in the LUDO**
Limits issuance of a building permit for a principal use to lots that have road/street frontage	- Discuss this provision. Clarify if this includes both public and private streets - Discuss if there are any instances where up to three or four single-family detached dwellings can share a driveway that crosses one or more lot lines
Sec. 8-27 Exemption for Public Schools	
Clarifies that County public schools are exempted from pan review and permit issuance unless the School Board requests these reviews	Carry forward in Applicability Section in new Ch.1, Administration
Sec. 8-80 Height Limit for Weeds	
Applies a maximum weed height of 12 inches as applied to lots of less than 10 acres in area	- Relocate to Nuisances Section of new Ch. 9, Violations and Enforcement - Clarify if this also applies to grass/lawns

CHAPTER 10: BUSINESSES	
Section # / Description	**Potential Disposition in the LUDO**
Article II. Junkyards and Open Storage	
Sec. 10-19 Title	
Sets out the title for the standards	- Delete, unnecessary - Suggest these standards get split into use standards for junkyards and use standards for open storage as a principal use in the Use-Specific Standards section of new Ch. 3, Land Use Regulations - Suggest the LUDO also establish similar standards for open storage when included as a secondary (not principal) use
Sec. 10-20 Authority	
Adopts the regulations under the SC Code of Laws, and clarifies that the Code Enforcement Officer may interpret and enforce the article's standards	- Delete unnecessary - Clarify that the Land Use and Zoning Administrator (or other appropriate title) interprets the LUDO
Sec. 10-21 Purpose	
Sets out the purpose for the standards	Include purpose statement with junkyard use standards
Sec. 10-22 Applicability	
Clarifies that all junkyards and open storage areas are subject to these standards	Carry forward in relevant use standards
Sec. 10-23 Definitions	
Sets out a series of terms related to junkyard and open storage uses	- Relocate to Defined Terms portion of new Ch. 10, Definitions; remove duplicated terms - Suggest revision of term "open storage" to "outdoor storage"
Sec. 10-24 Minimum Standards Generally	
Clarifies standards are minimums	Delete, unnecessary
Sec. 10-25 Location	
Requires junkyards and open storage to be at least 1,000 feet from any street right-of-way (including private), as well as 1,000 feet from the closest residence. Also requires junkyard and open storage to be screened	-Suggest carrying forward current minimum junkyard separation standard, but consider dropping outdoor storage from this standard - Suggest new use- and location-specific screening standards be established within the Landscaping Section of new Ch. 5, Development Standards
Sec. 10-26 Size	
Caps junkyards and open storage areas at a maximum size of ten acres	Discuss. The ten-acre size limit may be appropriate for outdoor storage as a secondary use, but seems somewhat small for principal use types
Sec. 10-27 Screening	
Establishes some screening standards for junkyards and open storage. Includes language pertaining to screening of landfills.	- Relocate landfill standards to the landfill Use-Specific Standards in new Ch. 3, Land Use Regulations - Clarify if screening is required on all sides, or just along the street-facing side - Suggest new use- and location-specific screening standards be established within the Landscaping Section of new Ch. 5, Development Standards - Carry forward current screening height/opacity standards, but discuss the "screening plan" option mentioned in cases where topography will make screening difficult

County Code of Ordinances Review Tables

CHAPTER 10: BUSINESSES	
Section # / Description	**Potential Disposition in the LUDO**
Sec. 10-28 Performance Standards	
Includes requirements prohibiting windblown or waterborne trash or debris from leaving the site (including indoor requirements for paper and cloth). Includes language limiting outdoor storage of household appliances visible from a public street to 15 days or less	- Supplement Use-Specific standards for windblown/waterborne debris suppression - Suggest dropping indoor storage for paper or cloth – difficult to enforce - Relocate limitations on outdoor storage of household appliances to Nuisances Section of new Ch. 9, Violations and Enforcement
Sec. 10-29 Accessways	
Establishes site access standards for junkyards and open storage uses	Carry forward in applicable Use-Specific-Standards in new Ch. 3, Land Uses
Sec. 10-30 Continuation Requirements	
Sets out the standards for continuation and abandonment of nonconforming junkyards and open storage uses	Relocate to Nonconforming Uses Section of new Ch. 8, Nonconformities
Sec. 10-31 Basis for Revoking License	
Infers that nonconforming junkyards must obtain a license, which shall be revoked if the nonconforming use is abandoned, land used for the nonconformity is put to a different use, or the nonconforming use is enlarged or extended	- Suggest removal of licensure requirement, but carry forward of the abandonment provisions in new Ch. 8, Nonconformities - Suggest expansion of nonconforming uses or conversion of one nonconforming use to another nonconforming use be uniformly prohibited
Sec. 10-32 Permits	
Clarifies that establishment or operation of a junkyard or open storage use shall require a County-issued permit, and a State permit when located on a lot gaining access from a SCDOT or federal roadway	- Carry forward Compliance Permit requirements for some use types in new Ch. 2, Applications - Clarify what State permit is referenced
Sec. 10-33 Licenses	
Clarifies that pre-existing nonconforming junkyards obtain a license to operate	Discuss. This is a novel approach to existing nonconformities. How does it differ from a permit approval for a new nonconforming junkyard? Is it possible for a licensed nonconforming junkyard to become conforming and gain permit approval?
Sec. 10-34 Applications for Permits and Licenses	
Requires copies of approved permit applications and licenses approvals to be retained by applicant, County, and the Tax Assessor's office	Either delete (this is internal policy) or carry forward in Application Decision portion of Standard Review Procedures Section of new Ch. 2, Applications (if more than one nonconforming use type requires licensure)
Sec. 10-35 Notices, Hearings, and Orders	
Sets out the violation notice and citation process	Relocate to the general Notice of Violation and Remedies Sections of new Ch. 9, Violations and Enforcement
Sec. 10-36 Violations	
Explains the outcome of failing to address a notice of violation	Relocate to the general Notice of Violation and Remedies Sections of new Ch. 9, Violations and Enforcement
Article III: Sexually Oriented Businesses	
Sec. 10-62 Purpose and Intent	
Regulates sexually oriented businesses to protect health, safety, morals, and welfare while not restricting protected materials or legitimizing obscenity.	Carry forward in Use-Specific Standards Section of new Ch. 3, Land Use Regulations
Sec. 10-63 Definitions	
Provides definitions for terms including employees, establishments, nudity, operators, premises, parks, schools, residential uses, business types, specified activities, and ownership changes.	Relocate to Defined Terms Section in new Ch. 10, Definitions
Sec. 10-64 Establishment and Classification of Businesses Regulated	

County Code of Ordinances Review Tables

CHAPTER 10: BUSINESSES	
Section # / Description	**Potential Disposition in the LUDO**
Prohibits locating sexually oriented businesses within 2,000 feet of listed sensitive uses, including residences, schools, parks, daycares, and other such businesses.	- Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations - Clarify that an after-the-fact location of a protected use within 2,000 linear feet of a existing lawfully-established and conforming sexually-oriented business shall not render the existing sexually-oriented business as nonconforming
Sec. 10-65 Measurement of Distance	
Requires straight-line measurement between property lines of the business and protected uses, ignoring intervening structures.	Relocate to Rule of Measurement Section of new Ch. 10, Definitions
Sec. 10-66 Location of Sexually-Oriented Businesses	
Limits businesses to permitted areas, prohibits multiple businesses in one structure, restricts enlargement, and provides defenses for qualifying nude modeling classes.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations and clarify that these location standards may not be reduced or waived in any way
Sec. 10-67 Regulations Governing Existing Sexually-Oriented Businesses	
Existing businesses must comply within 60 days; distance requirements do not apply to valid existing locations.	Suggest removal as compliance with this standard should have been achieved by October 1998 (28 years ago)
Sec. 10-68 Injunction	
Operating without a valid permit due to location restrictions may result in injunction, fines up to $500, 30 days' jail, and possible attorney fees.	Relocate to Violations Identified Section of new Ch. 9, Violations and Enforcement
Sec. 10-69 Permit	
Requires a permit and outlines application responsibilities, required documents, surveys, fees, inspections, updates, and applicant consent to enforcement.	- Suggest this use type require prior approval of a Special Use Permit decided by Board of Appeals based on strict criteria - Carry forward application requirements except details on an applicant's criminal record, detailed personal information (SS#, etc.), and employee names - Remove application fee- address in annual fee schedule (also $100 is quite low)
Sec. 10-70 Investigation and Application	
Agencies must investigate applications within 20 days, approve or disapprove based on compliance, and return findings to the development standards department.	- Suggest application materials not be stamped as received until the application is determined by County staff to be complete - Discuss why the land use standards call for investigation of the applicant by law enforcement solely because an application was submitted - Review of application materials by other agencies should be delayed until after the Special Use Permit has been approved by the County, and clarify that County agencies, like the Sheriff, are not called upon to approve or deny applications – that is the job of the Development Standards Department after the Special Use Permit is approved
Sec. 10-71 Issuance of Permit	
Department must grant or deny permits within 30 days; outlines permit contents, denial criteria, and limits on reapplication.	- Discuss. 30-day "shot clocks" could be unreasonable and inappropriate in these instances, particularly if the County seeks Special Use Permit approval as part of the application - Failure of the County process to operate within a designated timeframe should not invalidate a finding that the use type does not meet the applicable standards - If the County desires to include a potential permit expiration, the approval criteria must detail the findings to be made as to why such expiration duration is necessary - Reframe subsection (c) denial as the applicable review criteria in the Use-Specific Standards in new Ch. 3, Land Use Regulations - Discuss denial of a land use application based on an applicant's criminal record - Carry forward 12-month delay period following re-submittal of a substantially similar application
Sec. 10-72 Annual Permit Fee	
Sets the annual sexually oriented business permit fee at $250.	Discuss. Why is annual renewal necessary?
Sec. 10-73 Inspection	

County Code of Ordinances Review Tables

CHAPTER 10: BUSINESSES	
Section # / Description	**Potential Disposition in the LUDO**
Requires permittees to allow inspections anytime open; refusal is a misdemeanor; employee licenses must be available onsite.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations
Sec. 10-74 Expiration of Permit	
Permits expire annually; renewal requires timely application; original survey may be reused for renewals.	Discuss. Why is annual renewal necessary? Would location of a new use from which sexually-oriented business must be separated is established within the separation distance, is that grounds for denial?
Sec. 10-75 Suspension of Permit	
Allows suspension for violations, inspection refusal, code issues, improper transfers, hours violations, or employing unlicensed workers.	- Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations - Discuss which employees must have licenses, and why
Sec. 10-76 Revocation of Permit	
Requires revocation for repeated suspensions or listed violations, including false information, prostitution, controlled substances, tax violations, or operating multiple businesses in one structure.	- Replace with basic Permit Revocation provisions in new Ch. 9, Violations and Enforcement - Remove language pertaining to criminal conviction or tax violations - Remove one-year re-instatement delay period following revocation
Sec. 10-77 Judicial Review	
Applicants or permittees may seek circuit court review of denials, suspensions, or revocations.	Delete, unnecessary – use the Appeal procedure
Sec. 10-78 Transfer of Permit	
Prohibits operating at other locations, restricts transfers, requires amended applications and fees, and voids unauthorized transfers.	Suggest abolition of transfer provision; permits should run with the use, not the owner
Sec. 10-79 Sexually Oriented Business Employee License	
Requires employee licensing, application information, investigation, issuance criteria, and annual renewal.	Discuss. This may be more appropriate to retain in the County Code of Ordinances – this is not a land use matter
Sec. 10-80 Regulations for Exhibition in Video Booths	
Sets layout, lighting, visibility, staffing, configuration, and occupancy rules for businesses exhibiting sexually explicit materials in small viewing rooms.	Discuss. What is the purpose for this?
Sec. 10-81 Prohibitions Regarding Minors	
Prohibits allowing persons under 18 to enter, remain, purchase, or work in sexually oriented businesses.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations
Sec. 10-82 Advertising and Lighting Regulations	
Prohibits advertising illegal activities or displaying materials externally; requires interior non-visibility and exterior lighting standards.	- Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations - Address exterior lighting requirements in Exterior Lighting Section of new Ch. 5, development Standards
Sec. 10-83 Hours of Operation	
Prohibits operating or performing between 1:00 a.m. and 9:00 a.m.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations
Sec. 10-84 Regulations Pertaining to Live Entertainment	
Requires stage separation, dressing rooms, performer access routes, no physical contact, gratuity rules, and compliance inspections.	Discuss. This is not land-use related, and likely should remain in the Couty Code of Ordinance for enforcement by the Sheriff
Sec. 10-85 Additional Criminal Prohibitions	
Makes it a misdemeanor to operate knowing the business lacks a permit or has a suspended, revoked, or expired permit.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations
Sec. 10-86 Exemptions	
Provides defenses for qualifying nude modeling classes and for employee nudity in restrooms or dressing rooms.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations but ensure there is no repetition of the same set of standards pertaining to modeling
Sec. 10-87 Criminal Penalties and Additional Relief	

PART 3. APPENDICES

County Code of Ordinances Review Tables

CHAPTER 10: BUSINESSES	
Section # / Description	**Potential Disposition in the LUDO**
Establishes misdemeanor penalties up to $500 or 30 days, and allows injunctive and legal actions; remedies are cumulative.	Delete, unnecessary
Sec. 10-88 Immunity from Prosecution	
Grants immunity to county officials for reasonable, good-faith trespass while enforcing this article.	Relocate to Inspection Section of new Ch. 9, Violations and Enforcement
Sec. 10-89 Prohibition of Distribution of Sexual Devices	
Prohibits commercial distribution of devices for genital stimulation or sado-masochistic use; violations punishable by fine or jail.	Carry forward in the Use-Specific Standards portion of new Ch. 3, Land Use Regulations

CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Article I: In General	
Sec. 24-1 Authority to Regulate	
This chapter's land use, development standards, and subdivision regulations are enacted under S.C. Code 1976, title 6, chapter 29, as amended.	Relocate to Authority Section in new Ch. 1, Administration
Sec. 24-2 Comprehensive Plan; Major Road Study	
The Anderson County Comprehensive Plan (February 1999) and Major Road Study (April 20, 1999) are included in this Code by reference and available for inspection.	- Delete. Inappropriate to incorporate policy guidance by reference in a regulatory text - Replace with Relationship to Adopted Policy Guidance Section in new Ch. 1, Administration
Article II: Land Use and Development Standards	
Division 1. Generally	
Sec. 24-23 Title	
This article is known and may be cited as the "Land Use and Development Standards Ordinance of Anderson County".	- Rename to Land Use and Development Ordinance - Add references to the Official Zoning Map
Sec. 24-24 Definitions	
This section provides definitions for words, terms, and phrases used in this article, with any undefined word taking its meaning from a recognized standard English dictionary.	Relocate to the Terms Defined Section of new Ch. 10 Definitions
Sec. 24-25 Purpose	
The principal purposes are to protect land values, implement the land use plan, conserve natural resources, secure safety, enhance development, and protect neighborhood character.	- Carry forward in new Purpose and Intent Section in new Ch. 1, Administration - Supplement with the applicable language from current Chapter 48 - Add guidance from the new Comprehensive Plan
Sec. 24-26 Jurisdiction	
This article applies to all unincorporated portions of the county.	- Carry forward a Jurisdiction Section in New Ch. 1, Administration - Clarify that all LUDO regulations (except for zoning district-related standards and procedures) apply to all lands in the unincorporated County - Discuss if there are any incorporated areas that rely on the County for development-related regulations, and if so, list here
Sec. 24-27 Amendments	
Amendments may be initiated by the county council, planning commission, staff, or affected property owners, requiring a public hearing and published notice prior to enactment.	- Distinguish between Zoning Map and LUDO text amendments - Relocate to the Text Amendment procedure in new Ch. 2, Applications - Suggest Planning Commission review of amendments be mandatory - Address public notice provisions in a single section in the Standard Procedures Section of new Ch. 2, Applications (instead of by procedure type)
Sec. 24-28 Violations	

County Code of Ordinances Review Tables

CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Violation of any provision regarding construction, alteration, or use of land or structures is a misdemeanor, and legal action can be taken to prevent unlawful use.	- Relocate to the Applicability Section of new Ch. 1, Administration - Clarify that LUDO standards are minimum requirements
Sec. 24-29 Actions Punishable	
Acts or omissions designated as misdemeanors are punishable per section 1-7, with each day a continuous violation exists after notice considered a separate misdemeanor.	Relocate to Violations Listed Section in new Ch. 9, Violations and Enforcement
Sec. 24-30 Conflicts with Other Laws or Regulations	
Where this article's provisions are more restrictive than other applicable laws, the more restrictive provisions shall apply.	- Supplement with a detailed Conflict Section in new Ch. 1, Administration - Address conflicts between different rules in the LUDO, conflicts between illustrations and text, conflicts with other laws, conflicts with private agreements, and conflicts with adopted policy guidance - Incorporation of flexibility and incentives requires conflict provisions to be more nuanced than simply the most restrictive standard applies in all cases
Division 2. Administration	
Sec. 24-49 Planning Commission	
The planning commission is established with nine members appointed by the county council (one per district, two at-large), serving set terms and receiving compensation, as appropriate.	- Relocate to Planning Commission portion of Review Authorities Section in new Ch. 2, Applications - Supplement with additional details regarding public meetings, quorum, voting, chairs, etc.
Sec. 24-50 Duties, Responsibilities of the Planning Commission	
Duties include preparing the comprehensive plan, recommending zoning and subdivision regulations, adopting an official map, preparing a capital program, and approving subdivision plats.	- Delegate subdivision (plat) review to County staff - Add a new summary table of LUDO applications that identifies applicable review authorities, decision-maker, appeal authority, if a pre-application conference is required, and other details - Carry forward in Powers and Duties of Planning Commission - Add a new responsibility for annual audit of the LUDO and Zoning Map by the Planning Commission with an expectation of subsequent text or map amendments, as appropriate
Sec. 24-51 Specific Administrative Responsibility	
Administrative responsibility is delegated to the planning commission's technical staff, including the development standards manager, who handles certificates, permits, interpretation, and violations.	Delete, unnecessary
Sec. 24-52 Certificate of Compliance Required; Uses Exempt from Certificate Requirements	
A preliminary certificate of compliance (land use permit) is required before using or converting land or buildings, with exemptions for agriculture, reuse of similar buildings, home businesses, and single-family detached dwellings.	- Suggest splitting the Certificate of Compliance into two separate applications: a Commencement Permit and a Completion Certificate in new Ch. 2, Applications - Supplement with additional details on applicability and exemptions - Discuss current exemption for home occupations (LUDO may include a two-tiered home occupation structure and suggest the more intense (Type 2 Home Occupations) should require a Commencement Permit and a Completion Certificate)
Sec. 24-53 Application for Certificate of Compliance	
Applications for preliminary and final certificates of compliance require documentation including DHEC approval for water/sewage, site analysis, plat showing lot dimensions, existing/proposed uses, and bufferyards.	- All development requires a Commencement Permit, which is issued prior to a Building Permit (if required) - All development requires a Certificate of Completion, which is issued before a Certificate of Occupancy (if required) - An alternative is to append the Building Permit and Certificate of Occupancy procedures to include development regulation approval - Clarify how this permit procedure relates to the review of a subdivision or a site plan
Sec. 24-54 Issuance or Denial of Certificate of Compliance	
Preliminary certificate is issued upon compliance finding and is valid for one year (with possible six-month extensions). Final certificate is required after construction completion.	Suggest the LUDO split this single application procedure into two procedures: a Commencement Permit and a Completion Certificate, each with its own procedural section in new Ch. 2, Applications

County Code of Ordinances Review Tables

CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Sec. 24-55 Applications for Sign Permits	
Preliminary sign permit applications require information on ownership, site plan, size, and type of sign. A permit is valid for one year (failure to obtain a final one may require sign removal).	- Carry forward Sign Permit in new Ch. 2, Applications - Supplement to include review of Uniform Sign Plans - Suggest replacement of final sign permit step with proposed Completion Certificate instead - Discuss the County's desire for an Alternative Sign Plan process (allows deviations without having to show hardship associated with a variance)
Sec. 24-56 Responsibilities Regarding Appeals and Variances	
The county board of land use appeals hears errors in administrative decisions and grants variances for unnecessary hardship, but typically not for prohibited land uses or solely economic hardship.	- Suggest name change to "Board of Appeals" that addresses appeals and variances in zoned and un-zoned portion of the County - Identify the Board of Appeals (BOA) in the Review Authorities Section of new Ch. 2, Applications - Relocate material on establishment, composition, meeting procedures, quorum, voting to appropriate Review Authorities Section - Establish separate application review procedures for Appeals and Variances in new Ch. 2, Applications - Clarify the BOA decides appeals of administrative decisions and variances - Discuss the County's desire to authorize the BOA to decide special use permits/exceptions
Sec. 24-57 Certificates, Permits and Appeal Procedures Flowchart	
This section contains a chart illustrating the steps for securing preliminary/final certificates of compliance or sign permits and the process for appealing decisions to the land use appeals board.	Delete this section in favor of inclusion of procedural flowcharts for each codified application procedure in the LUDO
Division 3. Site Analysis	
Sec. 24-88 Purpose	
The purpose is to mitigate the adverse impact of development on natural features like land forms, wetlands, soils, slopes, and floodplains.	Relocate to the purpose statements of appropriate application review procedures in new Ch. 2, Applications
Sec. 24-89 Natural Features Analysis	
The required site analysis must identify floodplains, soils with severe development limitations, and wetlands; solutions must address negative effects or features must remain undisturbed.	Suggest the LUDO bar development in environmentally sensitive areas like wetlands, steep slopes, and unsuitable soils (these areas should be credited towards required open space)
Sec. 24-90 Floodplain Requirements	
Where floodplains are identified on the flood hazard boundary maps, all development must comply with Article IV (flood hazard prevention) of this chapter	Relocate to applicability section of Floodplain Permit procedure in new Ch.2, Applications, and Flood Damage Prevention standards in new Ch. 6, Environmental Standards
Sec. 24-91 Soils Analysis	
Where Cartecay, Gwinette, Madison (slopes >15%), Pacolet, and Toccoa soils are present, a report must describe the extent and how limitations will be overcome by sound engineering solutions	Carry forward in the Soils Section of new Ch. 6, Environmental Standards
Sec. 24-92 Wetlands Requirements	
If wetlands are identified, the applicant must contact the U.S. Army Corps of Engineers for jurisdictional determination and secure necessary permits/clearance before a building or use permit is issued.	Suggest the LUDO bar development in environmentally sensitive areas like wetlands, steep slopes, and unsuitable soils (these areas should be credited towards required open space)
Division 4. Development Standards	
Sec. 24-113 Purpose	
This division's development standards guide the process concerning landscaping, open space, intensity, impervious surfaces, setbacks, height restrictions, and bufferyards.	Delete. Add unique purpose and intent statements to the individual sets of development standards (parking, landscaping, open space, lighting, etc.) in new Ch. 5, Development Standards
Sec. 24-114 Landscaping and Open Space Standards	

