



## Purpose

Updating the land management ordinance should be done periodically to address new trends and opportunities in land use and development in the county. This update process began in 2023 and will focus on the following revisions:

- Simplify and reorganize the Ordinance
- Incorporating past amendments
- Consider consolidation of zoning districts
- Clarify or consolidate allowable uses
- Add new uses due to current trends
- Remove outdated development standards
- Review the development review process
- Review development trends and emerging issues
- Remove redundant procedures
- Add innovative standards



## Articles to be updated

- Article 2: District Regulations
  - Table of Permitted Uses
  - Dimensional Requirements
- Article 3: Conditional Use Regulations
- Article 6: Parking / Loading
- Article 7: Land Development Regulations
- Article 8: General and Ancillary Regulations
- Article 11: Definitions

## PROCESS

We are here



## Project Schedule

The Ordinance Update is expected to take 8 months (Spring to Winter of 2023) and is divided into three phases: Project Initiation, Ordinance Revisions and Adoption. Stewart will work closely with staff and stakeholders throughout the process. Stewart will meet with staff and hold stakeholder meetings and two public information sessions. Shown is the tentative timeline for this planning process. There is considerable overlap as tasks may begin and end in different phases so this is a general outline.

<b>Project Kickoff</b>	<b>Draft Updates</b>	<b>Staff Review</b>	<b>Final Draft, Public Review</b>	<b>Planning Commission</b>	<b>BOC Hearing</b>
Spring 2023	Summer - Fall '23	October 2023	November 2023	Nov/Dec 2023	Late Winter

## Stay Involved

Fairfield County  
 250 N. Walnut Street  
 Winnsboro, NC 29180  
 Phone: 803-712-6596  
 Website: <https://www.fairfieldsc.com/departments/community-development>

## Current Organization

- Article 1: Establishment, Purpose and Rules for the Interpretation of Zoning Districts
- Article 2: District Regulations
- Article 3: Conditional Use Regulations
- Article 4 Appearance and Greening Regulations
- Article 5: Sign Regulations
- Article 6: Supplemental Off-Street Parking and Loading Regulations
- Article 7: Land Development Regulations
- Article 8: General and Ancillary Regulations
- Article 9: Establishment, Powers and Duties of Officials, Commissions and Boards Responsible for Administration of this Ordinance
- Article 10: Administration, Applications and Permits
- Article 11: Definitions
- Article 12: Legal Status Provisions



