

**STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER**

ORDINANCE 24-007

AN ORDINANCE TO AMEND 23-012 OF THE CODE OF ORDINANCE, TOWN OF PELZER, SOUTH CAROLINA REGARDING MINIMUM AREA FOR LOTS AND MINIMUM SETBACK REQUIREMENTS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, land use and zoning standards is a matter of concern within the Town of Pelzer;

WHEREAS, it is necessary to revise and amend the land use and zoning standards from time to time; and

WHEREAS, the Town of Pelzer Council desires to amend Ordinance 23-012 of the Zoning Ordinance, Town of Pelzer, South Carolina to better protect the health, safety, and welfare of the Town Pelzer citizens.

NOW THEREFORE, be it ordained by the Town of Pelzer Council of Pelzer, South Carolina in meeting duly assembled that:

1. Ordinance #23-012 of the Zoning Ordinance, Town of Pelzer, South Carolina is hereby amended to read as shown in exhibit A (final version)
2. The remaining terms and provisions of the Code of Ordinances, Town of Pelzer, South Carolina not revised or affected hereby remain in full force and effect.
3. All ordinances, Orders, Resolutions and actions of the Town of Pelzer Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. Should any part or portion of this Ordinance be deemed unconstitutional or unenforceable by any Court or competent jurisdiction, such determination shall not affect the remainder of this ordinance, all of which is hereby deemed separable.
5. This ordinance shall take effect and be in full force upon the Second Reading and Enactment by Town Council.

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER

ORDINANCE 24-007

IN WITNESS WHEREOF, the Town Council has approved this ordinance on second reading
this 8th day April 2025

ATTEST:

Cheryl Bates, Town Clerk Cheryl Bates

Will Ragland, Mayor W. Ragland

First Reading Date: 3-11-25

Public Hearing Date: 3-11-25

Second Reading Date: 4-8-25

APPROVED AS TO FORM:

Richard Thompson

Richard Thompson, Town Attorney

- **Exhibit A**

- Setback Precedents
- 1. Preexisting Front Setbacks-
- 2. The setbacks of this chapter shall not apply to any lot where the average setback on already built-upon lots, located wholly or in part within 100 feet of each such lot and within the block and zoning district fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than 15 feet.

- **R-1: Single Family – Existing lots of record**

- Minimum Lot Area: Area of the lot that was recorded prior to the zoning ordinance
- Minimum Building Setbacks: Refer to preexisting setbacks as stated above
- Front: Refer to preexisting setbacks as stated above in item 2.
- Side: Refer to preexisting setbacks as stated above in item 2.
- Rear: Refer to preexisting setbacks as stated above in item 2.
- Maximum Building Height: 35'
- Accessory setbacks – 3' ft. side and 3' ft. rear for existing lots of record

- **R-1: Single Family – Newly Created Lots**

- Minimum Lot Area: 18,760 square feet
- Minimum Building Setbacks
- Front: 20' ft.
- Side: 30' ft.
- Rear: 20' ft.
- Maximum Building Height: 35' ft.
- Accessory setbacks – 5' ft. side and 5' ft. rear for newly created lots to comply with the new International Residential Codes.

- **R-2/R-3 Single Family + Duplex – Existing lots of record**

- Minimum Lot Area: Area of the lot that was recorded prior to the zoning ordinance.
- -Manufactured Home: Area of the lot that was recorded prior to the zoning ordinance or use the existing footprint of the previous manufactured home.
- -Duplex: Area of the lot that was recorded prior to the zoning ordinance.
- -Townhouses: Area of the lot that was recorded prior to the zoning ordinance.
- Minimum Building Setbacks:
- Front: Refer the preexisting setbacks as stated above in item 2.
- Side: Refer to the preexisting setbacks as stated above in item 2.