County Code of Ordinances Review Tables

CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Standards require minimum open space ratios for various uses (e.g., 15% for cluster, 20% for multi-family, 12% for institutional uses, and 8% for commercial/industrial) to enhance appearance, protect resources, and promote public health/safety	- Separate open space standards from landscaping and establish each in its own individual section in new Ch. 5, Development Standards - Establish active and passive (undisturbed land area) forms of open space and clarify the kinds of development located within the different types - Establish basic configuration standards for active open space - Continue to require all uses (except individual single-family detached dwellings and farms) to provide open space - Require higher density forms of residential development to provide active open space in addition to passive open space - Replace the cluster subdivision option with a conservation subdivision that requires 50% open space set aside and screening of development from off-site roadways
Sec. 24-115 Intensity Standards	
Standards relate land use intensity (traffic generation) to the design function and carrying capacity of the road network to promote safety and protect neighborhoods.	- Relocate to the Streets Section of new Ch. 7, Infrastructure Standards - Suggest a different approach to roadway capacity management that establishes minimum level of service expectations for roadways, and requires new development to improve the fronting street and its related segment when necessary to either maintain the current level of service or include mitigation to minimize reductions in level of service after the development is completed - Discuss options for requiring an applicant to secure necessary land area for purposes of roadway dedication instead of relying on the current waiver process (which is permitting development to move forward on sub-standard roadways) - Relocate current average daily trips (ADT)-related material to a new Transportation Impact Analysis procedure in new Ch. 2, Applications along with increased discussion regarding applicant responsibilities for roadway improvements necessary if proposed development has the potential to lower the abutting roadway segment's level of service - Suggest adopting new standards for private streets that require new development accessing an existing sub-standard private street to improve the private street to minimum requirements from the subject site to the private street's connection with the public roadway system at the applicant's cost
Sec. 24-116 Impervious Surface Standards	
Establishes limits on impervious surfaces (e.g., 55% for residential, 80% for commercial/industrial, 60% for institutional).	Carry forward limitations on impervious surface by use type in new Ch. 5, Development Standards, but reconcile with zoning district provisions in instances where impervious surface limitations in zoning districts differ from the standards applied to all uses in this section
Sec. 24-117 Setbacks	
Sets out a series of front, side, and rear setbacks applied to all forms of development, including accessory uses. Includes details on how modifications to setback requirements are made, and how encroachments into setbacks are addressed	- Carry forward setback standards by use type in Setback Standards Section new Ch. 5, Development Standards, but reconcile with zoning district provisions that may differ - Clarify relationship to height standards (1:1 deeper setback for each foot of building height over 30') - Review and update as there are almost no differences between use type - Suggest use of "street" setbacks rather than "front" - Suggest applying side setbacks on both sides of a use - Address "zero-lot-line" development more comprehensively - Relocate mobile home setbacks to the Use-Specific Standards Section in new Ch. 3 Land Use Regulations - Relocate accessory use/structure setback guidance to the Accessory Use Section in new Ch. 3, Land Use Regulations - Address setback measurement issues and allowable encroachments in Rules of Measurement Section in new Ch. 10, Definitions and supplement with illustrations - Setback modifications should be addressed via Variance, Administrative Adjustment, Alternative Plan, or conditional rezoning (in zoned areas) - Replace intersection setbacks with new sight distance triangle standards in new Ch. 5, Development Standards - Address driveway setbacks in Access and Driveways Section in new Ch. 5, Development Standards

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Sec. 24-118 Building Height Standards	
Standards limit height to reduce conflict with airport operations and ensure compatibility in low-density neighborhoods, generally requiring additional setback for taller structures (1:1 ratio over 30 feet).	- Address in Height Section of new Ch. 5, Development Standards - Define height in the Rules of Measurement Section of new Ch. 10, Definitions - Carry forward current 1:1 setback addition for buildings over 30 feet (but clarify limitations in AOD) in - Relocate fall radius requirements to the appropriate Use-Specific Standards in new Ch. 3, Land Use Regulations
Sec. 24-119 Bufferyards	
Bufferyards ameliorate nuisances between land uses by offering options combining distance (setbacks) and density (mass), with placement on the outer perimeter of a lot or parcel.	- Carry forward bufferyard requirements in Landscaping Section of new Ch. 5, Development Standards - Structure bufferyards to apply based on use types outside zoned area and based on zoning district designations inside zoned areas - Include an Alternative Plan option to address sites with topographic or utility issues - Establish 4 different kinds of bufferyards, each with different performance objectives, planting standards, width, etc. - Allow buffer widths to be reduced with fences - Locate illustrations with bufferyard standards rather than in an appendix - Address plant material sizes, species, and similar generic provisions in general landscaping standards section - Address dumpsters, fences, and berms in their own sections in new Ch. 5, Development Standards
Division 5. Supplemental Development Standards for Certain Uses and Large Scale Projects	
Sec. 24-137 Purpose	
This division imposes additional standards to mitigate the impact and improve the siting of certain land uses and large-scale projects that could adversely affect surrounding property and environment.	- Discuss. These appear to be what some local governments would treat as Special Use Permits/Special Exceptions. We suggest these uses be re-designated as uses requiring Special Use Permits when proposed in either zoned or un-zoned areas – another issue for discussion is who decides these applications types: Council or BOA - The Special Use Permit procedure is set down in new Ch. 2, Applications - Typically, Special Use Permit applications are considered during evidentiary (quasi-judicial) rather than legislative hearings (like the ones conducted by Planning Commission) - The Use-Specific Standards Section of new Ch.3 Land Use Regulations, would establish the applicable requirements for these specific use types
Sec. 24-138 Uses Affected by this Division	
The supplemental requirements apply to hazardous/nuclear waste disposal, motor sports facilities, mining, shooting ranges, public service uses, adult uses, stockyards, large-scale projects, RV parks, and tattoo/substance abuse facilities.	- Additional clarity is needed on whether shooting ranges are indoor or outdoor, if "adult uses" are the same thing as sexually-oriented businesses already regulated in Chapter 10, and why junkyards are not included in the list of these use types - So-called "large-scale" projects need much more clear definition
Sec. 24-139 Site Plan Required	
A site plan showing surrounding area relationship, bufferyards, parking, and other required information must accompany the application for a preliminary certificate of compliance for affected uses.	- Carry forward requirements for Site Plan submittal as part of an application for a Special Use Permit - Clarify that this Site Plan is a condition of approval that must be adhered to
Sec. 24-140 Hearing, Review Required	
The planning commission must conduct a public hearing on any application to establish an affected use (unless already zoned) and review it for compliance with all standards before issuing a certificate of compliance.	Suggest these uses be considered as Special Use Permits and decided by either the County Council or the BOA as part of an evidentiary hearing process, subject to quasi-judicial hearing procedures. This approach allows the imposition of conditions of approval on the use type
Sec. 24-141 Hazardous Waste and Nuclear Waste Disposal Sites	
Sites must be located a minimum of one mile from existing residential use, have certified impermeable rock formations, a drainage plan, direct access off collector/arterial roads, and specific bufferyards.	Suggest the new LUDO list this a prohibited use not permitted anywhere within unincorporated Anderon County

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Sec. 24-142 Motorsports Facilities and Testing Tracks	
These uses are incompatible with residential development and must be located one mile away, provide specific bufferyards, and have direct access off collector or arterial roads only.	- Carry forward with other provisions in Use-Specific Standards Section of new Ch. 3, Land Use Regulations - Reconcile with zoning district standards in zoned areas
Sec. 24-143 Mining and Extraction Operations	
Operations require a state mining permit, drainage/sedimentation plan, minimum 2,500 feet distance from residential use, a vegetated strip, and direct access to a collector or arterial road.	- Carry forward with other provisions in Use-Specific Standards Section of new Ch. 3, Land Use Regulations - Reconcile with zoning district standards in zoned areas
Sec. 24-144 Shooting Ranges	
Shooting ranges must comply with state regulations, and improvements must ensure a projectile would not reasonably be expected to escape the boundaries	- Clarify if these standards apply to indoor, outdoor or to both kinds of shooting ranges - Carry forward in appropriate Use-Specific Standards Section in new Ch. 3, Land Use Regulations - Reconcile with zoning district standards in zoned areas - Discuss the County's desire to add supplemental standards to this use type
Sec. 24-145 Stockyards, Slaughterhouses and Livestock Auction Houses	
These facilities must be located no closer than 1,000 feet to any residential use, prohibit animal incineration, and meet bufferyard requirements for light industry separation.	Carry forward in Use-Specific Standards Section in new Ch. 3, Land Use Regulations
Sec. 24-146 Certain Public Service Uses	
Uses like landfills and prisons are subject to special conditions imposed by the planning commission, such as full emergency procedure disclosure, special bufferyard, screening, and environmental impact analysis.	Separate these 4 different uses into their own sets of Use-Specific Standards in new Ch. 3, Land Use Regulations, and that each require a Special Use Permit
Sec. 24-147 Adult Uses	
Adult uses are subject to supplemental criteria, including a 2,000-foot distance separation from churches, schools, parks, residences, and other specified uses, and must have direct access to collector or arterial roads.	Consolidate with the sexually-oriented business standards in current Chapter 10, Article 2
Sec. 24-148 Large Scale Projects	
Large scale projects (e.g., generating 100+ parking spaces or truck/bus terminals) require design review for external/internal traffic, access points, sight distance, and pedestrian routes.	- Suggest this be abandoned as a use type since it is based on the number of parking spaces - Carry forward the various standards as basic standards applicable to most/all forms of development in the Streets Section of new Ch. 7, Infrastructure Standards, and the Access and Driveways Section of new Ch. 5 Development Standards
Sec. 24-149 Tattoo Facilities	
Tattoo facilities must obtain a DHEC license and cannot be located within 1,000 feet of a church, school, or playground, with distances computed by shortest pedestrian/vehicular route.	Carry forward in Use-Specific Standards Section in new Ch. 3, Land Use Regulations
Sec. 24-150 Substance Abuse Treatment Facilities	
Facilities requiring a DHEC license must obtain it prior to a county permit and cannot be located within 2,500 feet of a church, school, or playground.	- Carry forward in Use-Specific Standards Section in new Ch. 3, Land Use Regulations - Suggest addition of new standards, including additional separation standards
Sec. 24-151 RV Parks	
RV parks (three or more RVs overnight) have detailed standards for application, design (size, density, buffers, open space, utilities), operation (temporary habitation limit, attendant), and maintenance.	- Carry forward in Use-Specific Standards Section in new Ch. 3, Land Use Regulations - Discuss if campgrounds should be added to this use type
Division 6. Performance Standards for Non-Residential Uses	

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Sec. 24-167 Purpose	
This division prevents land/buildings from being used in a manner that creates dangerous, injurious, noxious, or otherwise objectionable or hazardous conditions.	- Carry forward some of these performance standards in new Ch. 5, Development Standards, but need to establish more clear applicability and exemption standards – these uses should likely not apply to all non-residential uses - Reconcile with zoning standards - Enhance the purpose and intent standards
Sec. 24-168 Fire and Explosives	
All activities and storage of flammable/explosive materials must include adequate safety devices against fire and explosion hazards, including firefighting equipment.	Delete, unnecessary – rely on adopted Fire Code instead
Sec. 24-169 Noise	
Continuous sound levels from a facility measured at a lot line during specified hours shall not exceed maximum limits (e.g., 70 dBA for residential lot line, 7:00 a.m. to 10:00 p.m.).	Review and update – 65 to 69 dBA is quite loud suggest something closer to 50 dBA at residential lot lines
Sec. 24-170 Air Pollution	
Emission of visible smoke, dust, dirt, fly ash, or particulate matter must comply with state DHEC regulations, with some exemptions for construction activities.	Delete, unnecessary – already follows State law
Sec. 24-171 Odor	
There shall be no emission of odorous gases or matter in quantities that are offensive at the property line, and processes must have primary and secondary safeguard systems.	Discuss, how is this enforced? How is "offensive" quantified?
Sec. 24-172 Glare	
Direct or sky-reflected glare from any source shall not be visible in any residence.	Relocate to Exterior Lighting Section of new Ch. 5 Development Standards
Sec. 24-173 Fumes, Vapors and Gases	
There shall be no emission of fumes, vapors, or gases of a noxious, toxic, or corrosive nature that cause damage or irritation to health, animals, vegetation, or property.	Discuss, how is this enforced? How is "irritation" quantified?
Sec. 24-174 Heat, Cold, Dampness or Movement of Air	
Activities that produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot line are not permitted.	Carry forward
Sec. 24-175 Toxic Matter	
Airborne toxic matter released shall not exceed quantities permitted by the American Conference of Governmental Industrial Hygienists' Threshold Limit Values.	Discuss. How is this measured? Does the County have the necessary equipment?
Sec. 24-176 Exterior Illumination	
Exterior lighting must meet IESNA guidelines to promote safety/security while limiting light trespass and reducing glare.	Delete in favor of more codified footcandle limits at lot lines in new Exterior Lighting Section of new Ch. 5, Development Standards
Sec. 24-177 Compliance Guarantee	
Applicants for nonresidential use permits that could produce objectionable elements must acknowledge and agree in writing to conform to all performance standards.	Delete. If a use fails to comply, it's a violation, and the use or condition should be abated
Division 7. Off-Street Parking and Loading Standards	
Sec. 24-208 Definitions	

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Off-street parking space is an area not in a street or alley permanently reserved for temporary storage of one automobile, connected to a street/alley by a driveway for ingress/egress.	- Relocate to Terms Defined Section of new Ch. 10, Definitions - Supplement several configuration requirements with new illustrations
Sec. 24-209 Purpose	
The purpose is to ensure sufficient off-street parking to satisfy demand generated by land use and to reduce the impact on the public transportation system.	Relocate with related standards in Off-Street Parking and Loading Section in new Ch. 5, Development Standards
Sec. 24-210 Off-street Parking Standards	
Minimum required off-street parking spaces are specified for numerous uses (e.g., 1.5-2 spaces per dwelling unit, 1 space per 300 sq. ft. of floor area for offices).	- Carry forward in a new summary table of common principal uses - Ensure every use listed in summary principal use table in new Ch. 3 is included in this summary table, along with a section for common accessory uses - Strive to base parking standards on building square footage or other aspect that will not change with use type or location
Sec. 24-211 Parking Space for Physically Handicapped	
Nonresidential uses (excluding industrial/warehousing) must include accessible parking spaces based on a formula (e.g., 1 space for up to 25 total spaces), measuring 12 by 20 feet.	Replace this with reliance on federal ADA/Building Code requirements for accessible parking spaces
Sec. 24-212 Reduction of Off-street Parking Space	
Existing parking facilities shall not be reduced below required amounts unless the change (floor area, capacity) makes the reduction reasonable and consistent with public welfare.	- Address in standards for Nonconforming Site Features in new Ch. 6, Nonconformities - Existing parking spaces for a pre-existing use should not be reduced below what was established except via Variance (use changes could lead to a reduction in parking if the new use requires fewer spaces)
Sec. 24-213 Location of Land where Parking Provided	
Required parking must be on the same site as the use it serves, but street separation is permissible.	Discuss, some modern codes permit off-site parking within 1,000 feet of the use they serve provided there is safe pedestrian access
Sec. 24-214 Design Standards	
Standards for non-single/two-family dwellings require proper drainage, maintenance, curbing/barriers, paved or pervious surfacing, adequate lighting, and specific stall/aisle dimensions	- Supplement with some very basic provisions for use types that use driveways for required off-street parking - Carry forward in Parking Lot Configuration Section of Off-Street Parking and Loading in new Ch. 5, Development Standards - Address lighting in Exterior Lighting Section in new Ch. 5, Development Standards - Supplement with additional standards and imagery on parking stall configuration, island, aisles, and other parking-lot related features
Sec. 24-215 Joint Use of Off-street Parking Lots	
Up to 50 percent of parking spaces for uses with peak nighttime/Sunday attendance (e.g., churches, theaters) can be jointly used by uses normally closed during those times (e.g., offices), with a written agreement.	Suggest carrying forward shared parking provisions, but remove limitations in use types, remove County approval of parking agreement, require recordation, and clarify that failure to provide the minimum number of parking spaces is a violation (should the agreement ever be terminated without a replacement)
Sec. 24-216 Off-street Loading	
All uses must provide sufficient on-site off-street loading areas to ensure no vehicle being loaded or unloaded stands in or projects onto a public street or sidewalk.	- Carry forward this approach of allowing applicants to determine if they need loading facilities - Add standards regarding width, length, and overhead clearance if loading facilities are provide - Include additional provisions clarifying that loading activities may not encroach into public streets or interfere with safe pedestrian or vehicular circulation
Division 8. Sign Regulations	
Sec. 24-241 Purpose	
The purpose is to protect public safety and welfare and maintain an attractive community while providing adequate identification, communication, and advertising for sign users.	Carry forward in Signage Section in new Ch. 5, Development Standard, and supplement with details about supporting economic development, 1st amendment rights, and balancing beneficial commerce with the appearance of commercial areas
Sec. 24-242 Applicability and Conformance	

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This division regulates the number, size, placement, and characteristics of signs; no permit will be issued unless the sign conforms with these requirements.	Carry forward with other signage provisions
Sec. 24-243 Exempt Signs	
Exempt signs requiring no permit include official traffic/warning signs, court notices, political signs, real estate signs (with size limits), and small on-site directional signs.	- These standards need to be reconfigured in light of the Reed case (standards identifying real estate signs, garage sale signs, institutional signs, auction signs, etc. are content-based standards that violate the Reed ruling) – sign provisions can regulate time, place, manner, but not use type, non-profit, or temporal aspects like for sale or "one-time" - Suggest adding standards for window signs rather than exempting as this can be a safety issue - Suggest relocating temporary sign standards to a temporary sign section as the current exemption standards are very precise, calling into question if a temporary sign that does not meet the detailed standards is or is not exempt (its okay to have standards without requiring a sign permit or a sign review)
Sec. 24-244 Prohibited Signs	
Prohibited signs include those with strobe or flashing lights visible beyond the property line, signs on vehicles parked for advertising, rooftop signs (excluding flush pitched), and signs encroaching on rights-of-way.	- Review and revise this section - Clarify relationship between these standards and exemptions for mobile/portable signs - Discuss the degree to which the County wishes to prohibit moving or flashing signage
Sec. 24-245 Permitted Signs	
Permitted signs include freestanding business signs (area based on frontage, height limits), attached business signs (area based on building frontage), billboards (with structural, location, and spacing requirements), and off-premises directional/business signs.	Suggest this information be carried forward, revised as necessary, and presented in a tabular format supplemented with illustrations and diagrams showing dimensional requirements Suggest adding standards for a handful of currently unlisted sign types, including: window signs, projecting signs, subdivision signs, suspended signs, electronic message boards, and a wider range of temporary signs - Suggest "attached" signs be re-named wall signs, and additional clarity be added regarding multi-tenant non-retail uses - Discuss allowance for pitched roof signs - Clarify how billboards established prior to 4/15/03 are addressed, what is meant by "extended space," and if the subsection on existing billboards needs to be retained since these should all have their permits by now - Discuss the annual permit renewal program for billboards – is this working? What happens when a provider fails to secure a permit? Have any existing billboards been removed for lack of permits? - The off-premise sign standards do not adequately distinguish these sign types from billboards; suggest clarifying - Carry forward and expand on temporary sign provisions (2x/lot/year for 30 days each); clarify balloon sign standards regarding max. size
Sec. 24-246 Development Standards	
All signs must comply with visual clearance at intersections, vehicle/pedestrian area clearances, minimum five-foot setbacks from property/right-of-way lines, and illumination standards to limit glare/light trespass.	- Carry forward in General Standards portion of Signage Section in new Ch. 5, Development Standards - Suggest establishing sign illumination as its own subsection, with more guidance on internal versus external illumination sources - Suggest adding standards for changeable copy (different from electronic message boards), structural configuration minimum standards, clarify that maintenance is required
Sec. 24-247 Sign Measurement	
This section details how the total signage area is determined for various sign types, including signs in frames, individual pieces, and double-faced or V-shaped signs.	Suggest this material be supplemented with provisions about how to measure sign face area, sign height, and building wall frontage (for wall signage); supplement with images
Sec. 24-248 Removal of Signs	

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Lawfully existing signs may continue, but abandoned signs must be removed at the owner's expense. Damaged nonconforming signs exceeding 25% of allowable area and 50% replacement cost must be removed or brought into conformity.	Review and update this section for greater clarity regarding continuation of nonconforming signage, replacement of nonconforming signage, establishment of new signage to replace nonconforming signage, and new standard for removal of obsolete and dilapidated signage
Sec. 24-249 Nonconforming Signs	
Nonconforming signs existing at enactment may be designated "existing nonconforming" if properly maintained, but lose this status if relocated, replaced, or structurally altered, except for maintenance.	Relocate to the Nonconforming Signage Section in new Ch. 8, Nonconformities
Appendices	
Sec. 24-250 Appendix A	
This appendix shows the Commercial/Industrial/Land Use Fee Schedule, with fees ranging from $40.00 (2,000 sq. ft.) up to a maximum of $500.00 (48,000 sq. ft.).	Relocate to the outside fee schedule document
Sec. 24-251 Appendix B	
Appendix B visually illustrates the four-road classification system: Arterial, Collector, Minor Local, and Major Local.	- Relocate to the Streets Section of new Ch.7, Infrastructure Standards (good graphic, just clean up and re-size) -Clarify that this diagram shows all applicable street types (sub-collector, alley?)
Sec. 24-252 Appendix C	
Appendix C visually illustrates the setback based on building height, showing a 1:1 slope requirement for building height increases over the minimum setback.	Suggest replacing with a clearer graphic
Sec. 24-253 Appendix D	
Appendix D presents tables for Buffer Yards (Type 1 through Type 6), specifying plant type, quantity, and minimum depth options (e.g., 5' to 90' depth) with and without structures.	- Discuss. Why have differential widths by buffer type? Also, the narrowest 9and least capable of accommodating plants) has the highest plant count - Suggest allowing just two buffer width options for each buffer, one without a fence and one with a fence where the buffer width is reduced by half - Discuss four buffer types instead of six - What are the notes in the “structure” cells? - Supplement buffer standards with spacing or grouping allowances - Clarify if evergreens refer to trees or shrubs
Sec. 24-254 Appendix E	
Appendix E contains the Bufferyard Requirements Table, which cross-references a proposed property's use and the adjacent property's use/zoning to determine the required bufferyard type (0 to 6).	- Replace with a different matric that assigns buffer type by use or abutting zoning district - Clarify table mechanics - Use numbers or more clear symbology for table notes - Add a buffer standard for when a lot borders land outside the county’s jurisdiction
Sec. 24-255 Appendix F	
Appendix F provides tables for minimum plant sizes in bufferyards with and without structures, and illustrations defining acceptable fences, walls, berms, and berm fences by symbol and height.	- Relocate to the landscaping standards and provide additional detail on caliper size for trees and spread size for shrubs - Supplement with illustrations - Suggest a recommended plant materials list rather than vague tree descriptions - Clarify material related to buffer yards with a structure and situations where there are topo shifts (this information is difficult to understand)
Sec. 24-256 Appendix G	
Appendix G visually illustrates the need for a Transition Bufferyard to obstruct the line of sight from a residential use to a commercial or industrial use due to changes in elevation.	Discuss. The transitional bufferyard concept illustration has both structures at the same elevation. It would be more helpful to discuss instances where there are dramatic elevation shifts between uses
Sec. 24-257 Appendix H	

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Appendix H visually illustrates the measurement of Sign Height Above Roadway from the grade of the roadway at the point closest to the sign to the highest point of the sign.	Carry forward with the material on Sign Measurement in the Sign Section of new Ch. 5, Development Standards
Sec. 24-258 Appendix I	
Appendix I visually illustrates the Vision Clearance area at both street and driveway intersections and the vertical clearance area for signs (42 inches to 10 feet).	- Replace with AASHTO sight distance triangle standards for street intersections - Discuss carry forward of current for instance where driveways intersect with streets
Sec. 24-259 Appendix J	
Appendix J visually illustrates Sign Face Measurement methods for various sign shapes and configurations to determine the total signage area.	Carry forward with the material on Sign Measurement in the Sign Section of new Ch. 5, Development Standards
Sec. 24-260 Appendix K	
Appendix K contains a visual diagram illustrating a building frontage, used in determining the allowable area for permanent business identification signs attached to buildings.	- Discuss – this image is blank in the online version of the County Code - Carry forward with the material on Sign Measurement in the Sign Section of new Ch. 5, Development Standards
Article III. Subdivisions	
Division 1. Generally	
Sec. 24-304 Purpose	
Subdivision regulations aim to encourage planned subdivisions, secure public rights to roads and utilities, improve land records, and balance the interests of homeowners, the public, and subdividers	- Carry forward in the appropriate Subdivision Procedure in new Ch. 2, Applications, or in the Subdivision Design Section of new Ch. 5, Development Standards - Clarify that while there is a public interest in consideration of subdivisions, there is also a legitimate investment-backed expectation regarding the ability to subdivide land they own when its done in accordance with applicable laws
Sec. 24-305 Authority; Scope	
No subdivision plat within the county shall be recorded until approved by the planning commission or subdivision administrator. Existing subdivisions without a recorded plat that wish to subdivide must comply.	- Carry forward in Subdivision Section of new Ch.5, Development Standards but clarify that subdivision review and decision on minor subdivision, preliminary plats (for major subdivisions), and final plats is reserved for County staff - Discuss the potential for utilization of a Technical Review Committee (comprised of county staff and governmental agencies employees) to decide preliminary plats - Add a Nonconforming Lots Section to new Ch. 8, Nonconformities, that establishes standards for development on nonconforming lots of record subject to legal subdivisions approved prior to the establishment of the LUDO, but that do not comply with the LUDO's standards
Sec. 24-306 Schedule of Fees	
This section outlines the schedule of non-refundable processing fees for preliminary plat review ($100 + $1 per lot), final plat review ($100), and road construction inspections ($625 initial, $75 re-inspection).	Remove from the LUDO. This belongs in an annual fee schedule instead of a regulatory document
Sec. 24-307 Applicability	
The subdivision regulations apply to all unincorporated areas within the county.	Carry forward
Sec. 24-308 Definitions	
This section defines words, terms, and phrases used in this article, including Block, Building line, Commission, Common area, Cul-de-sac road, and Subdivision.	Relocate and consolidate with the other words in the Defined Terms Section of new Ch. 10, Definitions
Division 2. Administrative Procedures	
Sec. 24-335 Review Procedure; Recommendations; Approval	