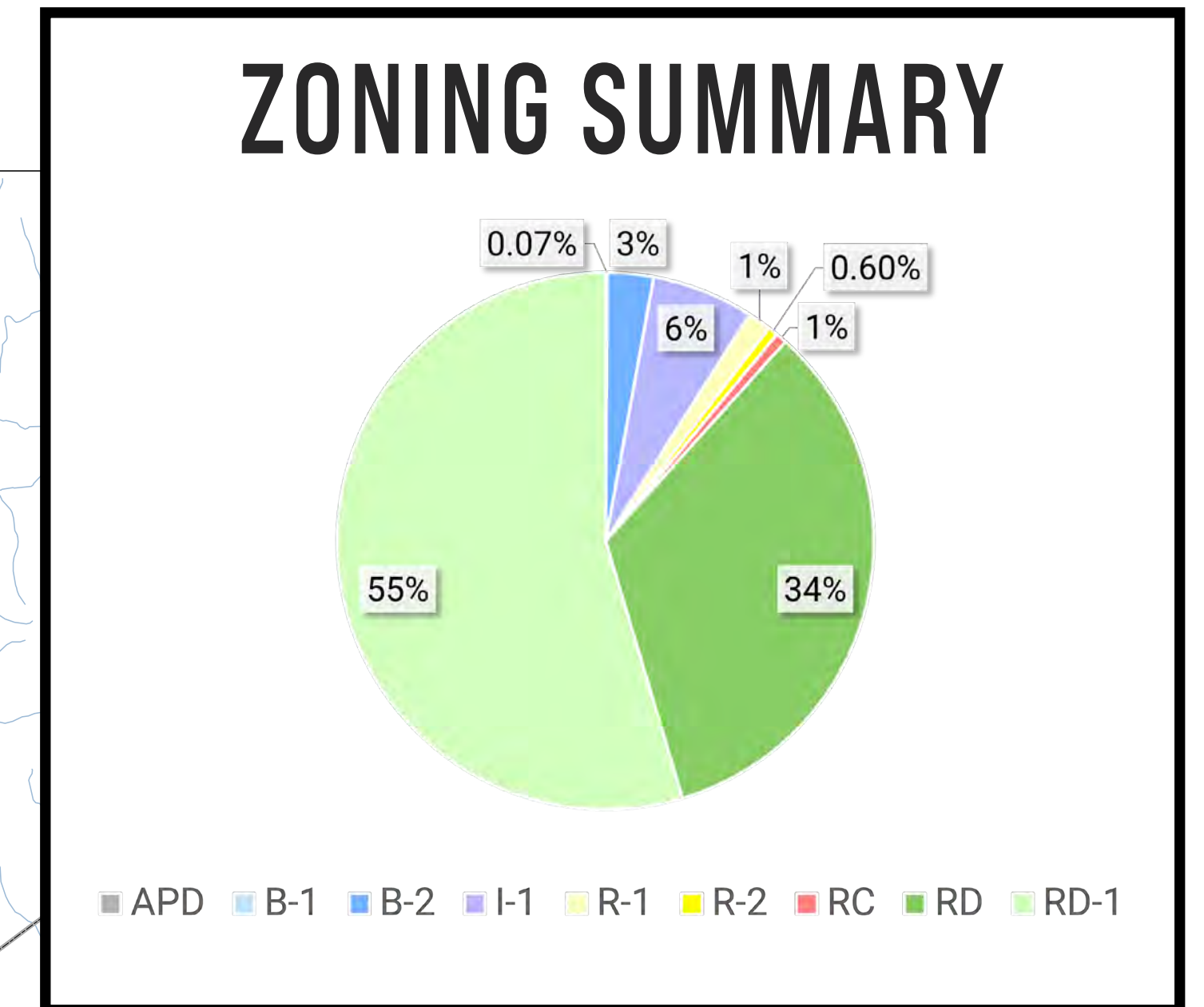
