

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER

ORDINANCE 23-012

AN ORDINANCE ADOPTING BUILDING SETBACKS AND LOT AREA REQUIREMENTS FOR THE PLACEMENT OF BUILDINGS AND STRUCTURES AND LOT AREA REQUIREMENTS FOR CONSTRUCTION FOR THE TOWN OF PELZER

WHEREAS, The Town of Pelzer Planning Commission desires to enact and regulate building and structure setbacks and minimum lot area requirements for zoning districts to protect life, health, safety, and general welfare of its residences of the Town of Pelzer.

WHEREAS, the Town of Pelzer Planning Commission held a public hearing on April 19, 2023 and voted unanimously to approve and recommend building setbacks and minimum lot area requirements for zoning districts and requests that Town Council of Pelzer adopt said setbacks and minimum lot area requirements in the attached exhibit.

WHEREAS, the Town of Pelzer has adopted International Residential Code and International Building Codes and other county codes relating to construction setbacks for buildings and structures for fire life safety.

WHEREAS, the Town of Pelzer Planning Commission realizes that building setbacks and lot area requirements are needed to ensure the provision of light and open space between adjacent properties are adequately located, and setbacks are required to accommodate future road widenings at the lowest possible cost, and to prevent the crowding of development.

WHEREAS, the Town of Pelzer Planning Commission recommends to Town Council the following guidelines;

- *Definition.* A setback is a required distance between a building or building line and the nearest property line.
- *Standards.* All buildings and structures, including the expansion of existing buildings and structures, shall meet or exceed the following minimum setback requirements. However, fences and walls shall be allowed along the property line,

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- **Exhibit A**

- Setback Precedents
- Preexisting Front Setbacks-
- 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**

- Minimum Lot Area: 7,000 square feet
- Minimum Building Setbacks
- Front: 15'
- Side: 10'
- Rear: 15'
- Maximum Building Height: 35'

- **R-2/R-3 Single Family + Duplex**

- Minimum Lot Area: 10,000 square feet
- -Manufactured Home: 10,000 square feet
- -Duplex: 10,000 square feet
- -Townhouses: 5,000 square feet/ unit
- Minimum Building Setbacks
- Front: 20'
- Side: 10'
- Rear: 15'
- Maximum Building Height: 35'

- **General Commercial District**

- 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.
- Accessory Structure setback: minimum 5' with an additional 10' on both sides

- **Residential Commercial District**
 - 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
 - Accessory Structure Setback: 5' Side or Rear
- **Institutional District**
 - 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
 - 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.
 - Accessory Structure Setback: 5'
- **Manufactured Homes Subdivision:**
 - Minimum Lot area: 10000 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 street, 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.
- **Accessory setbacks:**
 - 3' side and 3' rear for existing lots of record
 - 5' side and 5' rear for newly created lots in order to comply with the new International Residential Codes

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District	Uses	Minimum Lot Size
R-1	Single-family residential	7000 sq. ft.
R-2	Single-family residential	15,000 sq. ft.
R-3	Single-family and duplex residential	10,000 sq. Ft./ or 5000 sq. ft per unit
MH	Manufactured/Mobile Home	10,000 sq. Ft.
MFR	Multifamily	5,000 sq. Ft./unit or 15,000 square feet
OC	Office Center (CBD)	None or 10,000sqft if within alt zone
GC	General Commercial	None or 10,000 sq. ft if within residential zone
RC	Residential/commercial	7000 sq. ft
I-1	Industrial	None, with the exception of 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

DONE AND RATIFIED in Council assembled on this 20th day of June 2023

Will Ragland, Mayor W. Ragland
Town of Pelzer

Cheryl C. Bates, Town Clerk Cheryl C. Bates
Town of Pelzer, SC

1st Reading 6-13-23

2nd Reading 6-20-23

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