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The subdivider submits a preliminary plat for review by the subdivision administrator and approval/rejection by the planning commission within 40 calendar days, considering public health, safety, and infrastructure	- Relocate these provisions to the appropriate Subdivision procedures portion of the Specific Applications Section in new Ch. 2, Applications - Suggest the inclusion of a Minor Subdivision procedure (renamed Summary Plat) along with a Major Subdivision (that includes Preliminary Plats and Final Plats) - Consider adding a separate procedure for Construction Drawings for subdivisions or site plans that include the extension of or development of new public infrastructure (streets, water, sewer, sidewalks, street drainage). The Construction Drawing procedure can be a stand-alone procedure or can be joined with a Preliminary Plat or Site Plan application - Recommend that all subdivision applications be reviewed and decided by County staff or a Technical Review Committee rather than the Planning Commission (Variances from subdivision standards should be considered by the BOA) - Suggest establishment of a new Conservation Subdivision development type/application procedure that requires 50% open space and full screening from off-site roadways and existing residential uses - Remove any discretionary criteria from the approval standards for subdivisions (unless the County wants to begin using an evidentiary hearing/quasi-judicial procedure for subdivision approval)
Sec. 24-336 Preliminary Plat	
The preliminary plat must include location maps, names/addresses, boundary survey, present/abutting land use, acreage, contours, tax number, easement locations, and proposed lot/road information.	Relocate these provisions to a new summary table of subdivision plat submittal requirements and application contents in new Ch. 11, Appendices
Sec. 24-337 Supplemental Information	
After preliminary plat approval, supplemental information such as profile of dam structures for lakes/ponds, tentative road profiles, and the approved stormwater management plan must be submitted.	- Carry forward - Clarify the relationships and timing issues between stormwater permits and subdivision review
Sec. 24-338 Summary Plats	
Divisions of land like lot combinations, parcels of five acres or more, or divisions into seven or fewer lots fronting on existing roads only require a summary plat approved by the subdivision administrator.	- Rename these to Minor Subdivisions and continue to allow County staff review and approval of these subdivisions (suggest these approvals be named "Minor Subdivisions" instead of "final Plats" to help avoid confusion) - Suggest these subdivisions be exempted from any requirements for active open space (since they lack sufficient maintenance funding/infrastructure)
Sec. 24-339 Subdivision Signs	
All subdivision signs must be located outside of any county or state road right-of-way, sight distance area, and the proposed right-of-way of new subdivision roads	Address these kinds of signs in accordance with the Subdivision Sign standards in the Signage Section of new Ch. 5, Development Standards
Division 3. Final Plat	
Sec. 24-367 Final Approval Required	
Final plat submission is required within 12 months of preliminary approval (or extensions). Conservation subdivisions require an approved master plan and open space easement/covenants. Final approval is subject to planning commission/administrator approval and must be recorded within 60 days.	- Suggest the Final Plat procedure be carried forward as a separate procedure from Preliminary Plats or Construction Drawings - Suggest Final Plats be decided by County staff rather than Planning Commission - Relocate standard content requirements to the summary subdivision submittal requirements in new Ch. 11, Appendices
Sec. 24-368 Final Plat Contents and Information	
The final plat must include all preliminary information, a fully delineated plat at 1"=200' or larger scale, bearings/distances, lot numbers, and required drainage/utility easements.	- Relocate standard content requirements to the summary subdivision submittal requirements in new Ch. 11, Appendices - Add a Certificate and Declarations Section that details the language to be included on subdivision approvals, along with a summary table of which kinds of subdivisions require which certificates or declarations
Sec. 24-369 Revised or Rescinded Plat	

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Surveyor errors on approved final plats can be corrected with subdivision administrator approval. Approval can be rescinded if based on false/incorrect information from the subdivider.	Discuss. Have these standards ever been used?
Sec. 24-370 Inspection of Subdivision	
All subdivisions are subject to periodic inspection during and after construction to ensure compliance with design standards and approved plats, utilizing county-employed or retained personnel.	Discuss. Is this an activity the county wishes to continue?
Sec. 24-371 Performance Bonds	
Subdividers may post bonds/assignments equal to 1.25 times cost estimates in lieu of completing physical improvements before final plat recording, valid for at least 18 months.	- Carry forward this approach as its own new procedure in new Ch. 2, Applications, that can address performance guarantees associated with subdivisions as well as development of individual sites - Clarify which features may or may not be subject to a performance guarantee - Provide greater clarity on process, eligible features, amount, form, criteria, term, extension, renewal, forfeiture, release/reduction, etc.
Division 4. Design Standards	
Sec. 24-401 Size, Shape and Orientation of Lots	
Lot features must be appropriate for the subdivision location and development type. Conservation subdivisions encourage open space preservation, natural feature retention, and compact neighborhoods.	Relocate lot-related provisions to the Subdivision Design Section in new Ch. 5, Development Standards, illustrate where possible Address conservation subdivision configuration in the procedure section on Conservation Subdivisions in Ch. 2, Applications
Sec. 24-402 Double Frontage Lots	
No double frontage lots shall be permitted unless specific approval is given by the planning commission.	Carry forward, but designate County staff as decision makers
Sec. 24-403 Access	
All lots must have direct access (right-of-way or easement, min. 20 ft. width) to an approved county, state, or private road built to county standards, with SCDOT approval required for state roads.	- Carry forward in Access and Driveway Standards - Discuss the possibility of shared driveways that can serve up to four single-family detached dwellings with a single driveway that may cross lot lines - Address private roadway standards in the Streets Section in new Ch. 7, Infrastructure Standards - Suggest removing roadway maintenance agreement language from the LUDO (but clarify that these are required)
Sec. 24-404 Lot Lines	
Side lot lines shall be approximately at right angles to the road right-of-way line. The front lot line is at the right-of-way line, or 25 feet from centerline for county roads and 33 feet for state roads.	Carry forward with other lot-related standards in the Subdivision Design Section in new Ch. 5, Development Standards Suggest adding a new section for Special Purpose Lots that are for infrastructure and do not have to comply with otherwise applicable dimensional standards
Sec. 24-405 Lots in Floodplains	
No lots may be partially in a floodplain unless they contain adequate usable lot area one foot or more higher than the high water mark, or meet higher state standards.	Discuss. If a subdivision can locate an open space parcel in floodplain, must it meet these standards?
Sec. 24-406 Waterways	
Natural waterways and riparian buffers must remain natural and be kept clear of obstruction. Conservation subdivisions require a minimum 50-foot riparian buffer from the top of the bank.	- Carry forward - Discuss if and how these areas may be retained within buildable lots or if they must be included in common open space - If such features are included within buildable lots, then suggest the lot be subject to an easement that follows and extends outwards from the top of each streambank by at least 20 feet
Sec. 24-407 Useable Lot Area	

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Usable lot area is the main part of the lot for the principal building, excluding pole portions of flag lots, and cannot be split by or include a creek, marsh, swamp, wetland, or related buffer zone.	Carry forward in Lots portion of Rules of Measurement Section of new Ch. 10, Definitions
Sec. 24-408 Intensity Standards	
One subdivision entrance is required for every 100 lots. In conservation subdivisions, at least 50% of lots must directly front or face open spaces across a street, unless a variance is granted.	- Address the minimum number of entry point for subdivisions standards in the Access and Driveways Section of new Ch. 5, Development Standards - Suggest the standards be supplemented with a table that identifies a minimum number of roadway access points based on the number of lots, units, or non-residential square footage
Sec. 24-409 Flag Lots	
Flag lots are limited to a maximum of 10% of total lots in a subdivision with >20 lots. Pole portions must be at least 20 feet wide and are subject to minimum spacing and driveway pipe size/sight distance requirements.	Carry forward in the Lots portion of the Rules of Measurement Section of new Ch. 10, Definitions
Sec. 24-410 Drainage and Utility Easements	
Easements for drainage/utilities must be established by the appropriate agency and shown on the final plat. A five-foot easement is required on interior/rear lines, and ten feet on exterior lines.	- Carry forward, but relocate with other easement-related provisions in the Easements Section of new Ch. 7, Infrastructure Standards - Supplement with other easements, including access, maintenance, and others
Sec. 24-411 Conveyance System	
Offsite stormwater flowing through a subdivision, and internal conveyance systems, must be routed through a designed conveyance system with a designated easement (preferably through a common area).	- Discuss. How does this differ from a stream? - If this is not a stream, but is a stormwater features that results from/serves a different development site, then it should be addressed as a stormwater control measure on the subject site
Division 5. Lot Dimensions	
Sec. 24-432 Minimum Dimensions; Setbacks	
Minimum lot areas and setbacks vary based on access to public water and sewer/septic tank. Conservation subdivisions have smaller minimum lot area and setback requirements.	- Carry forward current lot size in un-zoned areas and address lot dimensions in zoned portions in the Conventional Zoning Districts Section of Ch. 4, Zoning Districts - Carry forward distinctions for lots on sewer versus on-site wastewater treatment/on-site potable water - Suggest lot sizes for conservation subdivision not be included, but lot size turns on setbacks and impervious surface cover limitations
Sec. 24-433 Setback Lines from Roadways	
Minimum front yard setbacks from the road right-of-way vary by road classification: residential roads (30 ft), collector roads (40 ft), and arterial roads (50 ft).	Carry forward and substitute "street" setbacks for "front" setbacks, and apply street setbacks along any lot line abutting a street
Division 6. Water Supply and Sewage Disposal System	
Sec. 24-465 General Provisions	
Subdivisions must install water/sewer lines and connect to public utilities if located within 300 feet of access, or otherwise use a system approved by DHEC.	- Carry forward these standards with some amendments in the Potable Water and Wastewater Sections of new Ch. 7, Infrastructure Standards. - Discuss. Suggest a slightly different approach that apply varying maximum distances from existing public water and sewer lines where the larger the number of proposed units, the longer the maximum distance from existing utilities before connection to public water or sewer may be waived (e.g., subdivisions with more than 50 units should have a maximum distance of 500 feet or more from utilities; subdivisions with 100 units should have a maximum distance of 1,000 feet or more from utilities using a distance-per-unit metric)
Sec. 24-466 Fire Hydrants	

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If adequate water pressure and volume are available, the subdivider of any new subdivision must install or identify existing fire hydrants within 1,000 feet of every lot.	- Carry forward these standards with some amendments in the Fire Protection Sections of new Ch. 7, Infrastructure Standards - Clarify if structures can be constructed in subdivisions before functional fire protection is in place - Discuss. A 500-foot distance is fairly typical. Does the County wish to continue with the 1,000-foot distance? Also suggest the standards clarify the minimum waterline size for hydrants
Division 7. Other Improvements	
Sec. 24-486 Road Trees and Medians	
Trees, shrubs, or planted medians in road rights-of-way require planning commission approval for type/placement and must not interfere with vehicular sight lines.	- Suggest staff decide landscaping within public street rights-of-way in coordination with SCDOT, as appropriate (not Planning Commission) - Clarify that plantings within the public right-of-way are the responsibility of the developer, applicant or owner's association (not the County) - Discuss. How does SCDOT approach the issue of landscaping within the ROW?
Sec. 24-487 Lot Trees	
The subdivider shall make every effort to preserve as many trees as possible and remove only those necessary for development of the lot.	- Delete. Vague. - Discuss if the County wishes to include tree retention or reforestation standards
Sec. 24-488 Driveways	
Subdivision restrictive covenants must require that all driveways are constructed and maintained to avoid tracking mud and dirt from the lots onto the roads.	Relocate to the Owner's Association Section in new Ch. 5, Development Standards
Division 8. Violations and Penalties	
Sec. 24-515 Enforcement	
Unapproved or unrecorded transfer/sale of land within a subdivision by plat reference is a misdemeanor punishable at the court's discretion; the county may also seek injunction.	Relocate this language to the Applicability Section of new Ch. 1, Administration
Sec. 24-516 Conflict with Other Laws, Ordinances or Regulations	
When subdivision regulations impose higher standards than other laws, ordinances, or regulations, the provisions of these subdivision regulations shall govern.	Replace with a new comprehensive Conflict Section in new Ch. 1, Administration
Sec. 24-517 Variances	
The planning commission may modify requirements if strict application results in unnecessary hardship/injustices, provided the public interest and the spirit of the regulations are preserved.	Suggest Variances from subdivision standards be considered by the BOA, not the Planning Commission, in accordance with the Variance procedure and requirements in new Ch. 2, Applications
Sec. 24-518 Amendments	
Before adopting any amendment, the county council must hold a public hearing with published notice not less than 15 nor more than 30 days prior to the hearing date.	Delete, this will be addressed under the LUDO text and Zoning Map Amendment procedures in new Ch.2, Applications
Sec. 24-519 Interpretation	
Subdivision regulations are to be interpreted as the minimum provisions for the protection of the health, safety, and welfare of the general public.	- Replace with a new Determination procedure that addresses request for interpretations of the LUDO text, Zoning Map, and prior approvals - Determinations can be informal (verbal and non-binding) or formal (written and binding)
Sec. 24-520 Separability	
If any part of these subdivision regulations is judged invalid, the remaining sections shall remain valid and effective.	Delete, unnecessary- already address under new Severability Section in new Ch. 1, Administration
Sec. 24-521 Appeals	

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Appeals of the subdivision administrator's decision go to the planning commission (60-day limit), and subsequent appeals go to the circuit court.	Revise to delegate the BOA to hear appeals of the Subdivision Administrator or other County staff member, in accordance with the Appeal procedure in new Ch. 2, Appeals (instead of the Planning Commission)
Sec. 24-522 Appendices	
This section identifies Appendix A (Final Plat Certification and Title Block formatting) and reserves Appendix B.	Carry forward in Certificates and Declarations Section in new Ch. 11, Appendices
Article IV. Flood Damage Prevention	
Division 1. Generally	
Sec. 24-579 Statutory Authorization	
The article is adopted under the authority delegated by the South Carolina General Assembly to local governmental units to promote public health, safety, and welfare.	- Suggest this material be split up into four different constituent parts: the Floodplain Administrator-related standards in the Review Authorities Section of new Ch. 2, Applications; the Floodplain Development Permit/Elevation Certificate & Variance provisions in new Ch. 2, Applications; the floodplain standards themselves in a new Flood Damage Prevention Overlay (FPO) district in new Ch. 4, Zoning Districts; enforcement-related provisions in new Ch. 9, Violations and Enforcement; and defined terms in new Ch. 10, Definitions - Carry forward authorization provisions with FPO District provisions in new Ch. 4, Zoning Districts
Sec. 24-580 Findings of Fact	
Special flood hazard areas are subject to inundation causing loss of life/property and hazards, due to cumulative effect of obstructions and occupancy of uses vulnerable to floods.	Carry forward authorization provisions with FPO District provisions in new Ch. 4, Zoning Districts
Sec. 24-581 Statement of Purpose and Objectives	
The purpose is to protect life/health, minimize property damage and public/private losses due to floods, and to preserve natural flood control characteristics of floodplains.	Carry forward authorization provisions with FPO District provisions in new Ch. 4, Zoning Districts
Sec. 24-582 Lands to Which this Article Applies	
This article applies to all special flood hazard areas within the county's jurisdiction, as identified by FEMA's flood insurance study and accompanying maps.	Suggest this area be identified as a Flood Damage Prevention Overlay (FPO) District in new Ch. 4, Zoning Districts
Sec. 24-583 Establishment of Development Permit	
A development permit is required in conformance with this article prior to the commencement of any development activities.	Suggest this Floodplain Development Permit (and corresponding Elevation Certificates) be addressed as a new application type in the Specific Application Section of new Ch. 2, Applications
Sec. 24-584 Compliance	
No structure or land shall be located, extended, converted, or structurally altered without full compliance with the terms of this article and other applicable regulations.	Relocate this language to the Applicability Section of new Ch. 1, Administration
Sec. 24-585 Interpretation	
Provisions are considered minimum requirements, liberally construed, and do not limit other powers. If conflicts occur, the more stringent restrictions shall prevail.	Replace with new Determination procedure in Specific Application Procedures in new Ch. 2, Applications
Sec. 24-586 Partial Invalidity and Severability	
If any part of this article is declared invalid, the remainder of the article shall not be affected and shall remain in force.	Delete, unnecessary
Sec. 24-587 Warning and Disclaimer of Liability	

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This article does not imply that land outside flood hazard areas will be free from flooding, nor does it create liability for the county or its employees for flood damages.	Carry forward in General Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Sec. 24-588 Penalties for Violation	
Violation or failure to comply is a misdemeanor, punishable by a fine of not more than 500.00 or imprisonment for not more than 30 days (each day is a separate offense).	Relocate this language to the Flood-Related Enforcement Section in new Ch. 9, Violations and Enforcement
Division 2. Definitions	
Sec. 24-610 Terms Defined	
This section provides definitions for words and terms used in this article, including Area of special flood hazard, Base flood, Development, Lowest floor, and Substantial damage/improvement.	- Relocate this language to the Terms Defined Section in new Ch. 10, Definitions - Ensure flood-related definitions are flagged in cases where the same term is defined in different ways by different portions of the LUDO
Division 3. Administration	
Sec. 24-639 Designation of Local Administrator	
The development standards manager is appointed as the local administrator to administer and implement the provisions of this article.	Relocate this language to the Flood-Related Enforcement Section in new Ch. 9, Violations and Enforcement
Sec. 24-640 Adoption of Letter of Map Revisions (LOMRs)	
All LOMRs issued in the special flood hazard areas are adopted by this section.	Carry forward in General Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Sec. 24-642 Development Permit and Certification Requirements	
Permit applications must include a plot plan showing the floodplain contour and floodway. Certifications for lowest floor elevation (or floodproofing) are required during and upon completion of construction.	Suggest this Floodplain Development Permit (and corresponding Elevation Certificates) be addressed as a new application type in the Specific Application Section of new Ch. 2, Applications
Sec. 24-643 Duties and Responsibilities of the Local Administrator	
Duties include permit review, obtaining federal/state permits, managing watercourse alterations, preventing floodway encroachments, making map interpretations, performing inspections, issuing stop-work orders, and maintaining records.	Relocate this language to the County staff portion of the Review Authorities Section of new Ch. 1, Administration
Sec. 24-644 Administrative Procedures	
Procedures include work-in-progress inspections, issuing stop-work orders for violations, revoking permits, requiring correction of violations, and, if necessary, notifying FEMA to deny flood insurance (Section 1316 action).	- Relocate inspections-related provisions to the Floodplain Development Permit procedure in new Ch. 2, Applications - Relocate the balance of the enforcement-related material to the Flood-Related Enforcement Section in new Ch. 9, Violations and Enforcement
Division 4. Provisions for Flood Hazard Reduction	
Sec. 24-662 General Standards	
New development must be reasonably safe from flooding, anchored, constructed with flood-resistant materials, and minimize flood damage. Utilities must be protected, and critical development elevated to the 500-year flood elevation.	Carry forward in General Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Sec. 24-663 Specific Standards	
New/substantially improved residential and nonresidential structures must have the lowest floor elevated no lower than two feet above the base flood elevation (BFE). No basements are permitted.	Carry forward in Specific Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Sec. 24-664 Standards for Streams Without Established Base Flood Elevations and Floodways	

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For streams without BFE data, the applicant must generate BFE data for large developments. Encroachments within 100 feet of a stream bank are generally restricted unless certified by an engineer.	Carry forward in Specific Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Sec. 24-665 Standards for Streams with Established Base Flood Elevations but Without Floodways	
No encroachments (fill, construction, etc.) are permitted unless a registered professional engineer certifies that the cumulative effect of development won't increase the base flood water surface elevation by more than one foot.	Carry forward in Specific Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Sec. 24-666 Standards for Areas of Shallow Flooding (AO zones)	
Structures must have the lowest floor elevated to the specified flood depth on the FIRM (or at least three feet) above the highest adjacent grade, or be floodproofed, and include drainage paths.	Carry forward in Specific Standards portion of FPO District Section in new Ch. 4, Zoning Districts
Division 5. Variance Procedures	
Sec. 24-691 Establishment of Appeals Board	
The county board of land use appeals shall hear and decide requests for variances from the requirements of this article.	Carry forward in the Powers and Duties sub-section of the BOA portion of the Review Authorities Section of new Ch. 2, Applications
Sec. 24-692 Right to Appeal	
Any person aggrieved by the appeals board's decision or any taxpayer may appeal the decision to the county court of common pleas.	Delete, unnecessary
Sec. 24-693 Historic Structures	
Variances may be issued for the repair/rehabilitation of historic structures if the work preserves its historic character/design and the variance is the minimum necessary.	Discuss. Are there recognized historic structures in the County?
Sec. 24-694 Functionally-Dependent Uses	
Variances may be issued for development necessary for the conduct of a functionally dependent use if no reasonable alternative exists and flood damage is minimized.	Relocate to Floodplain-related provisions in the Variance procedure in the Specific Applications Section in new Ch. 2, Applications
Sec. 24-695 Agricultural Structures	
Variances may be issued for wet floodproofing agricultural structures (e.g., pole barns, grain bins) if used solely for specific agricultural purposes, not substantially damaged, and meeting all conditions.	Relocate to Floodplain-related provisions in the Variance procedure in the Specific Applications Section in new Ch. 2, Applications
Sec. 24-696 Considerations	
The appeals board shall consider all technical evaluations and factors, including the danger of materials being swept away, risk to life/property, facility importance, and alternatives.	Relocate to Floodplain-related provisions in the Variance procedure in the Specific Applications Section in new Ch. 2, Applications
Sec. 24-697 Findings	
Findings of fact shall be submitted in writing and included in the variance application, and comments from DHEC's national flood insurance program must be included.	Relocate to Floodplain-related provisions in the Variance procedure in the Specific Applications Section in new Ch. 2, Applications
Sec. 24-698 Floodways	
Variances shall not be issued within any designated floodway if it results in any BFE increase, unless a CLOMR is obtained and the applicant posts a bond for 100% of the cost of development.	Relocate to Floodplain-related provisions in the Variance procedure in the Specific Applications Section in new Ch. 2, Applications
Sec. 24-699 Conditions	