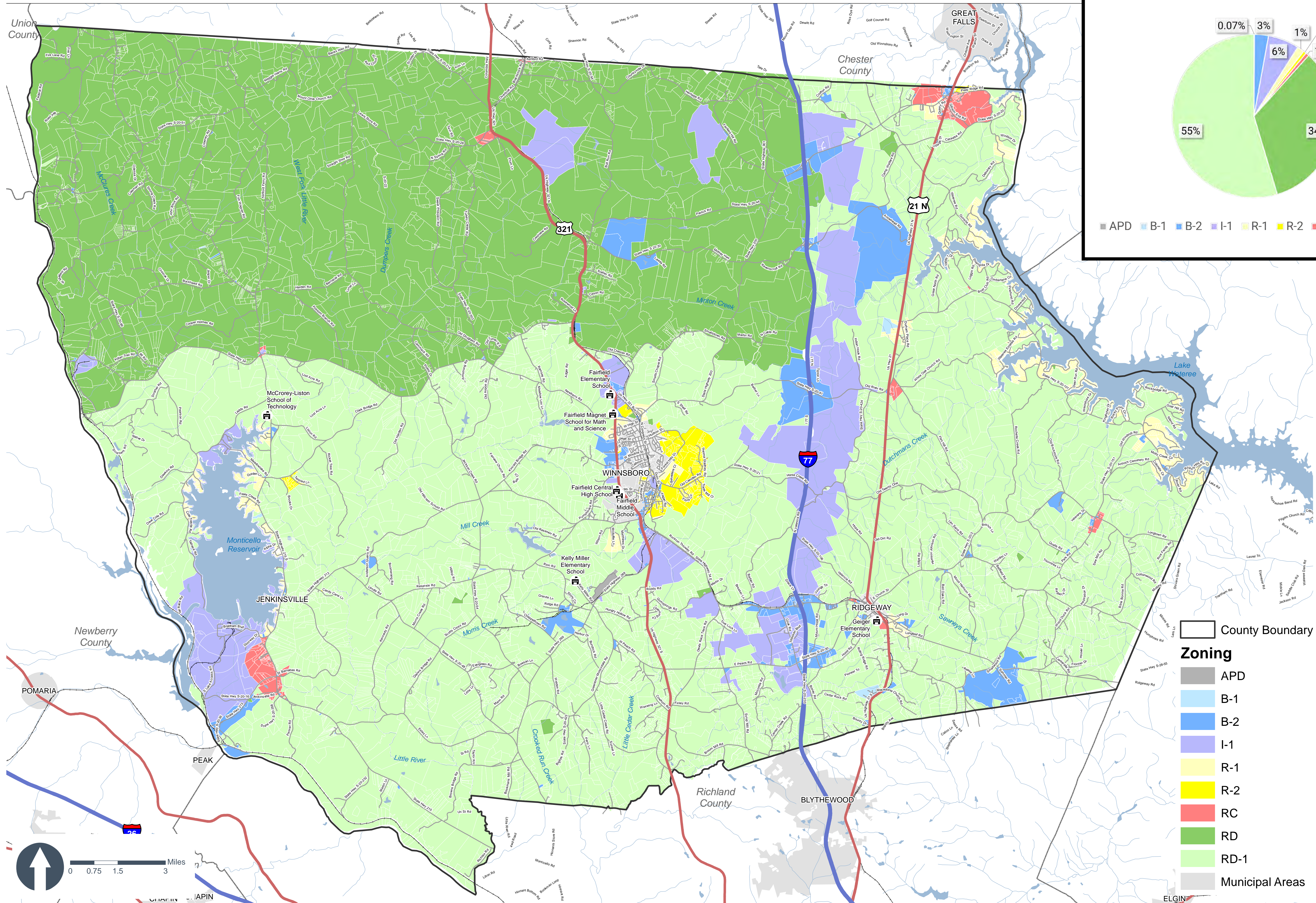