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER

ORDINANCE 24-007

- Rear: Refer to the preexisting setbacks as stated above in item 2.
 - Maximum Building Height: 35'
-
- **R-2/R-3 Single Family + Duplex – Newly Created Lots**
 - Minimum Lot Area: 18,760 square feet
 - – 1 unit per 10,000 square feet per duplex
 - Manufactured Home: 10,000 square feet
 - Duplex: 10,000 square feet – 1 unit per 10,000 square feet – duplex
 - Townhouses: 5,000 square feet/unit
 - Minimum Building Setbacks
 - Front: 20' ft.
 - Side: 30' ft.
 - Rear: 20' ft.
 - Maximum Building Height: 35' ft.
-
- **General Commercial District-Newly Created Lots**
 - Minimum Lot Area: None/ or 10,000sqft
 - Minimum Building Setbacks
 - Front: 15' (from road right of way)
 - Side: No setback is required, unless the property is abutting a residential district. A side setback shall be provided on a lot where it abuts a residential district at least equal to the requirements of the abutting residential district. When a setback is not required but still provided, it shall be a minimum of 5' feet.
 - Rear: 10', the rear setback may be used for parking and service drives but must remain unobstructed by other structures or buildings.
 - **Exception: "Existing Lots of record"**
 - Accessory Structure setback: minimum 5' with an additional 10' on both sides
-
- **Residential Commercial District- Newly Created Lots**
 - Minimum Lot Area: 7000 square feet
 - Minimum Building Setbacks
 - Front: 25'
 - Side: 10' or 30'- if abutting against a residential property
 - Rear: 15' or 30' if abutting a residential property
 - **Exception: "Existing Lots of record"**
 - Accessory Structure Setback: 5' Side or Rear
-
- **Institutional District-Newly Created Lots**
 - Commercial: No minimum commercial lot size
 - If in residential area: Minimum 5000 square feet
 - Minimum Lot width if in Commercial area: 5000 square feet
 - Minimum Building Setbacks

**STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER**

ORDINANCE 24-007

- Front: 25', the front setback may be used for parking and service drives but must always remain unobstructed by structures or buildings.
- Side: 6'
- Rear: 10', the rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings.
- **Exception: "Existing Lots of record"**
- Accessory Structure Setback: 5' Side or Rear

- **Manufactured Homes Subdivision:**
- Minimum Lot area: 10,000 square feet (standard) for new manufactured homes
- Maximum Building Height: 35'
- Accessory Structure Setback: 5' (both side and rear)
- Minimum Building Setbacks
- Front: 25'
- Side: 15'
- Rear: 25'
- Corner Lot Setbacks: On lots that have frontage on more than one street at an intersection, the minimum street side setback requirement shall be equal to the minimum front yard setback.
- Double Frontage Lots: On lots having frontage on two streets, but not located on a corner, the minimum front setback shall be provided on each street. On lots having frontage on more than two streets, the minimum front setback shall be provided.
- **Exception: "Existing Lots of record"**

- **Accessory setbacks:**
- 3' side and 3' rear for existing lots of record
- 5' side and 5' rear for newly created lots to comply with the new International Residential Codes

District	Uses	Minimum Lot Size
R-1	Single-family residential – Existing Lots of Record	– Area of the lot that was recorded prior to the zoning ordinance shall remain the same size.
R-1	Single-family residential – Newly Created Lots	18,760 sq. ft.
R-2	Single-family residential – Existing Lots of Record	Area of the lot that was recorded prior to the zoning ordinance shall remain the same size.
R-2	Single-family and duplex residential-Newly Created Lots	18,760 sq. Ft./ or 5000 sq. ft per unit

STATE OF SOUTH CAROLINA
 COUNTY OF ANDERSON
 TOWN OF PELZER

ORDINANCE 24-007

R-3	Duplex & Townhomes– Newly created lots	10,000 sq. ft./1 unit/duplex 5,000 sq. ft./1 unit/townhouses
MH	Manufactured/Mobile Home- Newly Created Lots	10,000 sq. Ft.
MFR	Multifamily-Newly Created Lots	5,000 sq. Ft./unit or 15,000 square feet
OC	Office Center (CBD) Newly Created Lots	None or 10,000sqft if near residential zone
GC	General Commercial Newly Created Lots	None or 10,000 sq. ft if near residential zone
RC	Residential/commercial Newly Created Lots	7000 sq. ft
I-1	Industrial	None, except for an addition of property/building or installation of storage facility / 5000sqft
I-2	Industrial Park	None
INS	Institutional	None
PD/MX	Planned development/Mixed-Use	<5 acres

**STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER**

ORDINANCE 24-007