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Variances must not violate other laws or be contrary to public interest, and shall be the minimum necessary to afford relief for exceptional hardship.	Relocate to Floodplain-related provisions in the Variance procedure in the Specific Applications Section in new Ch. 2, Applications
Division 6. Legal Status Provisions	
Sec. 24-727 Effect on Rights and Liabilities Under the Existing Flood Damage Prevention Ordinance	
This article is a re-enactment and continuation of existing provisions, preserving all accrued rights and liabilities under the previous ordinance.	Carry forward authorization provisions with FPO District provisions in new Ch. 4, Zoning Districts
Sec. 24-728 Effect Upon Outstanding Building Permits	
Outstanding building permits granted before passage of this article are exempt from changes, provided construction begins within 60 days of passage.	Carry forward authorization provisions with FPO District provisions in new Ch. 4, Zoning Districts
Article V. Stormwater Management and Sedimentation Control	
Division 1. Generally	
Sec. 24-757 Purpose, Authority and Jurisdiction	
The purpose is to protect public health/safety, water quality, and natural resources from excessive soil erosion, sedimentation, and flood damage, complying with NPDES permit requirements.	- Carry forward with other related material in Stormwater/Sedimentation Section of new Ch. 6, Environmental Standards - Separate the provisions related to minimum requirements, applicability, authority, and jurisdiction into their own sub-sections in the prefatory material in the Stormwater Section - Discuss the relationship between the County's local stormwater program/permit issuance and the SCDES plan approval stage
Sec. 24-758 Definitions	
This section defines words and terms used in this article, such as Adverse impact, Best management practices (BMPs), Construction activity, and Land disturbing activity.	- Relocate to the Terms Defined Section of new Ch. 10, Definitions - Ensure stormwater-related definitions are flagged in cases where the same term is defined in different ways by different portions of the LUDO
Division 2. Procedure	
Sec. 24-785 County Stormwater Management Plan (SWMP)	
The SWMP developed to comply with the NPDES permit is adopted as the official operational program, with GIS mapping serving as the authoritative information source.	- Relocate to the Authority portion of the Stormwater Section of new Ch. 6, Environmental Standards - Clarify where the SWMP may be reviewed by members of the public
Sec. 24-786 Permits and Stormwater Management and Sediment Control Plans	
Land disturbing activities of one or more acres (including part of a LCP) must obtain permit coverage by submitting a stormwater management and sediment control plan.	Relocate to the Applicability provisions of the Stormwater Permit application procedure in the Specific Applications section of new Ch. 2, Applications
Sec. 24-787 Application for Permit; Approval or Disapproval	
Applications require a stormwater management and sediment control plan certified by a qualified designer. The appropriate agency reviews the plan within 20 days. Approved plans are valid for three years.	- Relocate to Stormwater Permit application procedure in new Ch. 2, Applications - Replace references to "appropriate plan approval agency" with more specific references to which review authority decides which permits under what circumstances - Clarify the timing of application submittal in relation to other applicable applications (site plans, construction drawings, etc.) - Clarify instances and timing of SCDES (DHEC) review - Clarify the relationship of Stormwater Permits to Sediment Control Plans - Include review criteria for approval
Sec. 24-788 Fee Schedule	
A nonrefundable fee is charged for permit applications, waivers/variances, extensions, renewals, major plan changes, and compliance inspections; the schedule is in the stormwater design manual.	Carry forward with other application-related materials

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Sec. 24-789 Waivers	
Waivers from stormwater management may be granted if the project returns the disturbed area to pre-development runoff condition, has no significant adverse impact downstream, or peak control aggravates flooding.	- Discuss. Is it possible to address waivers through some other more generic procedure or a Variance rather than a Variance procedure - If Waivers must be maintained, establish specific criteria, effect, and sequence provisions
Sec. 24-790 Variances	
A variance may be granted if exceptional circumstances cause unnecessary hardship and strict adherence does not fulfill the article's intent; failure to act on the request within 20 days is automatic approval.	Address with the Variance application procedure in the Specific Application Procedures Section in new Ch. 2, Applications
Sec. 24-791 Appeals and Administrative Hearings	
Appeals from decisions made by the county public works division, stormwater management department go to the county land use board of appeals.	Address with the Appeal application procedure in the Specific Application Procedures Section in new Ch. 2, Applications
Sec. 24-792 Inspection and Enforcement	
Inspections by qualified personnel enforce compliance with approved plans. The county can enter private property to inspect the storm sewer system and construction sites. Violations can result in stop-work orders or fines.	- Incorporate in the Inspection sub-section of the Stormwater Permit application procedure in new Ch. 2, Applications - Relocate enforcement-related provisions to the Stormwater Enforcement Section of new Ch. 9, Violations and Enforcement
Sec. 24-793 Penalties	
Violations are subject to a civil penalty of up to $1,000.00 per day. Negligent or willful violations are misdemeanors punishable in magistrate's court.	- Relocate to the Stormwater Enforcement Section of new Ch. 9, Violations and Enforcement
Division 3. Plan and Application	
Sec. 24-825 Standards and Requirements for Preparation of Stormwater Management and Sediment Control Plans	
Submittal requirements are in the county stormwater design manual/checklist. Plans for structural BMPs must include as-built plans and certification of substantial completion from a licensed professional.	Carry forward in the Stormwater Permit application procedure in new Ch. 2, Applications
Division 4. Maintenance Requirements and Off-Site Damage Correction	
Sec. 24-844 Permanent Stormwater Maintenance Requirements	
Persons responsible for permanent stormwater BMPs must execute a maintenance agreement. The county will inspect BMPs and notify the responsible party of deficiencies for remediation.	Relocate to Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-845 Off-site Damage Correction	
The appropriate agency evaluates off-site damages from land disturbing activities (e.g., sedimentation, flooding) and attempts to establish an agreement for cleanup and correction with the responsible property owner.	Relocate enforcement-related provisions to the Stormwater Enforcement Section of new Ch. 9, Violations and Enforcement
Division 5. Illicit Discharge Detection and Elimination Program	
Sec. 24-869 Applicability	
This division applies to all non-stormwater discharges entering the county small separate storm sewer systems (SMS4) unless explicitly exempted.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-870 Administration	
The county public works division, stormwater management department shall administer and implement the provisions of this division.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards

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Sec. 24-871 Discharge Prohibitions	
Prohibits discharging pollutants or any non-stormwater (e.g., sewage, process wastewater) into the SMS4, except for specified non-polluting sources (e.g., waterline flushing, air conditioning condensation).	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-872 Exemptions	
Exemptions include construction of single-family residences disturbing less than one acre, agricultural land for plant/animal production (except large structures), activities regulated by the Mining Act, and specific CWA section 404 discharges.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-873 Suspension of SMS4 Access	
The agency may suspend SMS4 access without prior notice to stop actual or threatened discharges posing imminent danger to the environment, health, or the SMS4.	Discuss. Purpose of these standards?
Sec. 24-874 Unauthorized Connection	
It is unlawful to make any connection to the SMS4 without written permission, or to reconnect access suspended/terminated due to an illicit discharge without prior approval.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-875 Litter and Refuse Control	
Property owners must keep leaves out of drainage systems. It is unlawful to place yard waste into any storm drain or conveyance that will wash it into the SMS4.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-876 Monitoring of Discharges	
The agency can enter and inspect facilities to determine compliance and install monitoring/sampling devices. Facility operators must allow access and maintain monitoring equipment.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-877 Notification of Spills	
Persons responsible for a facility or emergency response must notify the appropriate agency of known/suspected releases that may result in illegal discharges, in person/phone/facsimile, within the next business day.	Relocate to Illicit Discharge portion of the Stormwater Section in new Ch. 6, Environmental Standards
Sec. 24-878 Enforcement	
The agency may order compliance by written notice requiring elimination of illicit connections, cessation of violating discharges, abatement of pollution, or implementation of source control BMPs.	Relocate enforcement-related provisions to the Stormwater Enforcement Section of new Ch. 9, Violations and Enforcement
Sec. 24-879 Penalties	
Failure to comply with a compliance directive is subject to applicable penalties as set forth in section 24-793, with each day in violation constituting a separate offense.	Relocate enforcement-related provisions to the Stormwater Enforcement Section of new Ch. 9, Violations and Enforcement
Sec. 24-880 Remedies not Exclusive	
Remedies listed in this article are not exclusive of any other remedies available under federal, state, or local law.	Relocate enforcement-related provisions to the Stormwater Enforcement Section of new Ch. 9, Violations and Enforcement
Article VI. Road Standards	

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Division 1. Generally	
Sec. 24-909 Applicability and Territorial Limits	
The provisions of this article are applicable to all roads, whether public or private, constructed within any unincorporated area of the county.	- Suggest this material be reorganized under the Roads Section of new Ch.7, Infrastructure - Add provisions recognizing compliance with adopted policy guidance - Suggest organizing as standards applied to public roads and standards applied to private roads (and consolidating current distinctions applied to residential or non-residential roads since this can change based on length of street) - Suggest adding new standards for continuation and connectivity - Suggest adding deeper connection to the Transportation Impact Analysis procedure, desired roadway level-of-service, and responsibility of the developer to improve roadways (on-site and off-site) - Clarify that these standards are applied in cases of subdivision AND site plans, whether development anticipates new roads as well as changes/extensions of existing roads - Discuss current road ROW and cross section standards- do these need adjustment, and where is the background on this
Sec. 24-910 Road Improvement, Subdivider Cost	
The subdivider shall be responsible for all costs of, or associated with, road construction within the subdivision.	Discuss. What is the degree to which a subdivider should have some responsibility for off-site or frontage road improvement
Sec. 24-911 Road Layout	
The road pattern must meet or exceed minimum design standards and the SCDOT Access and Roadside Management Standards, applying the more restrictive standard in case of conflict.	- Carry forward in General Standards for Public Roads portion of Streets Section - Discuss road layout guidance. Does the County have a CTP that locates major roadway alignments? Do the SCDOT layout standards apply to higher classification roads, just local roads, both? - Discuss the degree to which private roads are subject to public road layout standards
Sec. 24-912 Road Names and Signs	
Proposed road names must not be similar to existing names and require E 911/transportation/planning division approval. Subdivider installs road signs per SCDOT standards and county approval.	Carry forward in General Standards Applied to All Roads portion of Roads Section in new Ch. 7, Infrastructure Standards
Sec. 24-913 Road Access	
Roads shall be designed and located to provide access to all lots within any subdivision.	Delete and replace with Access and Driveways Section in new Ch. 5, Development Standards
Sec. 24-914 Topography	
The direction and pattern of the roads must take advantage of the land contour to eliminate or reduce excessive cutting and filling and provide reasonable grades	Delete or supplement with more detailed criteria (could utilize as a purpose statement)
Sec. 24-915 Types of Roads	
Defines the road classification system (Arterial, Collector, Major/Minor Local Roads) and two types of construction standards for Residential (I & II) and Commercial (I & II) roads.	- Relocate to Classification portion of General Requirements for all Roads in Roads Section of new Ch. 7, Infrastructure Standards - Supplement with additional detail on right of way widths, cross-sections, and approximate trip counts by road type - Supplement with details on private roads - Discuss adding new roadway level of service standards as the basis for requirements to off-site roadways as part of transportation impact analysis
Sec. 24-916 Platted Connecting Roads	
Subdivision roads connecting to dedicated/platted portions of roads must be platted to the greater of the existing width or the minimum width required by these regulations.	- Relocate to General Standards for all Roads - Discuss how the County wishes to approach land condemnation for off-site roadway improvements in cases where the off-site existing roadway in need of improvement lacks sufficient right of way
Sec. 24-917 Existing Connecting Roads	

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CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Proposed roads connecting with existing roads must be constructed to the greater of the existing road's width or the minimum required width under these regulations.	- Relocate to General Standards for all Roads - Clarify that the roadway classification must also be continued
Sec. 24-918 Intersecting Roads	
No more than two roads shall intersect at the same point.	- Relocate to Intersections portion of Roads Section in new Ch. 7, Infrastructure Standards - Supplement with requirements for off-sets, jogs, and minimum radii
Sec. 24-919 Sight Distances	
A sight easement must be reserved and dedicated to the county at every new intersection of roads, with dimensions determined as set forth in Appendix E.	Replace with Sight Distance Triangle standards/diagrams in Access and Driveways Section of new Ch. 5, Development Standards
Sec. 24-920 Road Specifications Generally	
Construction materials and methods must meet or exceed SCDOT standards, subject to county engineer rejection. All contractors must provide proof of licensing.	- Carry forward in General Standards for All Roads - Clarify if private roads have to meet public road specifications
Sec. 24-921 Temperature and Weather Restrictions on Asphalt Paving Work	
Asphalt surfacing work is prohibited on a wet surface, when temperatures are below 55°F (falling) or 45°F (rising), or when weather conditions are otherwise unfavorable.	Carry forward in General Standards for All Roads
Sec. 24-922 Sidewalks	
Location and widths of sidewalks planned by a subdivider must be shown on all plats and approved by the county engineer prior to construction, meeting SCDOT standards.	Relocate to the Sidewalks and Greenways Section of new Ch. 7, Infrastructure Standards
Sec. 24-923 Performance Bond or Assignment	
The subdivider must provide a performance bond or assignment as required in Article III if road construction is not completed to the county's satisfaction prior to filing the final plat.	Replace with Performance Guarantee procedure
Sec. 24-924 Road Repairs; Encroachment Permits	
Anyone excavating or altering a county road must obtain an encroachment permit 48 hours prior to work and restore the road to its original condition per SCDOT standards.	- Carry forward in Encroachments Section of new Ch. 7 Infrastructure Standards - Discuss the need to include the Encroachment Permit in the listing of applications in new Ch. 2, Applications
Division 2. Residential Road Standards	
Sec. 24-952 Road Off-set	
When two roads intersect a third road at different points, the centerlines of the intersecting roads must be separated by at least 125 feet.	- Suggest these standards be consolidated with commercial and industrial road standards into a single set of public road standards - Address in new Intersections portion and add diagrams
Sec. 24-953 Intersections	
Roads must intersect other roads as near to a 90-degree angle as possible, with a minimum angle of 70 degrees for intersections with arterial or collector highways.	- Suggest these standards be consolidated with commercial and industrial road standards into a single set of public road standards - Address in new Intersections portion and add diagrams
Sec. 24-954 Culs-de-sac	
Closed roads shall not serve more than 30 residential lots and must terminate with a circular right-of-way of not less than a 50-foot radius and a paved radius of at least 35 feet.	- Carry forward with other road standards - Explore a wider bulb depending on evolving fire codes - Discuss how the 30-lot standard is applied to branching cul-de-sac roads
Sec. 24-955 Right-of-Way and Road Widths	

County Code of Ordinances Review Tables

CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Right-of-way and road widths are specified for each classification (e.g., Collector: 66 ft R-O-W, 24 ft road width). Road grades must be between one-half percent and 12 percent maximum.	- Carry forward and consolidate with road standards for commercial/industrial streets in Road Design portion of Roads Section of new Ch. 7, Infrastructure Standards - Discuss the difference between local and "service" roads - Should there be an alley classification? - Suggest standards or standard ranges be added instead of vague statements or references to other locations
Sec. 24-956 Horizontal (Circular) Curves	
Road alignment deflections greater than ten degrees require curving the right-of-way. Minimum horizontal radius of curvature at the centerline varies by road type (e.g., Local: 150 feet).	Carry forward and consolidate with road standards for commercial/industrial streets in Road Design portion of Roads Section if new Ch. 7, Infrastructure Standards
Sec. 24-957 Vertical (Crest/Sag) Curves	
Changes in vertical grade must be connected by vertical curves with a minimum length equal to or exceeding 25 times the sum of both approaching grades stated in percent.	Carry forward and consolidate with road standards for commercial/industrial streets in Road Design portion of Roads Section if new Ch. 7, Infrastructure Standards
Sec. 24-958 Reverse Curves	
Reverse curves ("S curves") must have minimum tangential distances between curves varying by road type (e.g., Local: 100 feet).	Carry forward and consolidate with road standards for commercial/industrial streets in Road Design portion of Roads Section if new Ch. 7, Infrastructure Standards
Sec. 24-959 Road Improvements Generally	
Residential road construction must meet or exceed SCDOT minimum standards. The subdivider may use Residential Standard I or II, but lots of 25,000 sq. ft. or less require Standard I.	- Discuss the reasons for Type I and Type II roadway standards - Discuss what happens when lots found along an existing Type II roadway are further subdivided into lots of less than 25,000 sf?
Sec. 24-960 Drainage	
Surface run-off must be controlled to protect property. An adequate drainage system (ditches, pipes, etc.) must be designed/installed. Minimum driveway pipe size is 15 inches internal diameter.	Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards
Sec. 24-961 Storm Drains, Open Channels	
Minimum open channel cross sectional area is determined using Manning's Equation, based on a ten-year rainfall return frequency for a 24-hour storm. Limiting velocities apply to grassed channels.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity
Sec. 24-962 Enclosed Drainage System—Catchbasins	
Catchbasins are required along standard I roadways to receive surface drainage, sized and spaced as necessary (max gutter flow depth of 2.5 inches) with specific requirements for manholes and floors.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity
Sec. 24-963 Enclosed Drainage Systems—Pipes	
Minimum pipe size is 15 inches internal diameter. Only reinforced concrete pipe or SCDOT-approved material may be used in rights-of-way, designed using Manning's Equation and the rational method.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity
Sec. 24-964 Culverts Beneath Roads	
Culverts must be designed to pass peak run-off from at least a 25-year rainfall return frequency (6.7 inches for 24-hour storm) using the rational equation or TR-55 Method for larger areas.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity - Clarify the degree to which these standards are also applied to driveways
Sec. 24-965 Clearing and Grubbing	

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CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Before grading, the entire right-of-way must be cleared of all trees, stumps, roots, brush, and other objectionable materials to the satisfaction of the county engineer.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-966 Grading	
Tree stumps/vegetation must be removed to a minimum depth of two feet below subgrade. Rock must be removed to three inches below subgrade. The entire right-of-way must be graded as approved.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-967 Curbing	
Where installed, only formed or slip-formed concrete curbing and gutters meeting the dimensional requirements of Residential Standard I shall be constructed.	Relocate to Curb and Gutter Section in new Ch. 7, Infrastructure Standards
Sec. 24-968 Residential Roadbed Material Specifications	
All residential roads must have a base of four inches of gravel, covered by asphalt binder (2.5 inches or 3.5 inches) and asphalt surface mix (1.5 inches or 2 inches), meeting SCDOT requirements.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-969 Compaction and Testing	
Subgrade/base compaction must meet SCDOT standards and pass proof rolling. Embankments over five feet deep must be tested for 95 percent proctor compaction after each 12-inch lift.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-970 Inspections	
The subdivider must call for mandatory inspections, including clearing/grubbing, storm drainage, subgrade/utility, base, surface course application, and final (one-year) inspection.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-971 Installation of Crime Watch Signs	
Crime watch signs (max. 3x4 ft, no advertising) are allowed on rights-of-way with an encroachment permit, placed to not interfere with traffic signs and a minimum height of five feet.	Relocate to Signage Section in new Ch. 5, Development Standards, and cross reference in road standards
Division 3. Commercial and Industrial Road Standards	
Sec. 24-1001 Road Off-set	
When two roads intersect a third road at different points, the centerlines of the intersecting roads must be separated by at least 200 feet.	- Suggest these standards be consolidated with residential road standards into a single set of public road standards - Address in new Intersections portion and add diagrams
Sec. 24-1002 Intersections	
Roads must intersect other roads as near to a 90-degree angle as possible, with a minimum angle of 80 degrees for intersections with arterial or collector highways.	- Suggest these standards be consolidated with residential road standards into a single set of public road standards - Address in new Intersections portion and add diagrams
Sec. 24-1003 Cul-de-sacs	
Closed roads shall not serve more than 30 commercial lots and must terminate with a circular right-of-way of not less than a 66-foot radius and a paved radius of at least 50 feet.	- Carry forward with other road standards - Explore a wider bulb depending on evolving fire codes - Discuss how the 30-lot standard is applied to branching cul-de-sac roads
Sec. 24-1004 Right-of-way and Road Widths	
Right-of-way and road widths are specified for commercial roads, generally wider than residential roads (e.g., Major Local/Service: 66 ft R-O-W, 24 ft road width).	- Carry forward and consolidate with road standards for residential streets in Road Design portion of Roads Section of new Ch. 7, Infrastructure Standards - Discuss the difference between local and "service" roads - Should there be an alley classification? - Suggest standards or standard ranges be added instead of vague statements or references to other locations

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CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Sec. 24-1005 Road Grades	
No road shall have a positive or negative grade less than one-half percent or greater than seven percent (Local/Service roads). Grades at intersections must match the existing roadway for 30 feet.	Carry forward in Road Standards portion of Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-1006 Horizontal (Circular) Curves	
Road alignment deflections greater than five degrees require curving the right-of-way. Minimum horizontal radius of curvature at the centerline varies by road type (e.g., Local: 250 feet).	Carry forward and consolidate with road standards for residential streets in Road Design portion of Roads Section if new Ch. 7, Infrastructure Standards
Sec. 24-1007 Vertical (Crest/Sag) Curves	
Changes in vertical grade must be connected by vertical curves with a minimum length equal to or exceeding 25 times the sum of both approaching grades stated in percent.	Carry forward and consolidate with road standards for residential streets in Road Design portion of Roads Section if new Ch. 7, Infrastructure Standards
Sec. 24-1008 Reverse Curves	
Reverse curves ("S curves") must have minimum tangential distances between curves varying by road type (e.g., Local/Service roads: 100 feet).	Carry forward and consolidate with road standards for residential streets in Road Design portion of Roads Section if new Ch. 7, Infrastructure Standards
Sec. 24-1009 Road Improvements Generally	
Commercial roads must meet or exceed SCDOT commercial road standards. The subdivider may use Commercial Standard I or II, but lots of 25,000 sq. ft. or less require Standard I.	- Discuss the reasons for Type I and Type II roadway standards - Discuss what happens when lots found along an existing Type II roadway are further subdivided into lots of less than 25,000 sf?
Sec. 24-1010 Drainage	
Surface run-off must be controlled. An adequate drainage system (ditches, pipes, etc.) must be installed. Minimum driveway pipe size is 15 inches internal diameter and must be reinforced concrete.	Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards
Sec. 24-1011 Storm Drains, Open Channels	
Minimum open channel cross sectional area is determined using Manning's Equation, based on a ten-year rainfall return frequency for a 24-hour storm. Limiting velocities apply to grassed channels.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity
Sec. 24-1012 Enclosed Drainage Systems—Catchbasins	
Catchbasins are required along Commercial Standard I and II roads, properly sized/spaced, and must include standard manholes and covers where depth exceeds 4.5 feet.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity
Sec. 24-1013 Enclosed Drainage Systems—Pipes	
Minimum pipe size is 15 inches internal diameter. Only reinforced concrete pipe may be used in rights-of-way, designed using Manning's Equation and the rational method.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity
Sec. 24-1014 Culverts Beneath Roads	
Culverts must be designed to pass peak run-off from at least a 25-year rainfall return frequency (6.7 inches for 24-hour storm) using the rational equation or TR-55 Method for larger areas.	- Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards - Reformat for greater clarity - Clarify the degree to which these standards are also applied to driveways
Sec. 24-1015 Subsurface Drainage	
Pipe underdrains in road rights-of-way must be installed by the subdivider where needed, as determined by the county engineer.	Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards
Sec. 24-1016 Clearing and Grubbing	

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CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Before grading, the entire right-of-way must be cleared of all trees, stumps, roots, brush, and other objectionable materials to the satisfaction of the county engineer.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-1017 Grading	
Tree stumps/vegetation must be removed to a minimum depth of two feet below subgrade. Rock must be removed to three inches below subgrade. The entire right-of-way must be graded as approved.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-1018 Curbing	
Where installed, only formed or slip-formed concrete curbing and gutters meeting the dimensional requirements of Commercial Standard I shall be constructed.	Relocate to Curb and Gutter Section in new Ch. 7, Infrastructure Standards
Sec. 24-1019 Commercial Roadbed Material Specifications	
All commercial roads must have a base of six inches of gravel, covered by asphalt binder (2.5 inches) and asphalt surface mix (two inches), meeting SCDOT requirements.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-1020 Compaction and Testing	
Compaction of subgrade/base must meet SCDOT standards and pass proof rolling. Embankments over five feet deep must be tested for 95 percent proctor compaction after each 12-inch lift.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 24-1021 Inspections	
The subdivider must call for mandatory inspections, including clearing/grubbing, storm drainage, subgrade/utility, stone base, surface course application, and final (one-year) inspection.	Relocate to a new Roadway Construction portion in the Roads Section of new Ch. 7, Infrastructure Standards
Division 4. Piping of Ditches and Driveways	
Sec. 24-1041 Piping on State or Federally-maintained Roads	
The county shall not supply any piping for any site, whether a residence or business, located on a road maintained by the state or the United States government.	Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards
Sec. 24-1042 Piping of Driveways	
The county will install up to a 24-foot section of pipe and one apron for a residential driveway and up to 40 feet for a commercial/industrial driveway on a county-maintained road.	Relocate to Access and Driveways Section in new Ch. 5, Development Standards
Sec. 24-1043 Piping on County-maintained Roads	
The county may install piping at its expense on county rights-of-way/easements if the enclosure of a ditch materially benefits a county road/bridge and the county engineer certifies the need.	Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards
Sec. 24-1044 Special Piping Projects; Requests from Towns and Cities	
Requests for piping projects from towns/cities are submitted to the county administrator for county council approval, with costs charged to the respective council district unless otherwise determined.	Carry forward in Roadway Drainage Section of new Ch. 7, Infrastructure Standards
Sec. 24-1045 Penalty	
Failure to comply with the requirements of this division constitutes a criminal violation, punishable as provided in section 1-7.	Relocate to new Ch. 9, Violations and Enforcement
Division 5. Administration	