# County Zoning Map



## Existing Zoning

The map and text below shows and summarizes the existing zoning framework in Fairfield County. The Land Management Ordinance Update will include a review of existing zoning districts. The update may include revised districts, standards or new districts.



- County Boundary
- Zoning**
- APD
- B-1
- B-2
- I-1
- R-1
- R-2
- RC
- RD
- RD-1
- Municipal Areas

**R-1 Single-Family Residential District**

The purpose of this District is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and support uses.

**R-2 Inclusive Residential District**

The R-2 District is intended to promote and accommodate housing development that meets the diverse economic and social needs of a diverse population. To this end, this District is designed and intended to allow for the development of a variety of housing styles, types and densities on small lots or in project settings, including single-family, duplexes, triplexes, air-space condominiums, rental apartments, patio homes, townhouses, manufactured homes (Residentially designed) etc., and to do so in a protected, compatible residential environment. The District is intended for application in areas accessible by major streets, and in proximity to commercial uses, employment opportunities and community facilities.

**Not Used on the current zoning map**

**R-O Residential-Office District**

The R-O District is intended to accommodate a limited mix of uses, including office, institutional, and residential in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for areas transitioning from rural or residential to more intensive, mixed use development.

**B-1 Limited Business District**

The intent of this District is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this District are of the "convenience variety." The size of this District should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas, existing or proposed.

**B-2 General Business District**

The intent of this District is to provide for and promote the development and maintenance of commercial and business uses strategically located to serve the traveling public, the resident population and the larger region of which the county is a part. Toward this end, a wide range of business and commercial uses are permitted in this District.

**Industrial**

The intent of this District is to accommodate and protect on individual lots or in business park settings industrial and related wholesaling, distribution, warehousing, processing, office and administrative uses in an environment suited to such uses and operations, while promoting land use compatibility with the aid of performance standards. This District also is intended to protect for future development vacant sites and tracts with industrial potential.

**RC Rural Community District**

The intent of this District is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

**RD Rural Resource District**

The intent of this District is to conserve, sustain, and protect forest and agricultural areas. The retention of open lands, woodlands, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this district. Also provided by this District is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

**RD-1 Rural Residential District**

The intent of this District is to encourage rural residential and expanding urban development in accord with the Comprehensive Plan, while maintaining to the extent practical and feasible the District's rural resources. Agricultural uses deemed incompatible with rural residential development are disallowed in this District.

**APD Airport Protection District**

The intent of the Airport Protection District is fivefold: (1) to protect the interests of the Fairfield County Airport, (2) to protect and promote the general health, safety, economy, and welfare of the airport's environs, (3) to prevent the impairment and promote the utility and safety of the airports, (4) to promote land use compatibility between the airports and surrounding development, and (5) protect the character and stability and enhance the environment of areas impacted by airport operations.





# Uses and Standards



## Table of Permitted Uses

The Table of Permitted Uses shows the uses that are permitted for each zoning district. If a specific use requires supplemental standards, the supplemental standards column will indicate the section to reference to review these standards. If a use requires a Special Use Permit, then the Zoning District column will have an "S". A final decision on a Special Use Permit is determined by the Fairfield County Board of Commissioners. A "P" in the Table of Permitted Uses indicates the use is permitted; these require administrative review by the Zoning Enforcement Officer (aka Administrator). Uses with a blank field or not listed are prohibited.