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CHAPTER 24: LAND USE	
Section # / Description	**Potential Disposition in the LUDO**
Sec. 24-1074 County Roads	
Improvements to county roads require county council approval. New/existing private roads can become county roads through construction standards compliance, circuit court designation, or a special tax district.	- Relocate to the General Standards for All Roads portion of Roads Section of new Ch. 7, Infrastructure Standards - Discuss new standards requiring new private roads to be constructed to public road standards - Discuss if the current private road upgrade process should be included in the LUDO since it is a taxation-related process
Sec. 24-1075 Grandfather Clause	
Roads on recorded plats or under construction at the time of this article's adoption are exempt, but any additions or modifications to roads after adoption must comply.	- Clarify – this is difficult to understand. What is the requirement? - Suggest changes made to existing roadways (perhaps even new major subdivisions on existing sub-standard private roads) be required to bring the roadway up to current standards – in the instance of private roads, improvements ne required from the frontage of the new development to the point of ingress to the private road from the serving public road
Sec. 24-1076 Road Maintenance and Relinquishment	
Roads removed from the state highway system due to low traffic importance will not be added to the county master road list for permanent maintenance without specific county council approval.	Relocate to the General Standards for All Roads portion of Roads Section of new Ch. 7, Infrastructure Standards
Division 6. Abandonment and Closure of Roads	
Sec. 24-1106 Policies and Procedures	
Requests for road abandonment/closure require a staff investigation, public notice posting, and a recommendation to the county council for final determination by resolution.	Relocate to a Road Closure procedure in the Specific Application Procedures Section in new Ch. 2 Applications
Appendices	
Sec. 24-1107 Appendix A	
Appendix A visually illustrates Minimum Road Improvements Residential Standard I (Curb & Gutter Section), with 50-foot R-O-W and a 20/22-foot pavement width.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1108 Appendix B	
Appendix B visually illustrates Minimum Road Improvements Residential Standard II (Ditch Section), with 50-foot R-O-W, 8-foot drainage easements, and a 20/22-foot pavement width.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1109 Appendix C	
Appendix C visually illustrates Minimum Road Improvements Commercial Standard I, with a 66/50-foot R-O-W, 24-foot pavement width, and standard curbing/gutter detail.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1110 Appendix D	
Appendix D visually illustrates Minimum Road Improvements Commercial Standard II, with a 66/50-foot R-O-W, 24-foot pavement width, and a paved valley gutter.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1111 Appendix E	
Appendix E provides a diagram and table illustrating the calculation of Sight Distance at intersections based on the design speed of the through road.	Replace with Sight Distance Triangle provisions in Access and Driveways Section of new Ch. 5, Development Standards
Sec. 24-1112 Appendix E-1	
Appendix E-1 visually illustrates the requirement for streets offset a minimum of 125 feet residential & 200 feet commercial to eliminate street jogs that create hazardous driving conditions.	Relocate to Intersections portion of Road Standards Section in new Ch. 7, Infrastructure Standards

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Section # / Description	**Potential Disposition in the LUDO**
Sec. 24-1113 Appendix E-2	
Appendix E-2 visually illustrates that Right Angle Intersections create favorable lots and proper sight distance, unlike sharp angle intersections.	Relocate to Intersections portion of Road Standards Section in new Ch. 7, Infrastructure Standards
Sec. 24-1114 Appendix F	
Appendix F visually illustrates the Cul-de-sac design requirements for Residential Standard I & II (50 ft R-O-W, 35 ft paved radius) and Commercial Standard I & II (66 ft R-O-W, 50 ft paved radius).	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1115 Appendix G	
Appendix G visually illustrates Horizontal Curves and defines the required minimum tangential distance between the curves.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1116 Appendix H	
Appendix H provides a table and diagram illustrating the requirements for Vertical Curves (K Value) at crest and sag vertical changes in road grade.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1117 Appendix I	
Appendix I provides a diagram illustrating Reverse Curves and the required 100-foot minimum tangential distance between them.	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1118 Appendix J	
Appendix J visually illustrates the Utility Placement Required Location for Residential Standard I (Curb & Gutter Section), showing minimum depths and "no installation zone".	- Relocate to Road Standards Section in new Ch. 7, Infrastructure Standards - Conform these figures remain accurate
Sec. 24-1119 Appendix K	
Appendix K visually illustrates the Utility Placement Required Location for Residential Standard II (Ditch Section), showing minimum depths and "no installation zone".	Discuss. Is this still used?
Sec. 24-1120 Appendix L	
Appendix L visually illustrates the Utility Placement Commercial Required Location for Commercial Standard I (Curb & Gutter Section), showing minimum depths and "no installation zone".	Discuss. Is this still used?
Sec. 24-1121 Appendix M	
Appendix M visually illustrates the Utility Placement Commercial Required Location for Commercial Standard II (Valley Gutter Section), showing minimum depths and "no installation zone".	Discuss. Is this still used?

CHAPTER 30: MANUFACTURED HOMES AND TRAILERS	
Section # / Description	**Potential Disposition in the LUDO**
Article II: Mobile Homes	
Division 1. Generally	
Sec. 30-19 Definitions	

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CHAPTER 30: MANUFACTURED HOMES AND TRAILERS	
Section # / Description	**Potential Disposition in the LUDO**
Defines key terms including accessory structure, construction, designated subdivision, health authority, inspector, mobile home types, mobile home park, mobile home permit, permitting authority, and principal structure.	Relocate to the Terms Defined Section in new Ch. 10, Definitions
Sec. 30-20 Authority	
States that state legislature delegates responsibility to local governments to adopt regulations for citizen welfare.	Address in Authority Section of new Ch. 1, Administration
Sec. 30-21 Purpose	
Establishes rules for siting mobile homes, setting design, structural, construction, and siting standards; applies to individual units and parks; supersedes prior county ordinances.	- Carry forward in Purpose and Intent portion of the Manufactured Homes portion of the Use-Specific Standards in new Ch. 3, Land Use Regulations - Suggest use of term "Manufactured Homes" - Suggest adding a new set of standards for Manufactured Home Parks - Reconcile with related standards in Chapter 48, Zoning
Sec. 30-22 Application; Exceptions	
Prohibits siting or using mobile homes except per this article; provides exceptions for modular units, certain travel trailers, dealer lots, and restricts joining freestanding mobile homes.	Carry forward in applicable use-specific standards, clarify unoccupied versus "for sale/for rent" (these are different use types)
Sec. 30-23 Fact Sheet Available to Public	
Requires building and codes department to provide purchasers a fact sheet on mobile home setup and approval.	Delete, policy-related
Division 2: Administration	
Sec. 30-50 Approval of Mobile Homes on Individual, Private Lots and/or Within Mobile Home Parks	
Establishes owner duties for registration, decals, permits, tax stickers, moving permits; outlines park listing requirements, dealer responsibilities, prohibited conduct, and exceptions for manufacturer-dealer transactions.	- Split standards applied to individual homes on their own individual lot from those applicable to units for sale from those in manufactured home parks, and locate use-specific standards into the appropriate use types - Discuss the tax-related provisions for manufactured homes in parks and whether these should remain in the County Code - Discuss the need for the moving permit – is this for taxation purposes?
Sec. 30-51 Mobile Home Park Development Plan Approval	
Requires development plan approval by land use office; outlines plan submission, review timelines, and issuance of development permits authorizing construction.	Consolidate with manufactured home park-related use specific standards in Use-Specific Standards Section of new Ch.3 Land Use Regulations
Sec. 30-52 Establishment of Administrative Procedures	
Authorizes county administrator to establish administrative procedures to implement the article.	Delete, unnecessary
Sec. 30-53 Inspection of Mobile Homes, Mobile Home Parks	
Requires final inspections before occupancy and authorizes periodic inspections to ensure health and safety compliance.	Consolidate with manufactured home park-related use specific standards in Use-Specific Standards Section of new Ch.3 Land Use Regulations
Sec. 30-54 Notices, Hearings and Orders	
Establishes procedures for violation notices, hearings, orders, emergency actions, permit revocation, recordkeeping, and appeal rights.	Delete – this is covered in other portions of the LUDO
Sec. 30-55 Mobile Home Appeal Committee	
Assigns appeals and variance decisions to board of land use appeals; outlines criteria, procedures, decision requirements, and finality.	Delete, unnecessary
Sec. 30-56 Penalties	
States violations are misdemeanors; each day after notice counts as a separate offense; penalties apply to all responsible parties.	Delete, unnecessary

County Code of Ordinances Review Tables

CHAPTER 30: MANUFACTURED HOMES AND TRAILERS	
Section # / Description	**Potential Disposition in the LUDO**
Division 3. Performance Standards for Individual Mobile Homes	
Sec. 30-86 Compliance Generally	
Requires mobile homes sited or moved after April 21, 1992 to meet performance standards; existing homes must meet specified sections within 18 months.	Discuss, this standard is 24 years old – can it be deleted
Sec. 30-87 Foundation and Steps	
Requires inspected foundations and manufactured steps; specifies materials, width, handrails for heights over 30 inches, and anchoring for taller wood or metal steps.	Carry forward with Manufactured Home Use-Specific Standards in new Ch. 3, Land Use Regulations
Sec. 30-88 Blocking	
Specifies blocking requirements for singlewide and doublewide homes; limits pier spacing; details construction standards for piers under 40 inches and between 40–80 inches.	Carry forward with Manufactured Home Use-Specific Standards in new Ch. 3, Land Use Regulations
Sec. 30-89 Tiedowns and Skirting	
Requires over-the-top or frame ties, minimum tiedowns per side, and skirting within 60 days using approved materials, properly vented and maintained; similar skirting required for other residences.	- Carry forward with Manufactured Home Use-Specific Standards in new Ch. 3, Land Use Regulations - Discuss the ability to locate such dwelling unit types within floodplains
Sec. 30-90 Waste Disposal Systems	
Waste disposal systems for subdivisions or mobile home parks must receive state health authority approval before final subdivision plan or land use permit issuance.	Consolidate with manufactured home park-related use specific standards in Use-Specific Standards Section of new Ch.3 Land Use Regulations
Sec. 30-91 Additional Requirements for Individual Mobile Home	
Allows a mobile home with a house or two mobile homes on one lot for medically certified necessity or caregiver use, subject to DHEC approval; larger tracts allow additional units.	Suggest addressing this as a Secondary Use in the Secondary Uses Section of new Ch. 3, Use Regulations
Sec. 30-92 Setback Required	
Mobile homes on individual lots must be at least five feet from property lines and 30 feet from any road right-of-way.	Carry forward with Manufactured Home Use-Specific Standards in new Ch. 3, Land Use Regulations, but clarify that zoning district standards may control in zoned portions of the County
Sec. 30-93 Miscellaneous Setup Requirements	
Requires removal of tires and rims, proper burial or protection of wiring, and placement of lot or street numbers on the side closest to the street.	Carry forward with Manufactured Home Use-Specific Standards in new Ch. 3, Land Use Regulations
Sec. 30-94 Re-siting of Flooded Mobile Home	
Flooded mobile homes requiring rescue in floodplains must be re-sited according to this article.	Discuss- confusing; which article- this one or the flood damage prevention standards?
Division 4. Performance Standards for Mobile Home Parks	
Sec. 30-117 New Mobile Home Park Design Standards	
Establishes siting standards, density limits, drainage requirements, setbacks, parking minimums, roadway standards, and minimum lot sizes for new mobile home parks.	Carry forward with Manufactured Home Use-Specific Standards in new Ch. 3, Land Use Regulations, but clarify that zoning district standards may control in zoned portions of the County
Sec. 30-118 Existing Parks	
Mobile homes sited or moved after April 21, 1992 must meet 30-86 through 30-94 (except 30-92). Existing homes must meet 30-87 (steps), 30-89, 30-90, and 30-93 within 18 months.	Discuss, this standard is 24 years old – can it be deleted
Sec. 30-119 Mobile Homes in Designated Subdivisions	

County Code of Ordinances Review Tables

CHAPTER 30: MANUFACTURED HOMES AND TRAILERS	
Section # / Description	**Potential Disposition in the LUDO**
Mobile homes sited after April 21, 1992 must meet 30-86 through 30-94 (except 30-92). Existing homes must meet 30-87 (steps), 30-89, 30-90, and 30-93 within 18 months; subdivision lot and setback rules apply.	Discuss, this standard is 24 years old – can it be deleted

CHAPTER 40: STREET, SIDEWALKS, AND OTHER PUBLIC PLACES	
Section # / Description	**Potential Disposition in the LUDO**
Article 1. Generally	
Sec. 40-1 System Established	
Establishes a uniform street-naming and property-numbering system for unincorporated county areas; all buildings must be numbered according to this chapter.	Relocate to the Road Naming portion of the Roads Section of new Ch. 7, Infrastructure Standards
Sec. 40-2 Street Naming	
Prohibits duplicate or similar street names; allows renaming; outlines municipal coordination, petition requirements, and criteria for correcting duplications.	- Relocate to the Road Naming portion of the Roads Section of new Ch. 7, Infrastructure Standards - Clarify the timing of street naming during the subdivision process
Sec. 40-3 Property Numbering	
Sets uniform numbering rules, including odd/even placement, street orientation, coordination with county and U.S. Post Office, and numbering for each building and occupant.	Relocate to the Property Numbering Section of new Ch. 5, Development Standards
Sec. 40-4 Assignment of Numbers	
Allows number changes when necessary; requires notice; mandates assignment of numbers for new development and notification to owners and relevant agencies.	Relocate to the Property Numbering Section of new Ch. 5, Development Standards
Sec. 40-5 Placement of Numbers	
Requires owners to install visible, durable numbers of specified size and location; mandates placement near street if building is over 50 feet from street line.	- Relocate to the Property Numbering Section of new Ch. 5, Development Standards - Provide additional detail on number placement when the street setback is greater than 50 feet
Sec. 40-6 Administration and Implementation	
Requires owners of new structures to obtain assigned numbers; prohibits permits without numbers; withholds final approval until numbers installed; developers must follow naming and numbering instructions.	Relocate to the Property Numbering Section of new Ch. 5, Development Standards
Sec. 40-7 Existing Structures	
Requires existing structures to post assigned numbers within three months; encourages community groups and emergency services to assist.	Suggest deletion, this standard is 33 years old
Sec. 40-8 Penalties	
Noncompliance is a misdemeanor punishable under section 1-7; assistance available for owners unable to affix numbers.	Relocate to new Ch. 9, Violations and Enforcement
Article II. Speed Humps	
Division 2. Criteria for Speed Humps	
Sec. 40-64 Location of Road	

County Code of Ordinances Review Tables

CHAPTER 40: STREET, SIDEWALKS, AND OTHER PUBLIC PLACES	
Section # / Description	**Potential Disposition in the LUDO**
Speed humps allowed only on county roads in urban districts with closely spaced development; road must be local and noncommercial.	- Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards - Clarify if other traffic calming techniques are authorized
Sec. 40-65 Street Classification	
Speed humps permitted only on one- or two-lane county-maintained roads listed on the county master road list.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Sec. 40-66 Speed and Traffic Volume	
Requires traffic study showing 95th percentile speeds at least ten mph over a ≤25 mph limit and average daily traffic under 4,000 vehicles.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Sec. 40-67 Road Accommodations	
Road must allow hump placement outside curves and hills, with spacing between 250 and 800 feet.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Division 3. Procedures for Approval	
Sec. 40-93 Petition for Speed Humps	
Property owners must petition for a feasibility study, agree to pay 50% of costs, and obtain signatures from 75% of households using the road.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Sec. 40-94 Transportation Division Feasibility Study and Report	
Transportation division conducts study to determine eligibility and construction costs after receiving a proper petition.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Sec. 40-95. County Council Approval	
Transportation Division submits study and petition to county council, which votes on final approval or disapproval.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Sec. 40-96 Funding	
Property owners must pay 50% of estimated construction costs before construction begins.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards
Division 4. Speed Bumb Construction Specifications	
Sec. 40-121 Speed Hump Height Restriction	
Speed humps may not exceed six inches in height; warning signs must be installed.	Relocate to Traffic Calming Section in new Ch. 7, Infrastructure Standards

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Article I: Purpose and Authority	
Section 1:1 Purpose	
Zoning regulations promote public health, safety, and welfare by lessening traffic congestion, securing safety from danger, preventing land overcrowding, and encouraging appropriate land use.	- Carry forward with Purpose and Intent Section in new Ch. 1, Administration - Consolidate with similar provisions from Chapter 24 in the County Code - Supplement with language from adopted policy guidance
Section 1:2 Authority	
This chapter's provisions are adopted under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.	- Carry forward in Authority Section in new Ch. 1, Administration - Include references to any special authorization
Article II: Jurisdiction	

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CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Regulations apply to the area designated on the official zoning map. The provisions of this chapter do not regulate areas designated as "UNZONED".	Prepare a Jurisdiction Section in new Ch. 1, Administration that blends the provisions from Ch 24 and Ch 28 – the LUDO does apply throughout the County, but zoning-district-related standards apply only within land located in a zoning district (note that this concept anticipates treating airport and flood regulations as "zoning districts" which could be within or outside a portion of the County that is subject to typical base zoning districts
Article III: Zoning Districts and Official Zoning Map	
Section 3:1 Zoning Districts	
The county jurisdiction is divided into numerous districts, including Residential Agricultural (R-A, R-A2), various Single-Family Residential (R-40 through R-8), Multifamily Residential (R-M1, R-MHP), Office (O-D, POD), Commercial (C-1N, C-3), Services (S-1), and Industrial (I-1, I-2).	- Replace with a summary table that establishes the zoning districts - Explore potential consolidation of current districts and updates to district names and abbreviations - Discuss the possibility of deeper exploration of conditional zoning districts as a replacement for the County's planned districts
Section 3:2 Official Zoning Map	
The Official Zoning Map is adopted as part of this chapter, showing district boundaries. The Zoning Administrator is the custodian, and the map must be amended to reflect current district status	Replace this section with a new section that discusses basics about zoning map maintenance, availability, copies, and interpretation in the Zoning Map Section of new Ch. 4, Zoning Districts
Section 3:3 Interpretation of District Boundaries	
District boundaries are generally intended to follow centerlines of public ways or property lines. If features on the ground vary from the map, the Board of Zoning Appeals interprets boundaries.	- Enhance these provisions with more detailed information regarding interpretation of zoning district boundaries in the Zoning Map Section of new Ch. 4, Zoning Districts - Suggest the Determination procedure in new Ch. 2, Applications, be the means for considering requests to interpret the zoning map
Article IV: Definitions	
This article defines terms and phrases used in the chapter. Definitions are provided for uses like Adult uses, Cemetery, Home occupation, Manufactured home, Nuisance, and Yard types.	Relocate these provisions to the Terms Defined Section of new Ch. 10, Definitions
Article V: Zoning District Regulations	
Section 5:1 General Regulations for all Districts	
All residential construction must connect to approved water and sewerage facilities. Lots require proper water/sewer approval to use lot area for compliance.	Carry forward basic requirements for residential service with some form of potable water and wastewater treatment in the Utilities Section of new Ch. 7, Infrastructure Standards
Section 5:2 R-A, Residential Agricultural District	
This district provides for agricultural activities and spacious residential development. It has a one-acre minimum lot size , minimum setbacks , and requires a 100-foot undisturbed bufferyard adjoining residential property.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - Use-specific standards (like those for manufactured housing) should be relocated to the appropriate Use-Specific Standards in new Ch. 3, Land Use Regulations - Address buffer standards along zoning district edges in Landscaping Section in new Ch. 5, Development Standards
Section 5:3 R-40, R-20, R-15, R-12, R-10, and R-8, Single-Family Residential Districts	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
These residential districts are for single-family dwellings and related uses. They have varying minimum lot areas and setback requirements that scale with road classification and lot area averaging.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Embed table notes into the dimensional standards table - Suggest the current districts be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - Discuss lot averaging provisions – should there be the provision of some kind additional feature or higher quality development to take advantage of lot size averaging?
Section 5:4 R-D, Residential-Duplex District	
This district allows one- and two-family dwellings and related facilities. It is intended for areas transitioning between low-density and high-density residential development. Minimum lot area for duplex is 8,000 sq. ft.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Embed table notes into the dimensional standards table - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - No need to discuss parking; addressed in new Ch. 5, Development Standards
Section 5:5 R-M1, Mixed Residential District	
Provides for medium population density with single-family, two-family, and small-scale office uses. Office uses require a minimum two-acre lot size and public hearing.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Address sign provisions in Signage Section in Ch. 5, Development Standards - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Relocate temporary use provisions to new Temporary Uses and Structures Section in new Ch.3, Land Use Regulations - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - No need to discuss parking; addressed in new Ch. 5, Development Standards - Suggest office-related provisions be addressed as Use-Specific Standards in new Ch. 3, Land Use Regulations
Section 5:6 R-M2, Multifamily Residential District	
Provides for medium population density, allowing one-family, two-family, and multiple-family dwellings. Minimum lot area is two acres for multifamily, and density shall not exceed ten units per acre.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest the current district be reviewed for consolidation with R-M7, RM, & RMA - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Relocate temporary use provisions to new Temporary Uses and Structures Section in new Ch.3, Land Use Regulations - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - No need to discuss parking; addressed in new Ch. 5, Development Standards
Section 5:7 R-M7, Multifamily Residential District	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Provides for medium population density with two-family and multiple-family dwellings. Density requirements are based on seven units per acre.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest the current district be reviewed for consolidation with RM-2, RM, & RMA - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Relocate temporary use provisions to new Temporary Uses and Structures Section in new Ch.3, Land Use Regulations - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - No need to discuss parking; addressed in new Ch. 5, Development Standards - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards
Section 5:8 R-M, Multifamily Residential District	
Provides for medium and high population density. Density requirements are based on 20 units per acre. A two-acre minimum lot area is required for multiple-family or three or more attached units.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest the current district be reviewed for consolidation with RM-2, RM-7, & RMA - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Relocate temporary use provisions to new Temporary Uses and Structures Section in new Ch.3, Land Use Regulations - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards
Section 5:9 R-MA, Multifamily Residential District	
This district is established for high population density and allows for manufactured homes and manufactured home subdivisions. Density requirements are based on 20 units per acre.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest the current district be reviewed for consolidation with RM-2, RM-7, & RM - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Relocate temporary use provisions to new Temporary Uses and Structures Section in new Ch.3, Land Use Regulations - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards
Section 5:10 R-MHP, Residential Manufactured Home Park District	
Established for manufactured home parks. Minimum park size is two acres. Density maximum is ten units per acre with public water/sewer.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Consolidate with relevant provisions from County Code Chapter 30 - Address design standards as Use-Specific Standards for Manufactured Home Parks in new Ch. 3 Land Use Regulations - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address Site Plan requirements in the Plat and Plan Contents Table in new Ch. 11, Appendix
Section 5:12 O-D Office District	