## Table of Permitted Uses

Zone Districts	NAICS	R-1	R-2	R-O	B-1	B-2	I-1	RC	RD	RD-1	Required parking
<b>Sector 44-45: Retail Trade</b>											
Motor Vehicle Dealers	4411	N	N	N	N	P	N	N	N	N	1 per 1,000 GFA
Motorcycle, Boat & Other Vehicle Dealers	4412	N	N	N	N	P	N	N	N	N	1 per 1,000 GFA
Automotive parts, accessories and tires	4413	N	N	N	N	P	N	N	N	N	1 per 500 GFA
Furniture & home furnishings	442	N	N	N	N	P	P	N	N	N	1 per 1,000 GFA
Electronics & Appliances	443	N	N	N	N	P	P	N	N	N	1 per 1,000 GFA
Building materials, garden supplies	444										
Home Centers	44411	N	N	N	N	P	P	P	N	N	1 per 350 GFA
Paint & Wallpaper stores	44412	N	N	N	N	P	P	P	N	N	1 per 350 GFA
Hardware Stores	44413	N	N	N	N	P	P	P	N	N	1 per 350 GFA
Other Building Material Dealers	44419	N	N	N	N	P	P	P	N	N	1 per 1,000 GFA
Lawn & garden equipment & supplies stores	4442	N	N	N	P	P	P	P	P	P	1 per 1,000 GFA
Food & Beverage stores	445	N	N	N	P	P	N	P	N	N	1 per 350 GFA
Convenience Stores	4451	N	N	N	P	P	N	P	P	P	1 per 350 GFA
Fruit & Vegetable	44523	N	N	N	P	P	N	P	P	P	1 per 350 GFA
Liquor	4453	N	N	N	P	P	N	P	N	N	1 per 350 GFA
Health & Personal Care	446	N	N	N	P	P	N	N	N	N	1 per 350 GFA
Gasoline stations	447	N	N	N	P	P	P	P	P	P	1 per 600 GFA
Truck stops	44719	N	N	N	N	P	P	N	N	N	1 per 600 GFA
Clothing & Accessory Stores	448	N	N	N	P	P	N	N	N	N	
Sporting goods, Hobbies, Books, & Music	451	N	N	N	P	P	N	N	N	N	1 per 350 GFA
General Merchandise stores	452	N	N	N	P	P	N	P	N	N	1 per 350 GFA
Miscellaneous retail	453	N	N	N	P	P	N	P	N	N	1 per 350 GFA
Flea Markets	4533	N	N	N	N	P	N	P	P	P	1.5 per stall
Manufactured home dealers	45393	N	N	N	N	P	N	N	N	N	1 per 1,000 GFA
Non-store retailers	454	N	N	N	P	P	N	N	N	N	1 per 350 GFA
Fuel Dealers	45431	N	N	N	N	P	P	N	N	N	1 per 1,000 GFA
Vendors (Sec. 3.9)	NA	N	N	N	C	C	N	C	C	C	2 per vendor
<b>Sector 72: Accommodation and Food Services</b>											
Accommodations	721										
Hotels & Motels	72111	N	N	N	N	P	P	N	N	N	1.5 per rental unit
Bed & Breakfast Inns (Sec. 3.7)	721191	C	C	C	C	P	N	C	C	C	1.5 per bedroom
Camps & RV Parks (Sec. 3.8)	72121	N	N	N	N	C	N	C	C	C	Not Applicable
Rooming & Boarding Houses, Dormitories, Group Housing (Sec. 3.11)	72131	N	C	C	C	P	N	N	N	N	1 per bedroom
Eating Places, public	7221-2	N	N	N	P	P	P	P	N	N	1 per 150 GFA
Eating Places, private	7221-2	N	N	N	P	P	P	P	P	P	1 per 150 GFA
Special food services	7223	N	N	N	P	P	N	P	N	N	1 per 350 GFA
Drinking Places	7224	N	N	N	P	P	N	P	N	N	1 per 150 GFA
<b>Residential Uses</b>											
<b>Site Built Dwellings</b>											
Single-family detached	NA	P	P	P	P	P	N	P	P	P	2 per dwelling
Duplex	NA	N	P	P	P	P	N	N	P	P	2 spaces per unit
Multi-family, Apartments (Sec.3.11)	NA	N	C	C	N	C	N	N	N	N	1.5 spaces per unit
Townhouses (Sec. 3.12)	NA	N	C	C	N	C	N	N	N	N	2 spaces per unit
Patio Homes (Sec. 3.13)	NA	C	C	C	N	C	N	N	N	N	2 spaces per unit
Triplex & Quadruplex	NA	N	P	P	N	P	N	N	N	N	2 spaces per unit
<b>Manufactured Dwellings</b>											
Residential designed (Sec. 3.14)	NA	N	C	N	N	C	N	C	C	C	2 spaces per unit
Standard designed (Sec. 3.14)	NA	N	N	N	N	N	N	C	C	C	2 spaces per unit
Manufactured Home Parks (Sec. 3.15)	NA	N	C	N	N	N	N	C	N	N	2 spaces per unit
Modular Homes	NA	P	P	P	P	P	N	P	P	P	2 spaces per unit

Note: The above Table of Permitted Uses does not include the entire list of permitted or conditional uses.

## Proposed changes and updates

- Simplify table
- Remove references to NAICS codes
- Review allowed uses and conditional uses
- Add potential new uses (i.e. Brewery)
- Separate parking and permitted uses



## Dimensional Requirements

The Dimensional Requirements table shows the minimum lot area, setbacks, maximum height, maximum impervious surface area, and maximum densities per zoning district for residential and nonresidential uses.

## Dimensional Requirements Table

Section 2.4, Table 2. Dimensional Requirements: Schedule of Lot Area, Yard, Setback, Height, Density, and Impervious Surface Ratio, By Zone Districts											
Districts	R-1	R-2	R-O	B-1	B-2	I-1	RC	RD	RD-1		
<b>Minimum Lot Area ( per 1,000 Square Feet)</b>											
Residential	15	(B)	(B)	10	(B)	NA	20	(E)	(E)		
Non-residential	30	20	10	10	10	10	20	(E)	(E)		
Width at Building line (ft.)	80	50	80	80	80	75	100	150	150		
<b>Minimum Yard &amp; Building Setback ( measurement in feet from property line)</b>											
<b>Front</b>											
Arterial Street	50	50	50	50	50	50	50	50	50		
Collector Street	35	35	35	35	35	35	35	35	35		
Local Street	25	25	25	25	25	25	25	25	25		
<b>Side</b>											
Residential	7.5	5	10	5	5	NA	7.5	20	20		
Non-residential	25	25	10	5	(D)	(F)	7.5	20	20		
<b>Rear</b>											
Residential	20	15	15	15	15	NA	20	30	30		
Non-residential	40	40	15	15	5	(F)	20	30	30		
Rivers, creeks, water bodies	(A)	(A)	(A)	(A)	(A)	(A)	(A)	(A)	(A)		
Maximum Height (ft.) (C)	35	40	40	40	None	None	35	35	35		
<b>Maximum Impervious Surface Area Ratio</b>											
Ratio	35%	45%	45%	55%	65%	75%	25%	20%	20%		
Maximum Density (G)	2.5	7	7	3.5	7	NA	2	1	1		

## Proposed changes and updates

- Add clarity to the dimensional requirements table by stating the actual square footage for minimum lot area and remove duplicate setbacks.
- Clarification of the methodology for measuring building height and consistency with definition.
- Cleanup of maximum density row in the dimensional requirements table and specify maximum density of conservation subdivision option.



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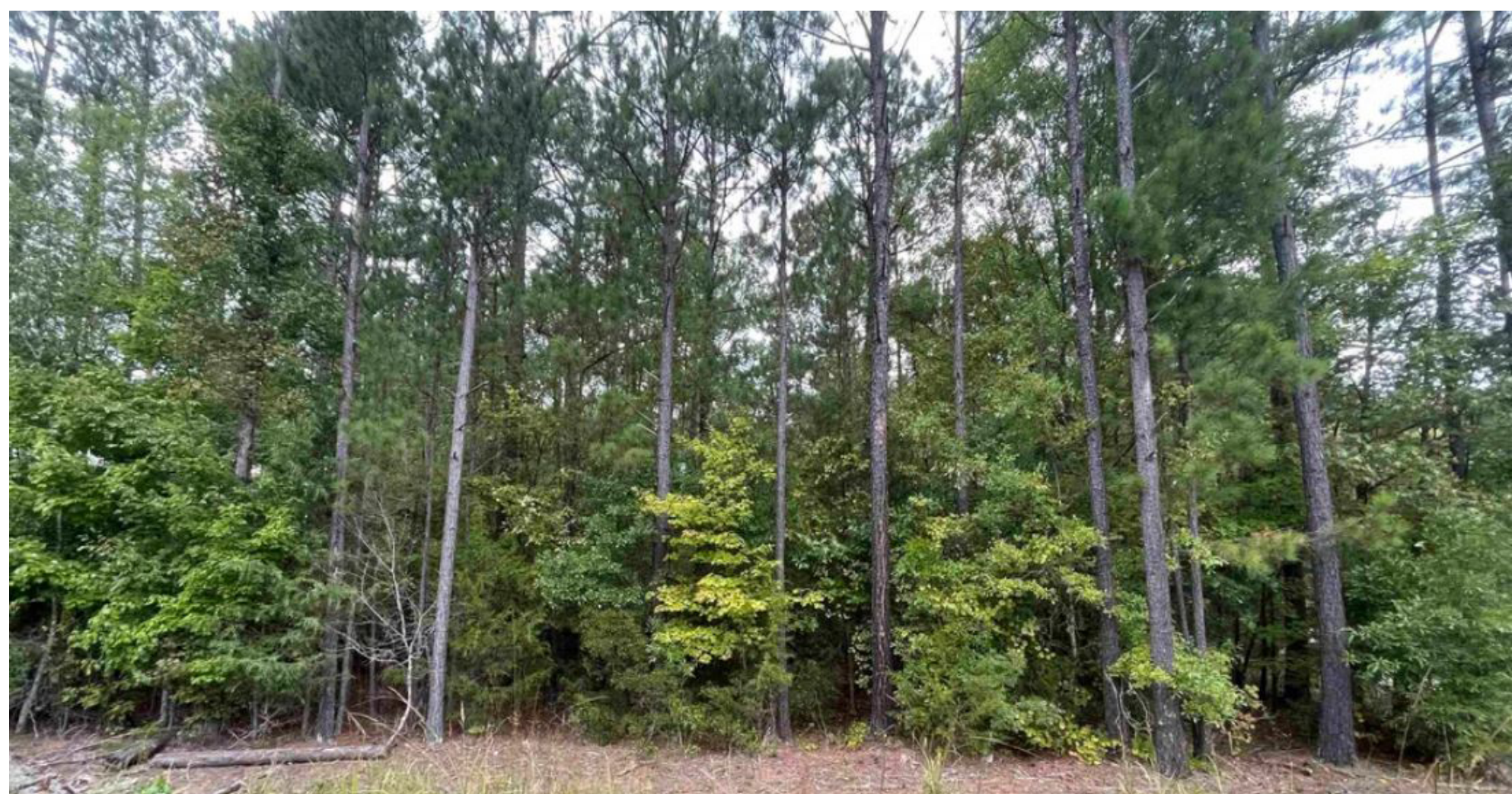
# Trends and Issues