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CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
District provides for office and research facilities, like banks and medical clinics. It prohibits most retail sales. Maximum height is 45 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - Suggest street setbacks be established in lieu of a front setback - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards
Section 5:13 POD, Planned Office District	
Accommodates office development with compatibility. Uses permitted are the same as O-D Office District. Requires Planning Commission site plan review.	- Discuss if this district can be consolidated with O-D District or shifted to a conditional zoning district - Discuss if Planning Commission should review Site Plans
Section 5:14 C-1N, Neighborhood Commercial District	
Intended for commercial development scaled for local convenience shopping (two-to-three-mile radius). Development must be aesthetically compatible and not create nuisances. Max height is 35 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Review and update criteria for greater clarity - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - Suggest Site Plan review be decided by County staff or a Technical Review Committee
Section 5:15 C-1R, Rural Commercial District	
Provides for commercial activity in rural areas for local convenience. Prohibits application in urban areas. Maximum height is 35 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest Special Exception procedure be renamed to Special Use - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards - No need to discuss parking or loading; addressed in new Ch. 5, Development Standards
Section 5:16 C-1, Commercial District	
Provides for commercial establishments for local residents, listing a wide variety of permitted uses, from finance to retail. Maximum height is 45 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest Special Exception procedure be renamed to Special Use - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards - No need to discuss parking or loading; addressed in new Ch. 5, Development Standards
Section 5:17 C-2, Highway Commercial District	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Provides for auto-oriented commercial uses along major thoroughfares. Permitted uses include those from C-1 plus various services like auto repair. Max height is 45 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Remove use pyramiding (from C-1) and just list allowable use types - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest Special Exception procedure be renamed to Special Use - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards - No need to discuss parking or loading; addressed in new Ch. 5, Development Standards
Section 5:18 C-3, Commercial District	
Provides for commercial and light service uses along major thoroughfares. Prohibited uses include ABC package stores, nightclubs, and taverns. Max height is 45 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - No need to discuss parking or loading; addressed in new Ch. 5, Development Standards
Section 5:19 S-1, Services District	
Provides a transition between commercial and industrial districts for service-related and light industrial uses. Requires control of noise, odor, smoke, dust, glare, or fumes from leaving the property.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation potentially with the O-D District - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest Special Exception procedure be renamed to Special Use - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards - No need to discuss parking or loading; addressed in new Ch. 5, Development Standards
Section 5:20 I-1, Industrial District	
Established for manufacturing plants, assembly plants, and warehouses. Regulations protect neighbors from noise, odor, smoke, dust, glare, or other objectionable effects. Maximum height is 90 feet.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Discuss the potential for adding a light industrial district and revising this district appropriately - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest Special Exception procedure be renamed to Special Use - Address buffers along different uses or along zoning district edges in the buffer provisions in new Ch. 5, Development Standards - No need to discuss parking or loading; addressed in new Ch. 5, Development Standards
Section 5:21 I-2, Industrial Park District	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Provides for light industry, warehousing, and research with high design quality. Requires screening, uniform design, and minimum 20-acre park size.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation or expansion - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Address prohibited uses via the summary table of principal uses and include a new Prohibited Uses Section in new Ch. 3, Land Use Regulations - Address sign standards in Signage Section of new Ch. 5, Development Standards - Suggest Special Exception procedure be renamed to Special Use - Carry forward architectural and design standards as District-Specific Standards with the I-2 District - Address Transportation Impact Analysis as its own procedure in Specific Application Procedures in new Ch. 2, Applications (and apply to any use that crosses trip thresholds) - Discuss Environmental Review – why is this applied at a zoning district level rather than to specific uses when proposed within any district?
Section 5:22 PD, Planned Development District	
Allows flexibility for new mixed-use developments to encourage improved design and preserve natural features. Requires a minimum site size of five acres and conceptual approval by County Council.	- Convert these districts to legacy districts that may continue but may not be newly-established or expanded (significant changes require a rezoning) - Replace this concept with a Conditional Rezoning process that is set down in the Specific Application Procedures Section of new Ch. 2, Applications - Establish a series of four conditional zoning districts: Residential, Commercial, Industrial, Mixed-Use - Add a requirement for a Concept Plan to be approved as a condition of approval associated with a conditional rezoning (subdivision plats and site plans come later and must be in accordance with the Concept Plan) - Allow applicants to request deviations from LUDO requirements as part of a conditional rezoning, provided there is adequate mitigation (in the sole opinion of the County Council) - Clarify that a conditional zoning district may only be established within a zoned portion of the County
Section 5:23 AP, Airport Protective Areas	
This is a supplementary overlay designation to restrain adverse influences on aircraft operations near the Anderson Regional Airport. It sets height limits for structures and trees in specific airport zones.	- Carry forward and consolidate with material in Chapter 6 of the County Code as the new Airport Overlay District (AOD) in the Overlay District Section of new Ch. 4, Zoning Districts - Address nonconforming uses in Nonconforming Uses Section of new Ch. 8, Nonconformities
Section 5:25 RRD, Residential Reuse District	
This overlay district provides an incentive to reuse existing large, non-residential buildings in residential areas for residential purposes. No minimum lot area is required.	Discuss this district- has it been used? Is there a reason why there would be a conventional zoning district like this that requires a rezoning when there are other more flexible alternatives like planned development or conditional zoning?
Section 5:26 R-A2, Residential Agricultural Two-Acre District	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Provides for agricultural activities in a rural setting and spacious residential development. It has a two-acre minimum lot area.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation with the current RA District - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses - Suggest Special Exception procedure be renamed to Special Use - Use-specific standards (like those for manufactured housing) should be relocated to the appropriate Use-Specific Standards in new Ch. 3, Land Use Regulations - Address buffer standards along zoning district edges in Landscaping Section in new Ch. 5, Development Standards - Discuss the current limitation of only allowing requests to this district upon the establishment of zoning – why have this limitation?
Section 5:27 OD-LTD, Low Traffic Density Office District	
Intent is to provide office space for uses that generate less than 99 trips during peak hours. Uses are limited to office and research facilities.	- Suggest a new tabular layout for zoning districts that provides a detailed purpose statement, a set of dimensional standards by allowable use types, and precedent imagery of preferred kinds of development in new Ch. 4, Zoning Districts - Suggest the current district be reviewed for consolidation with the O-D District - Relocate rote list of allowable use types to a new summary table for principal uses and a new summary table of secondary (accessory) uses
Section 5:28 C-1NB, Blended Neighborhood Commercial District	
Requires new commercial development to blend with community features through specific building materials and design. Requires a Type VI buffer abutting single-family residential property.	Suggest this be consolidated with C-1N district
Section 5:29 PC, Planned Commercial District	
Encourages innovative and creative commercial design with flexibility from conventional zoning. Requires a minimum site size of five acres.	- Convert this district to a legacy district that may continue but may not be newly-established or expanded (significant changes require a rezoning) - Replace this concept with a Conditional Rezoning process that is set down in the Specific Application Procedures Section of new Ch. 2, Applications - Establish a series of four conditional zoning districts: Residential, Commercial, Industrial, Mixed-Use - Add a requirement for a Concept Plan to be approved as a condition of approval associated with a conditional rezoning (subdivision plats and site plans come later and must be in accordance with the Concept Plan) - Allow applicants to request deviations from LUDO requirements as part of a conditional rezoning, provided there is adequate mitigation (in the sole opinion of the County Council) - Clarify that a conditional zoning district may only be established within a zoned portion of the County
Section 5:30 Innovative Zoning District (IZOD)	
Allows flexibility in development to achieve designs not possible under conventional zoning. No minimum site size, lot area, or width is required.	- Convert this district to a legacy district that may continue but may not be newly-established or expanded (significant changes require a rezoning) - Replace this concept with a Conditional Rezoning process that is set down in the Specific Application Procedures Section of new Ch. 2, Applications - Establish a series of four conditional zoning districts: Residential, Commercial, Industrial, Mixed-Use - Add a requirement for a Concept Plan to be approved as a condition of approval associated with a conditional rezoning (subdivision plats and site plans come later and must be in accordance with the Concept Plan) - Allow applicants to request deviations from LUDO requirements as part of a conditional rezoning, provided there is adequate mitigation (in the sole opinion of the County Council) - Clarify that a conditional zoning district may only be established within a zoned portion of the County
Section 5:31 R-C, Residential Conservation District	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Purpose is to preserve and enhance the character of established residential neighborhoods. The minimum lot area is 33,000 square feet.	Discuss – is this district used? Can it be consolidated with another district?
Section 5:31.2 Conservation Subdivision	
Requires cluster design with minimum lot sizes of 6,000 square feet and minimum six-foot side setbacks. At least 20 percent of open green space must be preserved.	- Suggest this section be replaced with a new Conservation Subdivision procedure established in the Specific Applications Section of new Ch. 2, Applications - The procedure deals with subdivision layout, and still requires approval of a preliminary and final plat - The requirements include a 50% open space set-aside (that can still be used for agricultural purposes) and new requirements that fully screen the proposed development from all off-site roadways and all existing abutting residential neighborhoods (via placement, berms, tree retention, and new plantings)
Section 5:32 FA, Forest Agriculture District	
Accommodates agricultural uses and small-scale development. The minimum lot area is five acres. Requires a 100-foot undisturbed bufferyard.	Discuss – is this district used? Can it be consolidated with another district?
Section 5:33 AG-C, Agriculture Conservation District	
Purpose is to protect and preserve areas for agricultural and agriculturally oriented uses. The minimum lot area is five acres. Requires a 100-foot undisturbed bufferyard.	Discuss – is this district used? Can it be consolidated with another district?
Section 5:34 RRD, Rural Residential District	
Provides areas wanting to protect the rural nature while allowing limited residential growth. The minimum lot area is three acres.	Discuss – is this district used? Can it be consolidated with another district?
Article VI: General Provisions	
Section 6:1 Application	
Regulations apply to all new construction and uses of land. Existing uses must be allowed to complete construction. Nonconforming lots may be used for a single-family residence.	- Relocate these provisions to the general applicability-related statements in the new Applicability Section of new Ch. 1, Administration - Supplement with other general provisions related to use or occupancy without required permits, sale or transfer or land, double counting of required areas, etc. - Relocate nonconformity-related material to new Ch. 8, Nonconformities
Section 6:2 Continuance of Nonconforming Uses of Land and Structures	
Nonconforming residential structures may be enlarged if new additions conform to setbacks. Other nonconforming structures may be expanded by a maximum of 500 square feet or 25 percent.	Relocate nonconformity-related material to new Ch. 8, Nonconformities
Section 6:3 Relationship of Buildings to Lots	
There can be not more than one principal building and its accessory buildings on one lot. Exceptions are allowed for group, large scale, and apartment developments.	Carry forward in Applicability section of new Ch. 1, Administration & in General Dimensional Requirements in new Ch. 4, Zoning Districts
Section 6:4 Public Access to Property	
Every building erected or moved must be located on a lot adjacent to and have access to a public street, highway, road, or other public way.	Discuss – is every buildable lot abutting a roadway?
Section 6:5 Projections into Public Streets and Street Rights-of-Way	
No commercial signs or structures shall project beyond any right-of-way line of any street. Shrubbery also cannot project into the right-of-way.	Address in Roads and Sidewalks Sections in new Ch. 7, Infrastructure Standards
Section 6:6 Parking and Storage of Certain Vehicles	
Limits travel trailers to one per family and prohibits their occupancy while stored. Limits commercial vehicles in R districts (except R-A) to one per family.	Relocate to Parking and Loading Section of new Ch. 5, Development Standards

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CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Section 6:7 Height	
Building height limits may be exceeded if rear and side yard setbacks increase. Federal Aviation Administration regulations take precedence near airports.	- Relocate height-related provisions to Height portion of Rules of Measurement Section in new Ch. 10, Definitions - Clarify if 1:1 additional height to setback ratio also applies to street setbacks - Expand on the list of height exemptions and supplement with illustrations
Section 6:8 Visibility at Intersections	
Nothing can be erected or grown to obstruct vision between 2.5 and 10 feet in a triangular area 25 feet along lot lines from a corner intersection.	Replace with Sight Distance Triangle standards/illustrations in Access and Driveways Section of Ch. 5, Development Standards
Section 6:9 Off-street Parking Requirements	
Specifies minimum parking spaces for various uses, such as two spaces for each dwelling unit. Accessible parking spaces must be included per ADA Standards.	- Consolidate with related material in Article 7 of Chapter 24 of the County Code - Enhance standards generally with more detail - Ensure all listed uses have a parking standard - Clarify about ability to have driveway parking - Add dimensional and configuration standards for parking lots and drive aisles - Add standards for stacking spaces - Include additional parking lot flexibility provisions (off-site/shared)
Section 6:10 Off-street Loading Requirements	
Requires off-street loading berths for industrial/wholesale buildings based on gross floor area. Loading must be contained entirely within the property lines.	- Consolidate with related material in Article 7 of Chapter 24 of the County Code - Suggest removing mandatory requirements for loading spaces and allowing applicants to decide if they need loading – if loading facilities are provided, they must be configured in accordance with LUDO standards - Limit the ability to occupy required parking or internal circulation features with loading operations
Section 6:11 Home Occupation	
Home occupations are restricted to two non-resident employees and must not involve retail sales of non-manufactured items. No signage other than a two-square-foot nameplate is permitted.	- Suggest exploration of two tiers of home occupation – one that is less intense one that is more intense - Address home occupation provisions in Secondary Use Standards Section in new Ch. 3, Land Use Regulations
Section 6:12 General Provisions for Group Developments	
Requires a site plan review and approval by the Zoning Administrator or Planning Commission. Sets forth requirements for plan contents and general standards for access and traffic circulation.	- Relocate standards for Group or "Unified" Developments to Unified Development Section of new Ch. 5, Development Standards - Address site plan submittal requirements in plat and plan summary table in new Ch. 11, Appendices - Clarify setback, landscaping, parking, and signage provisions for unified developments
Section 6:13 Game Courts and Swimming Pools	
These are allowed as accessory uses in residential districts. They must be set back at least five feet from any lot line.	Relocate to the Secondary Uses Section of new Ch. 3, Land Use Regulations
Section 6:14 Residential Continuing Care Retirement Center, CCRC	
Permitted in multifamily districts subject to group development rules. Requires a 30,000 square foot minimum lot area and a residential appearance.	Relocate to the appropriate standards in Use-Specific Standards Section in new Ch. 3, Land Use Regulations
Section 6:15 Manufactured Multi-section Home	
Permits multi-section manufactured homes in specific residential districts if certain standards are met. Requirements include roof pitch, siding, and skirting comparable to site-built dwellings.	Relocate to the standards for manufactured homes in Use-Specific Standards Section in new Ch. 3, Land Use Regulations
Section 6:16 Community Recreational Area	
Permitted in many residential districts if shown on an approved preliminary subdivision plat. Requires a minimum lot area equal to the district's minimum lot size.	- Revise this to become an Open Space Set-Aside Section in new Ch. 5, Development Standards - Required open space must be in accordance with these standards - Organize standards into passive and open space set-aside provisions (configuration, allowable uses, credits for other types of use, etc.) - Clarify maintenance responsibility
Article 7: Provisions for Uses Permitted by Special Exception	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Section 7:1 General Provisions	
The Board of Zoning Appeals may grant, deny, or modify a special exception after a public hearing. The Board must find the use meets conditions, is appropriately located, and will not be detrimental.	Suggest the Special Exception procedure be re-labeled to Special Use Permit and addressed in the appropriate procedure in the Specific Applications Section of new Ch. 2, Applications
Section 7:2 Public Utility Buildings and Uses	
Utility buildings and uses are permitted in any district if not detrimental to other uses. They must be enclosed within a building or fenced for protection and screening.	- Address as Minor Utilities in principal and secondary use tables and in the appropriate Use-Specific Standards sections in new Ch. 3, Land Use Regulations - Establish a special purpose lot provisions that allows minor utilities on lots that do not meet minimum dimensional standards
Section 7:3 Auto Wreckers, Scrap Processors, Junk Yards	
Permitted in the I-1 Industrial District on at least a two-acre site. Must be located 500 feet from any residential district and use an eight-foot visual screen.	- Carry forward in appropriate Use-Specific Standards in new Ch. 3, Land use Regulations - Consolidate junkyards material with standards in County Code Chapter 10, Article 2
Section 7:4 Livestock in Residential Districts	
Ponies and horses may be kept in R-15 and R-20 districts. Requires a minimum 1.5 acres with no more than one head per two acres.	- Relocate to the Secondary Use Section of new Ch. 3, Land Use Regulations - Discuss if this use still requires a Special Use Permit given these standards
Section 7:5 Churches	
A church requires a minimum lot area of 40,000 square feet and a 50-foot minimum setback from all property lines.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Discuss the Special Use Permit requirement in light of the need for RLUIPA compliance with schools and fraternal organizations
Section 7:6 Private Recreation Area	
Permitted in various residential districts on a site not less than two acres in area. All structures must be set back a minimum of 50 feet from all property lines.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Discuss why this use type requires a Special Use Permit
Section 7:7 Child Care Centers or Day Care Centers	
Permitted in multifamily districts, complying with state licensing rules. Requires a 20,000 square foot minimum lot area and specific outdoor play area.	Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations
Section 7:8 Manufactured Homes in Conjunction with Schools and Parks	
Only one manufactured home is allowed adjacent to and in conjunction with any public/private school or park. The Board reviews location and must find that the use will have a minimal impact.	Discuss – what is this use used for? Why not treated as a secondary use?
Section 7:9 Temporary Accessory Residential Use	
A manufactured home may be permitted for an incapacitated person for a maximum of one year. The need must be certified by a physician.	Suggest these be re-named Temporary Care Homes and addressed in the secondary use standards in Secondary Uses Section of new Ch. 3, Land Use Regulations
Section 7:10 Accessory Dwelling	
One accessory dwelling unit is permitted in S-1, I-1, C-1, and C-2 districts. It must be located entirely within the principal structure and be clearly subordinate to the principal use.	- Carry forward and supplement with additional standards in Secondary Uses Section of new Ch. 3, Land Use Regulations - Suggest different standards be established for internal versus detached accessory dwelling units
Section 7:11 Family/Group Care Homes	
Permitted in multifamily residential districts. Group care homes require a 30,000 square foot minimum lot area. The Board must avoid an overconcentration of such homes.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Suggest adding new separation standards - clarify if these uses are permitted in un-zoned portions of the County
Section 7:12 Nursing CCRC	
Permitted in multifamily residential districts. Requires a 30,000 square foot minimum lot area and maximum height of 35 feet.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Clarify how these standards differ from the standards in current Section 6.14

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CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
Section 7:13 Recycling	
Recycling drop boxes are allowed in residential and commercial districts co-located with a nonresidential use. Drop boxes must be screened from adjoining residences.	- Address in Refuse and Recycling containers Section in new Ch. 5, Development Standards - Suggest no Special Use Permit be required for these kinds of site features
Section 7:14 Automated Automobile Wash in Conjunction with a Convenience Food Store with Gasoline Sales	
Permitted in the C-1 Commercial District. The facility cannot be within 50 feet of any residential zone.	Relocate to the Secondary Use Section of new Ch. 3, Land Use Regulations
Section 7:15 Cemeteries	
Permitted as a special exception in many districts. Minimum area is 30 acres. Mausoleums and columbaria are only allowed within approved cemeteries.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Clarify that these uses may not include crematoria or mortuaries
Section 7:16 Mini-warehouses	
Permitted in the C-2 Highway Commercial District. Prohibits use for manufacturing, commercial sales, or chemical storage.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Change name to "Self Storage" and recognize distinctions between all indoor or indoor and outdoor storage - Supplement with additional standards
Section 7:17 Bed and Breakfast Establishments	
Permitted in C-1 and C-2 districts, and as a special exception in residential districts. One parking space per guest room is required, with parking in the rear or on the side.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Add buffering requirements when these uses are adjacent to residential uses or districts
Section 7:18 Communication Towers	
Permitted in various districts, with specific rules for residential areas. Maximum height is 300 feet. Requires landscaping and eight-foot fencing.	- Carry forward these standards in the appropriate Use Specific Standards in new Ch. 3, Land Use Regulations - Revise these standards to distinguish between collocations, minor towers, major towers, stealth towers, and small wireless facilities
Article 8: Administration	
Section 8:1 Zoning Enforcement Official and Duties	
The Zoning Administrator administers and enforces this chapter. Duties include receiving appeals, making inspections, and issuing certificates of occupancy/permit endorsements.	Carry forward with other county staff in the Review Authorities Section of new Ch. 2, Administration
Section 8:2 Building Permit	
A building permit endorsement is required for any use, excavation, erection, or alteration of land/structures. The Zoning Administrator endorses the permit if the plan conforms to the chapter.	- Carry forward as an application procedure in the Specific Applications Section of new Ch. 2, Applications - Enhance the procedure with more detail on purpose, applicability, exemptions, review criteria, effect, amendment, appeal, and similar aspects
Section 8:3 Certificate of Occupancy for New, Altered, or Nonconforming Uses	
A certificate of occupancy is required before use or occupancy of any new or altered structure/premises. It certifies the use complies with this chapter's provisions.	- Carry forward as an application procedure in the Specific Applications Section of new Ch. 2, Applications - Enhance the procedure with more detail on purpose, applicability, exemptions, review criteria, effect, amendment, appeal, and similar aspects
Section 8:4 Construction and Use to be as Provided in Applications, Plans, Permits, and Certificates of Occupancy	
Permits and certificates authorize only the use and construction set forth in the approved plans. Differences from what's authorized are considered a violation.	Relocate to appropriate procedures in new Ch. 2, Applications
Section 8:5 Right of Appeal	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
If a building permit or certificate of occupancy is denied, the applicant may appeal the action of the Zoning Administrator to the Board of Zoning Appeals.	- Supplement each application procedure regarding details about the appropriate appeal authority - Add Appeal procedure in Specific Applications Section of new Ch. 2, Applications
Article 9: Board of Zoning Appeals	
Section 9:1 Establishment of Board of Zoning Appeals	
A Board of Zoning Appeals is created. The land use board of appeals is designated to also be the Board of Zoning Appeals.	- Carry forward as "Board of Appeals" (BOA) in Review Authorities Section of new Ch. 2, Applications - Consolidate with material from Section 24-56 of the County Code of Ordinances
Section 9:2 Membership and Compensation	
The board is governed by the provisions of the land use board of appeals. Members are compensated as approved by county council.	Carry forward with BOA portion of Review Authorities Section of new Ch. 2, Review Authorities
Section 9:3 Proceedings	
The board must adopt bylaws. All meetings must be open to the public. The Chairperson may administer oaths and compel witness attendance.	Carry forward with BOA portion of Review Authorities Section of new Ch. 2, Review Authorities
Section 9:4 Appeals and Hearings	
Appeals concerning administration go to the Board. An appeal stays all proceedings unless the administrator certifies imminent peril to life/property.	Address in Appeals procedure in Specific Applications Section of new Ch. 2, Applications
Section 9:5 Powers and Duties	
Powers include hearing appeals of the administrator's decisions and authorizing variances. The board also hears and decides uses permitted by special exception.	Carry forward with BOA portion of Review Authorities Section of new Ch. 2, Review Authorities
Section 9:6 Decisions	
The concurring vote of the majority of the members is necessary to reverse the administrator's decision or to grant a variance/special exception.	- Carry forward with BOA portion of Review Authorities Section of new Ch. 2, Review Authorities - Clarify quorum
Section 9:7 Appeals	
Every decision of the Board of Zoning Appeals is subject to review by a court of record.	- Relocate to Appeal, Variance, and Special Use Permit procedures in new Ch. 2, Applications - Clarify if this is Superior Court for Anderson County
Section 9:8 Fees	
An administrative fee of $200.00 plus advertising cost is paid for each application to the Board of Zoning Appeals.	Delete; this belongs in the annual fee schedule not the LUDO
Section 9:9 Duties of Zoning Administrator, Board of Zoning Appeals, County Council, and Courts on Matters of Appeal	
Questions of interpretation and enforcement must first go to the Zoning Administrator. County Council's duty is to only adopt or reject amendments or repeal of this chapter.	Carry forward in the Determination procedure in the Specific Applications Section of new Ch. 2, Applications
Article 10: Amendments	
Section 10:1 Action by the Applicant	
Amendments to text or map may be initiated by the County Council, Planning Commission, or interested property owner. Requires a public hearing and property posting.	- Carry forward in the Text Amendment and Rezoning application procedures in new Ch. 2, Applications - Distinguish between conventional rezoning and conditional rezoning procedures
Section 10:2 Action by the Planning Commission and Staff	

County Code of Ordinances Review Tables

CHAPTER 48 ZONING	
Section # / Description	**Potential Disposition in the LUDO**
The Planning and Community Development Department schedules a public hearing and prepares written recommendations for the Planning Commission. The Planning Commission has 30 days to submit its report to County Council.	- Carry forward in the Text Amendment and Rezoning application procedures in new Ch. 2, Applications - Distinguish between conventional rezoning and conditional rezoning procedures
Section 10:3 Action by County Council	
County Council considers the Planning Commission report and holds a public hearing before enacting any amendment. Council must find the amendment is in agreement with the comprehensive plan.	- Carry forward in the Text Amendment and Rezoning application procedures in new Ch. 2, Applications - Distinguish between conventional rezoning and conditional rezoning procedures
Article 11: Provision of Ordinance Declared to be Minium Requirements	
The provisions are minimum requirements adopted for public health, safety, morals, or general welfare. The most restrictive or highest standard shall govern.	Carry forward in Applicability Section of new Ch. 1, Administration
Article 12: Complaints Regarding Violations	
Any person may file a written complaint of a violation with the Zoning Administrator. The Administrator must record, investigate, and take action.	Relocate to Notice of Violation Section in new Ch. 9, Violations and Enforcement
Article 13: Remedies	
The Zoning Administrator or an affected property owner may institute an injunction or other appropriate action to prevent violation or illegal occupancy.	Relocate to Remedies Section in new Ch. 9, Violations and Enforcement
Article 14: Penalties for Violations	
Any violator, after written notice from the Zoning Administrator, is guilty of a misdemeanor and subject to magistrate's court penalties. Each day is a separate offense.	Relocate to Remedies Section in new Ch. 9, Violations and Enforcement
Article 15: Separability	
If any part of this chapter is held unconstitutional or invalid, it shall not affect the remaining provisions of this chapter.	Carry for in new Severability Section in new Ch. 1, Administration
Article 16: Effective Date of Chapter	
The chapter shall be effective on the 20th day of July, 1999.	- Carry forward in new Effective Date Section in new Ch. 1, Administration - Suggest distinguishing between Adoption date and Effective date

ORDINANCE 2024-031 – SUMMARY PLATS	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-338 Summary Plats	
- (a)(3) reduces the number of lots that may be created via summary plat from seven or fewer to four or fewer, provided that each lot must be at least one acre in size - (a)(3) also allows up to four lots of an acre in size to be created where not all lots have road frontage provided that all lots without road frontage are served by a 20-foot-wide private road - (a)(3) bars establishment of lots via the summary plat process if the parent tract has been the subject of a subdivision in the preceding four years	- Carry forward, but consider renaming Minor Subdivision rather than Summary Plat - Clarify if subdivisions creating seven or fewer lots is still considered a Summary Plat (or if the new max. count is four lots) - Address these allowances in the Minor Plat procedure in the Specific Applications Section of new Ch. 2, Applications - Ensure the access provisions for these kinds of lots is addressed in the Access and Driveways Section of new Ch. 5, Development Standards

- (a)(3) includes a graphic showing allowable access via the 20-foot road - (c) Revises the current text to recognize that the one-acre lots created via summary plat are served by septic systems, not sewer	

ORDINANCE 2024-042 – REPORT TO PLANNING COMMISSION	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-335 Review Procedure; Recommendations; Approval	
- Requires preliminary plats to be submitted at least 60 days (used to be 20) before Planning Commission review - Land Use Administrator and representatives from other departments meet with applicant within 30 days to review the application and provide comments – applicant may revise the preliminary plat based on comments (this is essentially a pre-application conference) - If preliminary plat does not meet applicable requirements, Land use Administrator shall inform applicant of deficiencies in writing - If preliminary plat meets applicable requirements, Land Use Administrator shall prepare a report and schedule consideration of the preliminary plat at the next regular Planning Commission meeting - Planning Commission may vote to approve, reject, or table the preliminary plat application – in the event of a tie vote, the matter will be considered again at the next Planning Commission meeting	- Suggest the initial review process with applicant be continued by a Technical Review Committee (or "TRC") comprised of agency officials already reviewing preliminary plat - Suggest review of preliminary plats be completed administratively by the DRC instead of by Planning Commission – Applicant may request Preliminary Plat review by Planning Commission - Appeal of DRC decision shall be the Board of Appeals - Suggest the Subdivision procedure be amended to establish three stages: 1) preliminary plat, 2) construction drawings (where public infrastructure, if proposed, is reviewed and installed), and 3) final plat. Stages 1 and 2 can be filed as a single application provided the County staff is amenable

ORDINANCE 2025-010 – BUFFERYARDS ALONG ROADWAYS	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-119 Bufferyards & 24-254 Appendix E (Bufferyard Requirements)	
- (d)(3) clarifies that Type II bufferyards are required along all lot lines abutting roadways (whether zoned or unzoned) - Appendix E Adds Type II bufferyard requirements along lot lines shared between RA, R-20, R-15, R-12, R-8, and R-D districts - (note, the amendment ordinance includes an illustration that is not included in the current county code and it is unclear if the illustration and example plant example tables were intended to be included in the Couty Code, and if so, where)	- Suggest buffer yards located on lot lines abutting streets be referred to as Streetscape Buffers - Add standards for Streetscape Buffers in Landscaping Section of new Ch. 5, Development Standards - Streetscape buffers include requirements for trees only, and buffers are comprised of either canopy trees or understory trees, depending upon the presence of overhead or underground utilities in the area where the streetscape buffer is located (the first 10' inside of the lot parallel to the roadway) - Landscape materials located in streetscape buffers may be grouped or planted with uniform on-center spacing at the applicant's discretion

ORDINANCE 2025-012 – TRANSITION BUFFERYARDS	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-119 Bufferyards & 24-254 Appendix F (Buffer Structures)	
-(n) increases transition bufferyard from a Type II to a Type V or VI between a residential use and a commercial or industrial use that is less than 2,000	- Suggest increased clarity regarding the type of buffer when non-residential uses are closer than 2,000 feet is if V or VI?

feet away. Adds additional options for fencing or walls in cases where there is topographic change between the two uses - Appendix F Adds a new standard for wooden stockade fences to be configured so that the finished side (the side without the supporting framework) is facing the residential property	- The whole issue regarding placement of a buffer and/or fencing or walls in cases of topographic change is not well explained. This concept needs much more clarity regarding proper buffer placement and what topographic changes consist of - The chain link standard does not result in an opaque fence since the "slats" portion of the standard appears to have been removed as a requirement – suggest this entire section and concept be re-examined and revised for greater clarity

ORDINANCE 2025-018 – RIPARIAN BUFFERS	
Section # / Description	**Potential Disposition LUDO**
Article VII: Riparian Buffers (NEW)	
Sec. 24-1150 Purpose	
Sets out the purpose for establishing riparian buffers , which include protecting drinking water quality, protecting habitat, helping control flooding and erosion, and enhancing scenic qualities	Carry forward in Riparian Buffers Section of new Ch. 6, Environmental Standards
Sec. 24-1151 Generally	
- Sets out the applicability provisions, which shall apply to all development on any all lands abutting Waters of the State (including wetlands) that is subject to the County's stormwater management requirements unless otherwise exempted via a federal 401 or 404 permit, prior allowable encroachment, or man-made waterbodies - States that applicants must comply with Anderson County Technical Specification WQ-08 permanent Water Quality Stream Buffers - Requires delineation of Waters of the State by a certified licensed professional	- Carry forward - Suggest more clarification regarding applicability – current standards indicate development subject to stormwater management requirements must identify riparian buffers – are there forms of development not subject to stormwater management standards where the County would still desire protected riparian buffers? If so, suggest applicability be broadened - Regardless, the standards could be made more simple by simply stating the kinds of development subject to the riparian buffer requirement – new subdivisions, new site plans, open air use of land, new buildings, etc. - Discuss. Assume the County would want the Waters of the State and associated riparian buffers identified on any plat, plan, concept plan, or other development application documentation, not just on the stormwater plan
Sec. 24-1152 Standards	
- Sets out the minimum riparian buffer width, based on watershed size - Limits removal of existing vegetation, grading, filling, or storage within the buffer - Identifies a series of 7 allowable encroachments (features and uses or activities) in the riparian buffer area, if authorized by the County	- Suggest the measurement of the riparian buffer be broadened beyond top of stream bank since standards also apply to lakes and wetlands - Is there an accessible map that shows which watersheds exceed 50 acres in Anderson County? - Suggest agriculture and silviculture be reclassified as exemptions rather than encroachments - Suggest water-dependent uses also be exempted - Discuss. What about existing lawfully-established development already located within a riparian buffer but not included in an existing common plan of development - Discuss. Are hazard trees and invasive species defined or identified in the current standards? - Discuss. Are stormwater control measures permitted within a riparian buffer? - Discuss. Is a riparian buffer credited towards required open space?

ORDINANCE 2025-043 – SOLAR ENERGY FACILITIES	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-153 Solar Energy Facilities	
A Intent	
Sets out intent for the standards	- Relocate to Use-Specific Standards Section of new Ch. 3, Land Use Regulations - Join with Purpose provisions into a single section - Clarify if such uses are intended to be permitted in zoned areas, and if so in which districts

County Code of Ordinances Review Tables

ORDINANCE 2025-043 – SOLAR ENERGY FACILITIES	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-153 Solar Energy Facilities	
B Purpose	
Establishes the purposes for the standards	Join with Intent provisions
C Definitions	
Sets out four defined terms	Relocate to Terms Defined Section of new Ch. 10, Definitions
D Site Plan	
Requires site plans to be prepared by professionals	Clarify the review process for these uses, and the review authority who decides the application
E Setbacks	
Sets out differential setbacks from lot lines, residential uses, churches, schools, or scenic byways	Carry forward, but apply 200-foot setback from residential uses as well as residentially-zoned land
F Height	
Limits heights to 15 feet	Carry forward
G Screening	
Sets out the screening standards (two rows of vegetation)	- Carry forward, but clarify that vegetation should be evergreen - Include diagram showing staggered planting and on-center spacing - Clarify if vegetation trees, shrubs, or both
H Glare Standards	
Limits glare on adjacent lands	Carry forward, but consider joining with aviation protection standards
I Lighting	
Requires downward exterior lighting	Suggest prohibiting exterior lighting except when on motion sensors
J Fencing	
Sets out fence height standards (6 feet)	- Carry forward, but clarify that fencing should surround the facility - Clarify the kind of materials authorized or not - Can fencing substitute for screening?
K Signage	
Requires a warning sign related to voltage and emergency contact	Carry forward
L Code Compliance	
Requires plans and design to comply with building codes	Delete, unnecessary
M Fire Code Compliance	
Sets out the fire code standards	Carry forward
N Emergency Response Plan	
Requires an applicant to prepare an emergency response plan and file it with the Fire Marshal	Suggest this be a requirement for facilities with battery storage devices
O Training Requirements	
Requires applicants to provide training to emergency services personnel	Delete, this is not a land use matter- emergency services should be conducting its own training
P Aviation Notification	
Sets out the requirements for aviation notice and interference study	Carry forward
Q Decommissioning	
Establishes the requirements for a decommissioning plan and associated performance guarantee	Carry forward with cross references to Performance Guarantee procedure in new Ch. 2, Applications
R Abandonment	
Indicates abandonment occurs after failure to produce electricity for a continuous period of 12 months	Carry forward with additional detail regarding how the County will obtain information on electrical production or operation
S Review, Public Hearing	
Calls for a public hearing	Clarify the process used for consideration- is this a Special Use Permit
T Project Completion Requirement	

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ORDINANCE 2025-043 – SOLAR ENERGY FACILITIES	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-153 Solar Energy Facilities	
Requires a solar facility to be complete within 4 years of approval, or the approval shall expire unless an extension is requested and approved	Carry forward
U Enforcement	
References the penalties for violation	Delete, unnecessary

ORDINANCE 2025-057 – MASS GRADING/TREE PRESERVATION	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-367 Final Approval Required	
(a) Clarifies the County staff, not Planning Commission decides Final Plats (b) requires a digital copy of the plat and an associated DWG cad file to be submitted with the final plat application (f) increases the duration of time between preliminary plat approval and completion of improvements from 12 months to 24 months from the date of preliminary plat approval	- Carry forward in the Preliminary Plat application in new Ch. 2, Applications - Clarify the need for the Construction Drawing step to be complete prior to filing and Final Plat - Include additional detail regarding the status of performance guarantees, required land dedications, and acceptance of public infrastructure prior to approval of a Final Plat
Article III. Subdivisions	
Division 9. Minimal Site Disturbance and Tree Preservation (NEW)	
Sec. 24-540 Purpose	
Sets out the purpose statements	- Suggest the mass grading standards be relocated to the Mass Grading Section of new Ch. 6, Environmental Standards - Suggest the tree preservation standards be relocated to Tree Preservation Section of new Ch. 6, Environmental Standards - Suggest the development incentives be relocated to the Sustainable Development Incentives Section in new Ch. 6 Environmental Standards - Each set of standards included in this amendment be split apart with its own purpose and intent provisions, applicability, exemptions, and detail on standards
24-541 Definitions	
Identifies a series of definitions for terms used in the standards	Relocate definitions to the Defined Terms Section of new Ch. 10, Definitions
24-542 General Grading Standards and Prohibitions	
- (a) Standards require all development plans to minimize disruption to the natural topography, and land disturbing activities "should" conform to existing terrain to avoid extensive cut and fill and implement site "fingerprinting" - (b) Prohibits the concurrent clearing and grading of more than 15 lots - (c) Prohibits grading of more than 20 acres at a time - (d) Limits cut and fill slopes to 3:1 unless mitigation is provided in the form of "superior environmental design" - (e) Requires topsoil preservation and re-deployment	- This first standard is more of a purpose statement, it lacks any sort of measurable standard and is not prescriptive. Fingerprinting limits grading to areas used for roads, utilities, stormwater control measures, and amenities – it does not include clearing of lots - Suggest carry forward of lot mass grading standard (15 lots) but rename to reduce confusion with mass grading term - Suggest mass grading concept be reviewed and revised – is that 20 acres outside of lots or does the 20 acres include lots as well? There is no guidance on the amount of cut and fill permitted (5 feet of elevation change from pre-construction elevation is often considered the limit before filling or cutting becomes "extensive") - Suggest the County consider a maximum percentage of the phase area as the limit to mass grading instead - This material needs to be consolidated with the Plan Submission Requirements section as it sets out phasing size limits, stabilization requirements between phasing shift, and grading setbacks – all very relevant to the general standards - Discuss the topsoil preservation standard – does the topsoil have to be apportioned across phases? May more topsoil be imported to the site than existed? Does all topsoil have to be retained or may it be used off-site? How is topsoil defined? How can this standard be enforced? Suggest the County consider topsoil retention and re-deployment as an incentive instead

County Code of Ordinances Review Tables

ORDINANCE 2025-057 – MASS GRADING/TREE PRESERVATION	
Section # / Description	**Potential Disposition LUDO**
24-543 Tree Preservation Requirements	
(a) The intent is to prevent clear cutting and preserve mature trees (b) Mentions a Tree Preservation Plan requirement for subdivisions seeking tree density credits (c) Mentions a Tree Density Plan requirement where tree density credits are sought but tree preservation is not proposed (d) Mentions dedicated preservation areas that correspond to the CRZ of protected trees; protection areas must be fenced and may not be graded (e) Mentions retention of specimen trees, which is encouraged (but not required)	- Generally speaking, these requirements are unclear. The standards do not prohibit tree removal or mandate any tree preservation. A subsequent section discusses the requirement for an undisturbed perimeter area around a subdivision phase, which infers tree removal is prohibited in this perimeter area, but that is not in this section. - It seems that the standards are saying that a TPP or TDP is not required unless a subdivider is seeking tree density credits – which are not defined. It is not clear what a tree density credit is, if they are required, and what happens if they are not sought. - It seems that a subdivider may choose to preserve trees, and if they choose to do so, they must designate these areas and fence them. Trees located within these areas create the ability for the subdivider to avail themselves of tree density credits; however, there is nothing (yet) that talks about if trees must be preserved or if the site may be fully cleared - Clearing, grading, and grubbing may not commence until after approval of a TDP or a TPP, but these standards infer that such plans are not required unless an applicant seeks tree density credits - This material needs to be consolidated with the Plan Submission Requirements section as it sets out grading setbacks and buffers and mentions (but fails to clearly mandate) a minimum tree density - Discuss. Do these standards require or just incentivize tree retention? How are these standards applied to developments that don't include subdivisions? How can clearing or grading be limited until submittal of a voluntary plan?
24-544 Plan Submission Requirements and Development Incentives	
- (a) Effectively limits any phase of a subdivision that includes grading to no more than 20 acres, or limits the size of a subdivision phase to an area that includes no more than 20 acres of graded land. Also limits the total amount of graded and un-stabilized land to no more than 20 acres at any time within any subdivision. Also limits the total number of lots within any single phase to more than 15 lots. Requires that at least 70% of any phase's land area must be stabilized before development of an additional phase may begin - (b) Discusses a total disturbance area calculation and says the total disturbance area is limited - (c) Mentions a 10-foot undisturbed natural buffer must be maintained from all subdivision side and rear property lines, and mandates these areas if they have significant vegetation be designated as tree preservation areas - (d) this appears to be the first tree standard, which is that there must be at least 10 "density units" of trees per disturbed acre – a density unit may be derived from a planted tree or a preserved tree - (e) Sets out the density units for planted trees - (f) sets out the density units for preserved or retained existing trees	- The standards in this section apply to subdivisions only, but do not apply to larger developments that don't require subdivision (like a multi-family development, industrial facility or shopping center)? - Unclear if lots in a phase that are proposed for no grading at all are subject to the maximum number of 15 lots per phase - Assume that if more than 70% of the land area within a particular phase is not disturbed, then an applicant may move on to the next phase without need of stabilization? - Unclear how the topsoil retention standards relate to stabilization – must the topsoil be re-deployed prior to stabilization? - What is the total disturbance area limitation for a subdivision? Isn't this applied by phase? - Are the undisturbed natural buffers mentioned in (c) applied only to the perimeter of the subdivision, or are they applied to each individual lot in the subdivision? - What is "significant vegetation"? What if the perimeter areas do not include significant vegetation – must they still be designated as tree preservation areas? - The tree density standard in (d) anticipates that the subdivision will provide 10 tree density units per disturbed acre – may the tree density units be located anywhere in the subdivision? Only in the active phase? Can they be replanted trees on disturbed land, and if so, when must they be replanted? Assumedly the tree density could be comprised of any combination of planted and retained trees, yes? - The replanted trees table appears to use caliper and DBH interchangeably – this is a problem. Newly-planted young sapling trees are measured in caliper typically within 12" of the tree's bole, while DBH is a size concept applied to more mature trees, and is measured 4.5 feet of the ground. A newly planted tree with a DBH of 1.25 inches typically has a caliper size of 2 inches. - Assume that the way the math works for planted trees is that it requires 35" of DBH of planted trees to equal 10 tree density credits...correct? So for every disturbed acre of land, there must be 35"DBH or planted trees...right? Also assume that each disturbed acre of land could reach its mandatory tree density with 25" DBH of existing trees...right? Also assume this means that 20 acres of disturbance would require 200 tree density credits, which is 350" DBH or preserved trees?

County Code of Ordinances Review Tables

ORDINANCE 2025-057 – MASS GRADING/TREE PRESERVATION	
Section # / Description	**Potential Disposition LUDO**
	- These standards desperately need some examples or hypothetical compliance scenarios - There also appears to be another layer of complexity which is that each lot must include one tree – assume this tree can be planted or preserved? Why not just keep this standard and be done with or add up all the trees per lot and allow those to remain in some designated portion of the subdivision? Must ?per lot" trees be located on the lot in question, or may they be located anywhere in the subdivision?
(g) Sets out a designation of superior environmental design when a subdivider takes one of three different actions: set-aside of 30% of the site as undisturbed, preserving or planting trees at 16 tree density units per acre (+ one tree per lot), use of LID to manage the 1st inch of runoff from at least 10% of the disturbed area, along with fingerprinting techniques. Designation as a SED allows an applicant to decrease minimum lot area by 10% below required (but no smaller than 6,000 sf). SED designation may also allow required rear yards to be reduced to ten feet, or cut and fill slopes of 2:1 (rather than 3:1) if stabilized within 5 days	Suggest this material be included among the other sustainable development incentives in The Sustainable Development Incentives Section of new Ch. 6 Environmental Standards
24-545 Enforcement and Penalties	
Sets out the penalties for failure to follow grading requirements or tree plan	Suggest these violations and penalties be split up and discussed separately in new Ch. 9, Violations and Enforcement
24-546 Appendices	
Sets out a an allowable tree list for use as planted trees	- Relocate to the Recommended Trees Section of new Ch. 11, Appendices - Discuss if these trees are also suitable for landscaping or if these are simply for purposes of tree planting as part of the tree preservation standards

ORDINANCE 2025-063 – NOTIFICATION OF COUNTY COUNCIL	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-3 Notification to County Council District (NEW)	
- Requires County staff to notify the appropriate County Council member of all building permit applications, development application submissions, application withdrawals, or application modifications in their respective district as soon as practicable	- This appears to be an internal operating procedure or policy, not a standard
Article II. Jurisdiction	
- Requires County staff to notify the appropriate County Council member of all building permit applications, development application submissions, application withdrawals, or application modifications in their respective district as soon as practicable	- This appears to be an internal operating procedure or policy, not a standard

ORDINANCE 2026-001 – MINIMUM LOT AREA	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-432 Minimum Dimensions; Setbacks	

- Increases the basic lot size for lots in the un-zoned portion of the County from 10,000 sf to 14,500 sf, and increase the size of conservation subdivision lots from 5,000 sf to 7,250 sf - Increases the basic lot size for twin-home lots in the un-zoned portion of the county from 10,000 sf to 14,500 sf, the size of one lot of a twin home from 5,000 sf to 7,250 sf, and increases the size of a conservation subdivision lot for twin homes from 5,000 sf to 7,250 sf and increases the individual twin home lot size in a conservation subdivision from 2,500 sf to 3,625 sf	- Carry forward

ORDINANCE 2026-009– TOWNHOME AND APARTMENTS	
Section # / Description	**Potential Disposition LUDO**
Sec. 24-152 Townhome and Apartment Living Units (NEW)	
(a) Purpose	
Seeks Planning Commission review for development of townhome and apartments consisting of more than 32 dwelling units in the un-zoned portion of the County	Carry forward
(b) Definitions	
Adds definitions for townhouse dwelling and apartment dwelling	Relocate to Defined Terms Section of new Ch. 10, Definitions
(c) Application	
Requires Planning Commission approval of a townhouse or apartment development consisting of more than 32 units	Suggest these uses be made the subject of a Special Use Permit (since there is no real procedure for Planning Commission review of a site plan or use type)
(d) Additional Provisions	
Applies the roadway external and internal relationship standards from Section 24-148 (Large Scale projects) to these uses	Carry forward

END OF TABLE

LUDO Stakeholder Interviews Summary

The Anderson County LUDO project is an effort to prepare a new unified development ordinance for unincorporated Anderson County as well as updates to the Land Use Element and Community Facility Element of the County's Comprehensive Plan. The project seeks to clarify and improve the development regulations while also establishing clearer policy guidance for land use regulation in the County.

Task 1, Project Initiation, of the LUDO project includes a series of thirteen interviews with stakeholders about their views on what is working or not working with the County's current regulations and development review process, as well as discussion about how to better address the growth challenges facing the County. This document summarizes the input collected through interviews with the County Council and County-identified stakeholders listed in the table below. Interviews were conducted in-person and virtually over several days from April through June 2025.

This report summarizes the comments provided. The information collected during the interviews is not attributed to any one individual. Thoughts and ideas are paraphrased, grouped by topic, and consolidated in cases where multiple people expressed the same or similar sentiments. The input is not prioritized or listed in any particular order.