## Existing Plans

### COMPREHENSIVE PLAN

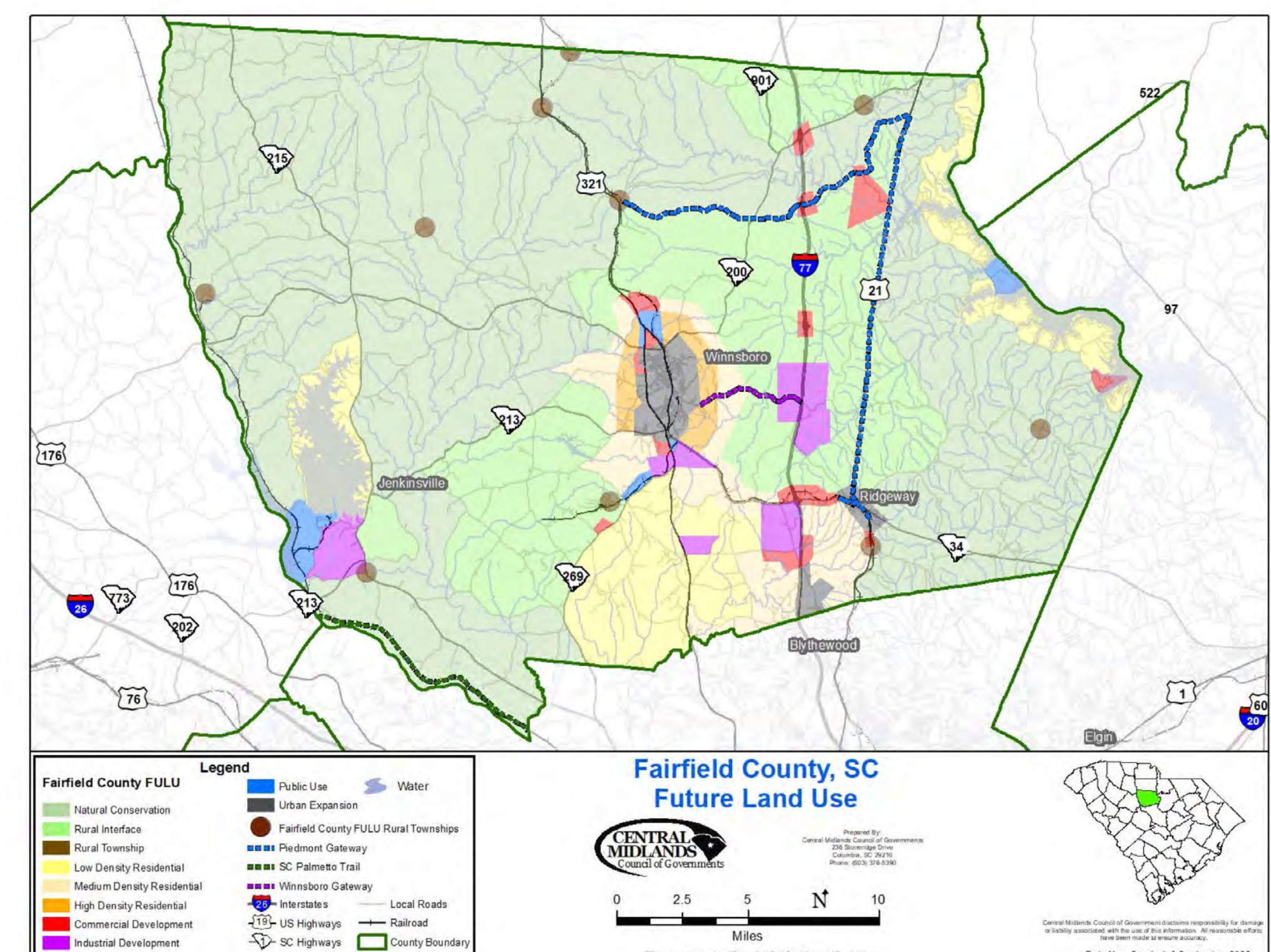
- Fairfield County had a modest but continuous population decline the past 20 years but population trends are not consistent throughout the county. The Ridgeway, Lake Wateree area and Monticello-Salem Crossroads area have increased in population, while the central part of the county including Winnsboro has declined in population.
- Additional land use standards may be necessary to encourage compatibility of new development with existing land uses.
- Promotion of infill and redevelopment of existing properties should be encouraged.
- Clustering or compact development options that reserve open space in new development can reduce development costs and maintain the county's natural character.
- Current housing is dominated by single family detached homes. Housing alternatives may be needed in key areas to address the changing needs and preferences of an aging population.
- Existing zoning districts that allow for a mix of uses should be reviewed to ensure compatibility with the Future Land Use map and ensure requirements are not allowing a potentially problematic mix of uses. For instance the B1 zone allows for multi-family up to 4.4 units per acre and the B2 zone allows for multi-family residential up to 9.4 units per acre.
- An incentive-based approach to development ranging from density bonuses to development agreements could be utilized to accomplish a variety of goals such as affordability of housing, sidewalk or bike paths, or provision of land for public facilities.
- Specific corridors currently serve as gateways and should be protected from adverse development. These gateways include the Winnsboro Gateway Corridor and the Piedmont Gateway Corridor.
  - *The Winnsboro Gateway Corridor is a proposed gateway enhancement between the Town of Winnsboro and Interstate I-77 for a direct access point between the two. A corridor plan should be developed during the route's planning process with a focus on a parkway atmosphere encouraging specialized land uses without direct access to the transportation corridor.*
  - *The Piedmont Gateway Corridor is identified within the Piedmont Gateway State Scenic Byway Corridor Management Plan. An overlay district may be an opportunity to protect this stretch of roadway and encourage uses as outlined in the plan.*
- The Future Land Use Map recommends:
  - *Residential development should be encouraged near existing towns, major roads, commercial centers, employment centers and planned sewer infrastructure.*
  - *Commercial and industrial development should be encouraged in areas shown on the Future Land Use Map.*
  - *A mix of uses should be allowed in Rural Township areas (major crossroads and communities with a history of commercial uses)*
  - *Natural resource conservation should be focused in the western, northern and eastern portions of the county through sustainability practices, recreational activities, agricultural production and allowing only low-density residential uses.*



## Existing Conditions, Issues, and Trends

### RESIDENTIAL GROWTH TRENDS AND ECONOMIC DEVELOPMENT OPPORTUNITIES

- There is potential for Potential growth from new businesses such as Scout Motors in Blythewood
- Additional growth around the lakes, clarity needed related to frontage, setbacks, etc. for residential development near the lakes.
- Plans for additional sewer capacity for may drive demand for residential in the southern part of the county.
- Need to clarify financial guarantees for improvements and process for county taking over roads
- Need for multi-family residential standards
- Economic development
  - *Megasite / industrial areas*
  - *Gateway development – SC 34.*
  - *Need to review standards for High Impact Uses (esp. mining, solar farms, etc.)*



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