Interviewees were encouraged to share their thoughts freely, but were asked the following three questions:

- **What aspects of the County's current regulations are problematic?**
- **What parts of the County's current application review process are in need of improvement?**
- **What parts of the County's current regulations or review process should not be changed?**

The table below identifies the 22 County-identified project stakeholders interviewed.

STAKEHOLDER		AFFILIATION
Terry Jackson Jr.	President	Lake Hartwell Owner's Association
Tom Dobbins	Farmer	Assoc. Dean Clemson University
Thompson Smith		Farm Bureau
David Phillips		Realtor
Aimee Gray		Starr, Iva area
Charlene Spelts	Community Activist	Piedmont area
Kris Yon	Community Activist	
Wess Grant		Anderson School District 5
Eddie Kinsey	Realtor	Anderson Realty
Kenny Jeffcoat	Realtor	Anderson Realty
Wesley White	Engineer	Ridgewater Engineering & Surveying
Allie Martinsen	Land Policy Manager	Upstate Forever
Michael Dey	Dir. of Governmental Affairs	Western Upstate Assoc. of Realtors
Dr. Barry Knocks	Professor	Clemson University
Omar Rash		Anderson University

LUDO Stakeholder Interviews Summary

STAKEHOLDER		AFFILIATION
Charles Dickerson		Anderson University
Brett Hawthorne	Inventory Manager	NVR Ryan Homes
Todd Harper	Acquisition Manager	Four Star Homes
Tricia Chassen	Entitlements Director	Four Star Homes
Cameron Brogdan	Land Acquisition	DR Horton
Finn Loftus	Acquisition Manager	Eastwood Homes
Chip Morrison	Land Acquisition	Four Star Homes

In addition to interviews with the 22 stakeholders listed above, the consulting team also conducted interviews with the following seven County Council Members:

- Glenn Davis
- Greg Elgin
- Jimmy Davis
- Cindy Wilson
- Brett Sanders
- Chris Sullivan, Vice Chairman
- Tommy Dunn, Chairman

The following pages provide a summary of the input collected from the Council members and stakeholders listed in the table above. Individual responses have been summarized into six topic areas. Similar thoughts or ideas are consolidated for the sake of brevity. These comments are summarized from the opinions of stakeholders and may or may not properly characterize current requirements or represent broad community sentiment. This information is used by the consulting team to identify trends and areas of focus for more discussion as the LUDO project progresses.

Prior to the listing of individual interviewee comments, there are a series of general observations about the project, drawn from the input collected thus far.

LUDO Stakeholder Interviews Summary

GENERAL OBSERVATIONS BASED ON INPUT RECEIVED

The following are some preliminary observations about Anderson County and the LUDO project based on the input received and the consulting teams basic understanding of conditions in Anderson County. These observations are likely to evolve and become more refined as the project progresses.

- The County already has a wide array of zoning-like provisions (from Chapter 24 of the County Code of Ordinances) in place throughout the County (there are standards for parking, landscaping, signs, stormwater, setbacks, lot access, and numerous use standards that already apply county-wide). The LUDO project anticipates changes to both the zoning provisions in Chapter 48 as well as changes to the land use regulations in Chapter 24 – the project will have impacts on all lands in the unincorporated County.

- The County has two different contexts – suburban areas facing intense growth pressure and rural areas without significant growth pressure. In suburban contexts, the development rules need to help manage the pace of growth and ensure infrastructure capacity is maintained. In rural areas development rules need to protect open space and agricultural character, and ensure compatibility between existing and new land uses. Both zoning and land use provisions need to be better calibrated to these different contexts.

- The County has had great success with economic development efforts to attract new industries. In many cases, these new industrial facilities locate in areas where land prices are the most affordable. As a result, a new need for additional housing arises, often in areas proximate to where the jobs are created. This is one of the main engines driving growth and where it is located, and the role of the County's economic development efforts must be factored into the thinking about if, where, and how the County will grow in the future.

- Economic development initiatives are driving infrastructure extension. Extension of infrastructure increases land costs. Land costs are an important part of the calculus when proposing new residential development, and when land costs rise as a percentage of total development costs, the typical result is smaller lots and less expensive materials as developers work to maintain profitability. If development is not profitable, it will not take place. If it does not take place, there are not enough homes to house employees needed by new industry.

- There are strong desires to maintain and protect the County's established community character, including its agricultural heritage. Many residents express concern about a loss of community character and environmental degradation that could potentially be occurring as a result of new development. Irrespective of the desire to control the rate, timing, or location of new growth, there is a strong community sentiment to improve development quality generally.

Input collected from individual County Council members and project stakeholders are organized into six sections and are listed on the following pages.

LUDO Stakeholder Interviews Summary

INPUT SUMMARY

Council member and stakeholder input statements are summarized into the following six categories:

A. Community Character
B. Zoning, Generally
C. Challenges and Concerns Over Growth
D. Goals for Improved Development Standards
E. Goals for Improved Development Review Processes
F. Suggestions for Participation in the LUDO Process

Comments are not attributed to any particular individual, and are in no particular order or priority. Statements are numbered for ease of reference. Readers are reminded that these are individual opinions, and are not asserted as facts.

A. COMMUNITY CHARACTER

1. There are really 2 Anderson Counties: 1 is rural and 1 is suburban.

2. Shirley's Store, Creightonville, Ebenezer, Rock Springs are all in the midst of getting signatures for a zoning vote and people in these areas have indicated they do not want "dense housing" (where dense housing means big houses on little lots)

3. There is a lot of old farmland in Anderson County, thus there is a lot of land that is relatively easy to develop

4. There is a desire to maintain rural character along the Highway 29 Corridor

5. Honey Creek is a great example of a "good" subdivision – built in the 1980's, larger lots, brick homes, well-maintained, deeper setbacks

6. Agricultural production is important in Anderson County

7. District 4 (Powdersville) has had tremendous growth, and remains very fast-growing – significant amount of tract residential

8. Many in Anderson County have concerns about new "tract-home" developments; Some feel there are vocal "newcomers" who are changing everything

9. The City of Anderson has an aggressive annexation stance (such as has been seen in the area of the east-west connector)

10. There is distrust between residents and the county government as well as distrust between existing residents and new developers

11. There is a concern about a loss of community character as new large subdivision tracts are developed

A. COMMUNITY CHARACTER - continued

12. There is a desire to preserve rural land and focus growth around the I-95 corridor. The County's location makes it a desirable spot for distribution centers

13. Neighboring jurisdictions (like Greenville County) are "closing the doors to growth" while Anderson's door is still open, leading to out-of-town tract developers coming into Anderson County and building tract homes – this can lower property values over the long term, particularly in cases of economic downturns when developments are partially finished or when people become "upside down" on mortgage owed to house value

14. There are 5 school districts in Anderson County, and each one approaches growth and development differently. For example the district centered on Powdersville does not wish to see any additional new development

15. School District #5 is the largest school district in the County and is based primarily in the City of Anderson. Enrollment is expected to decline in the next 5 years, then rise slightly after that, with a total of 1% increase over the next 10 years – fairly stable

16. While there are 2 high schools and 2 middle schools at or near capacity (in District 5) they are not in panic mode right now (4 of the 5 elementary schools are under-utilized)

17. In 2006-2007 the County issued 1,500 building permits for new residential starts – more so than any year since (they average around 1,300 new residential building permits per year now)

18. In the late 1990's the lot sales price accounted for about 12% of the total finished house cost; by 2025 the lot sales price is around 25% of the finished house cost (sweet spot is around 15%)

19. Greenville County is "slamming the door" on new growth and development (such as taking steps to end cluster development and exploring character/design standards for houses), and this is one of the main causes for increased growth pressure in Anderson County

20. Anderson County is promoting economic development projects in rural areas, and housing has a tendency to follow – economic development efforts are driving sprawl and contributing to housing affordability issues

21. Interestingly, the places that want growth don't have the infrastructure to accommodate it and the places that have the infrastructure don't want the growth

22. The average home price in Anderson County has gone from $239,000 to $407,000 over the last 5 years and the average Anderson County earner can not afford a $407,000 home

23. 1 acre lots are required if there is no water or sewer service available, but lot sizes can be reduced downwards to 10,000 sf with water and sewer service. 1 acre lots are too big given land prices

LUDO Stakeholder Interviews Summary

B. ZONING, GENERALLY

1. Zoning has two roles to play, depending on the local context: in developing or suburban areas, zoning can help manage growth. In rural or undeveloped areas, zoning can protect open space and protect existing development from new incompatible growth

2. There is a desire for more ethics in local government

3. There was a recent good experience with establishing zoning (Double Springs) – the main problem with establishing zoning is that many people don't understand it and there is a lot of confusion or misinformation

4. If land has water and sewer, it really also needs zoning. The addition of water can cause land prices to increase from $5,000/acre to $25,000 per acre – that has impacts on development

5. Recent annexation to the City of Anderson can in part be explained by the lack of zoning around the City in unincorporated areas – people want to rezone, but the County can not or will not allow change. The City allows people to request any zoning, and that is an enticement

6. The County's current process for getting zoning in place (via the precinct referendum process) is too difficult – particularly the 15% of signatures required to start the process while some people think zoning is socialism, there should be an easier way for communities who want zoning to have it

7. Some like the approach used in Greenville where new zoning can be established without first requiring a referendum

8. One reason why the County uses the referendum process was that in past times, the County would apply zoning without sufficient public knowledge and there is a trust issue

9. Residents in rural areas want protection but do not necessarily want zoning

10. Some farmers are distrustful of zoning – why would they want to limit development if in doing so they limit their potential income from sales of land?

11. Zoning can protect land from incompatible development and creates a process to do development outside of the courts

12. The County's land development regulations (Chapter 24) are minimum standards to protect health and safety but do not control uses. One needs zoning to control uses and to deal with density. Zoning can also address the scale of impacts from uses [NOTE: Ch 24 does contain use-specific standards and minimum lot sizes do control density]

13. Some feel that zoning density limits drive up housing costs and higher densities allow the creation of more affordable homes

B. ZONING, GENERALLY - continued

14. Some note that higher by-right residential densities in target locations may lead to fewer applications for high density development and more lower density development applications outside of target areas

15. Zoning is not necessarily about shutting down development it just about making sure we get the type of growth we want. Comp Plan is to guide us where we want to be.

16. Is there a way to tailor zoning to different contexts, some rules in some places, more rules in other places where needed?

17. There is little-to-no support for the kinds of rules typically associated with homeowner associations in Anderson County

18. Many County residents have concerns about perceived incompatible uses locating near their land or neighborhood, and thus understand how zoning can protect them from undesirable uses

C. CHALLENGES AND CONCERNS OVER GROWTH

1. Water quality is a problem – there is an excessive amount of grading and mass grading, as well as an abuse of grading rules
2. School districts and County Council district boundaries are not the same. This can make governance more difficult
3. The County needs better zoning districts and more informed citizens
4. Seems like many or most developers are not from the Anderson County area - promises are made to surrounding residents about new development, but seldom kept. Residents hear how new positive change is coming to their area, but the positive change never happens
5. One area wanted deeper front setbacks for new surrounding development, but the request was not approved by the County
6. There is a lot of unplanned growth throughout the State
7. Tax structure is also a problem – new growth does not pay for itself
8. We need to do a better job managing growth
9. Getting to the fields with your tractor is becoming impossible in some parts of the County (can only move tractors during dark to avoid traffic)
10. Tract home developments are taking away existing farmland
11. The County needs to slow the rate of growth down
12. Residents want amenities and the benefits from growth (like more shopping choices) but don't want the actual increase in residential development
13. There is a need for workforce housing and a need to help address aging population
14. Growth is uncontrolled from Anderson City
15. Some note that the tax bill for land in City is less than what is charged in the County despite getting more services in the City
16. Some believe the two-year Council member term duration is not helpful for long-range growth planning
17. Some note that establishment of new development was easier in 2015 then 2025

C. CHALLENGES AND CONCERNS OVER GROWTH - continued

18. Some note that housing in Anderson County is getting more expensive, and any standards that increase minimum lot size requirements will likely increase housing costs and do little to help alleviate supply shortages

19. Some note that new industrial development is getting approved, but new residential subdivisions are frequently denied. This is not sustainable as industry needs workers, who need a place to live. In addition, industry is getting tax incentives. Perhaps it is time to ask new industry to help contribute to housing shortage, roadway impacts, costs of growth

20. Some feel the 2016 Land Use Plan was "watered down" and not an effective tool for guiding County actions

21. Farm land in the County is disappearing – farmers can get upwards of $80,000 per acre for land – suggest the County do a better job encouraging farmland preservation, conservation easements, programs that allow agriculture to continue while farmers can capture a percentage of the land's value notes that Greenville County funds preservation

22. It seems like Anderson County has been really overwhelmed by growth and development over the last 2-3 years – like its reached a tipping point. The traffic is a big problem, and someone needs to take a step back and think about how to do better planning in the County

23. Some note that the County Staff follows direction of Council, and silence means de-facto support

24. The County is promoting industrial development, and housing is needed to support these efforts

25. Some say the County does not appear to be pro-business

26. 1st-time homebuyers want small lots (due to housing costs) but existing residents are an impediment to the kind of housing needed by 1st-time home buyers

27. People don't want "ugly" houses, but aesthetic regulations drive up housing costs

28. Higher land costs can yield lower materials budgets as developers seek to maintain profit margins in the face of land cost increases

29. The SC HBA and realtors are expected to be a source of opposition to new development regulations – there are many large, out-of-town companies who are seeking to develop in Anderson County

30. The County is akin to the "wild, wild west" in terms of regulatory control

31. Some have a desire to gently increase allowable densities in some areas to better support the need to manage growth. Need to communicate the goals and potential outcomes of "missing middle" housing

D. GOALS FOR IMPROVED DEVELOPMENT STANDARDS

1. There is support for incentives and the notion that they may be better than mandates
2. There is a desire to upgrade landscaping and buffer requirements in both zoned and un-zoned areas
3. There is a desire for greater durability and more quality in exterior building materials, especially single-family homes
4. Lots of concern about stream pollution and mass grading
5. There is a desire more open space and more trails – there is insufficient funding for new trails
6. There are problems and concerns with short term rentals – we need to be careful and only prepare rules that the County is capable of enforcing
7. People are concerned about "ugly plastic" houses that are quickly built but that could potentially fall down after the developers have left
8. Quality development is lacking (note: what does "quality" mean?)
9. Traffic and road capacity always come up as concerns from residents, but the County never seems to be able to address these problems – residents want to know what the County is doing
10. There does not seem to be a way to effectively plan for or manage school capacity (Act 388 on school impact fees was shot down by the Legislature)
11. Infrastructure (sewer, electric power, road capacity, bridges) is often a limiting factor; water is abundant, but not unlimited
12. First responders are a problem – some bridges can not support a fire truck; depends upon volunteer firefighters
13. Water runoff is a problem
14. Some in the community want more open space and larger lots
15. Slab on grade houses have been a disaster – cracked foundations, negative appearance. "Tract housing" has become a term that describes neighborhoods of perceived low quality homes with slab foundations, inexpensive materials, and uniform appearance located in areas that used to have rolling hills that are now flattened into building pads on small lots
16. Tract homes have excessive grading and lack sufficient parking on driveways (due to small lot sizes)
17. Mobile homes are a problem in the County – they are hard to sell, hard to title, don't hold their value, and can negatively impact land values of surroundings – as such the County should require permanent foundations and generally reduce the number of mobile homes

D. GOALS FOR IMPROVED DEVELOPMENT STANDARDS - continued

18. Impact fees (like a $500/house fee for purpose of school capacity) won't solve the problem of managing growth, they will just make housing more expensive, and there are problems with affordable housing

19. There is a desire for protecting prime farmland

20. There is a desire for maintaining the tree canopy

21. There is a desire about managing stormwater runoff

22. There is a desire about limiting mass grading

23. There is a desire for open space preservation

24. There is a desire to avoid nuisance flooding

25. There is some support for conservation subdivisions, but not many local examples (even though they are permitted), and this requires low base densities, available sewer, and permit small lots – visibility of the development from surroundings is a concern

26. One suggestion is a set of incentives or other inducements for affordable housing. The County should not that if supply is limited and demand is strong, home prices will remain high, and it is necessary to have inventory in order to have variable pricing

27. The current conservation subdivision provisions are the worst thing the County has ever done and it has been a failure

28. There should be Incentives for quality development; open space should be quality, not leftovers, and the County should proactively identify places or land conditions that should be preserved as open space

29. Some suggest the County consider a land banking or transfer of development rights program where rural areas can be senders and suburban areas can be receivers

30. There is a desire for mixed-use walkable communities that include provisions for pedestrians and bicycles

31. The roads from Anderson to Greenville are not up to standards- narrow, over capacity

32. Some support impact fees or so-called systems charges (for sewer connection) and incentives for preferred forms of development

33. The Conservation ordinance has given developers another option, but needs to be re-reviewed because the current wording is unclear

D. GOALS FOR IMPROVED DEVELOPMENT STANDARDS - continued

34. The County's road ordinances have not changed in 25 years; private and public roadway standards are the same and there are not a lot of design options. Suggest adding more options for private drives. Suggest reviewing G

35. The County's stormwater regulations need to be revised

36. The current ordinance allows lot size averaging in any residential district, but the zoning provisions have differing lot size thresholds for lots on septic

37. Short-term rentals are not well managed (especially in areas around the lake). Most County residents do not like these uses as tenants are not well screened, and such uses should be licensed and taxed by the County. There is a maximum STR density (separation requirement), which is a good thing and STR rules are applied in non-zoned areas

38. Question about if an STR is sold, can the STR be continued by the new owner? What happens if it is too close to another existing STR?

39. Concerns about recreational vehicle lots/parks, especially in lakefront areas. These are a disaster and there are far too many new applications. There are no standards, these uses are unsightly, there is too much clearing and grading, and the vehicles are too close to one another

40. Many of the recent residential subdivisions developed in the County are of a poor quality. They are too dense. The homes have inexpensive exterior materials, and the quality of the work is substandard

41. There is support for the recent riparian buffer ordinance as buffers are important, and are needed to protect drinking water and recreation water quality. The County needs more robust silt fencing standards applied throughout the County (not just in buffers)

42. The County's regulations are ill-prepared to address stormwater concerns from higher density development – downstream flooding and localized sedimentation problems are occurring

43. Roads are too narrow for the kind of development being proposed – the county should raise its standards and ensure the development community pays the costs for the necessary road improvements – the approach must spread the roadway costs evenly across all developers not just the first guy or the last guy to develop

44. Stormwater ordinances are creating a need for excessive grading – this is so because the standards are requiring too much centralized retention

45. While Anderson County does maintain roads, the SCDOT is responsible for many of the roads in the County, and more attention should be paid to what kinds of things the County can do to help ensure better capacity on an SCDOT roadway – for example, can the County or developer contribute funds to SCDOT for roadway improvement? Can the County secure easements for roadway widening of SCDOT roads? Can the County condemn land for use as part of a SCDOT roadway?

LUDO Stakeholder Interviews Summary

E. GOALS FOR IMPROVED DEVELOPMENT REVIEW PROCESSES

1. The rules should include new and better bonding for large tract developments to ensure the final development meets expectations and that all promises can be kept

2. The Planning Commission is making decisions without sufficient factually-based information; this is causing an image problem for zoning and lots of legal challenge. It is also giving the County a bad reputation and inhibiting desirable commercial development

3. Zoning is a "mixed-bag" the free market can take care of many things, but perhaps not all. The problem is that interface with development rules (like the Planning Commission) doesn't go well- they turn everything down and often wind up in court

4. Lots of problems with traffic but in some cases development applications have been turned down by the Planning Commission for no legitimate reason. This situation is leading to increased annexation and lawsuits. The lack of due process and equal protection can give County residents a distorted view of things. County staff could play a greater role in consideration and approval of certain kinds of development to help address this problem

5. There is a perception that there is no coordination between Anderson City and the County. Generally speaking, the County feels like they share and talk but the City doesn't feel there is communication

6. There are numerous special service districts → water, fire that overlap one another and are hard to coordinate between

7. Questions about how/when are you "vested" in the development project

8. Suggest adding pre-application meetings to the process like Lexington County

9. It would be helpful to have an expedited procedure for certain kinds of development that are preferred or that exceed all minimum standards

10. It is somewhat unclear how stormwater fees are being spent

11. Lately, the County has done a lot of piecemeal ordinance amendments – not ideal

12. The current Summary Plat process (up to 4 1-acre lots) is going backwards. It used to be that 7 lots could be created without PC review

13. There is support for more staff decision-making – The Oconee County control free district allows on-line application submittal and staff review for most forms of development. Planning Commission review only required if someone is seeking a variance from the requirements.

14. The County needs a performance guarantee system that relies on collection of funds for escrow deposit rather than letter of credit

E. GOALS FOR IMPROVED DEVELOPMENT REVIEW PROCESSES - continued

15. The Anderson County ordinance needs to include an appeal path for Planning Commission decisions rather than mediation/litigation. The current procedure for large project review by Planning Commission needs to be revised.

16. Some note that there is inadequate transparency in the ordinance amendment process – there is no real tracking system and even though there are three readings, there is no draft text to review until the third reading – this needs to be changed

17. There is too much arbitrary decision making by the Planning Commission – some applications get approved, or not, based on arbitrary factors. There is insufficient justification for Planning Commission decisions

18. The County's handling of new development applications where proposed uses don't cross the threshold for a TIA is insufficient. The roads are too narrow and bridge capacities are routinely ignored

19. Chapter 24 3.35 Sec. 3(d) gives the Planning Commission to much freedom to approve or deny new development proposals Some on the Planning Commission feel it is their job to represent their constituency rather than applying the development rules

20. There is interest in making the Planning Commission more effective and revising the development regulations in service of that goal

21. Many comment that there are rules and standards in place today, but that it doesn't matter because development proposals that comply with the rules still get shot down – one statement asserted that 90% of the applications have staff recommendations of approval, but the Planning Commission ignores the staff recommendations

22. The County needs a more objective development review process with clearer standards

23. County staff is great, and pre-application conferences are helpful but they appear frustrated by the situation- some claim that it appears as though Staff is getting "gun-shy" about making recommendations of approval

24. The County has experimented with more flexible provisions, like IZODs, PDs, and conservation subdivisions, but it is unclear if these are helping

25. The process for establishing zoning in an un-zoned area is daunting for residents

26. There are questions of fairness regarding off-site roadway improvement requirements from TIA, and how far away is still fair?

LUDO Stakeholder Interviews Summary

F. SUGGESTIONS FOR PARTICIPATION IN THE LUDO PROCESS

1. It is very hard to get information out to the public – people don't always go to project webpages – we need to make it easy for people to get information and share their thoughts

2. Caution during potential rollout of new zoning – don't want to create a "rush" or a "run" on new applications as people seek to circumvent what they perceive as new more restrictive rules

3. Need to explain the relationship between the plan (policy guidance) and the zoning (how the plan is implemented)

4. The webpage should include videos to help explain things. There should also be a place for interested persons to sign up to receive project updates

5. Be sure to clarify for residents that the survey (associated with the comprehensive plan) is not being used to infer results from those who did not take the survey – that responses and responders are self-selected – we are not inferring political will

6. To be fair, it seems that the only people who attend Planning Commission meetings have loud voices and speak out against development – seldom is there audience support for new development

7. Support for more training and education of appointed County officials, and a desire more administrative decision-making by County staff

8. Make sure that people understand that the comprehensive plan and that zoning rules can change

9. Try to avoid piecemeal changes in zoning rules, and inform people about the ripple effects of such changes

10. Suggestions for face-to-face meeting with residents, small group discussions, stories in newspaper or posting signs, meeting with church congregations, providing more than a week's notice, using social media. Have meetings where participants can ask questions

11. The community will ask "what is zoning going to do for us?" How will it make my life easier? How will it improve my property value? We should be able to answer these questions.

12. The development community wants to be able to provide input on the LUDO project

13. There is a desire to better understand what the County's wishes and goals for the future are

14. There is support and a desire for having a more logical format to the development regulations

END OF INPUT