



LAND MANAGEMENT ORDINANCE UPDATE



Planning Commission |
February 22, 2024





PROCESS

We are here



Project Initiation

Summer

Ordinance
Revisions

Summer-Winter

Adoption

Late Winter / Spring

LAND MANAGEMENT ORDINANCE

Retained in Spring 2023 to review and update the Land Management Ordinance (LMO)

Strategic and content-oriented evaluations and revisions

Focused on simplification, modernization and reorganization, where needed

Stakeholder meeting held on August 8, 2023

Public Meeting held in September of 2023



FOCUS OF REVISIONS

Review/consolidation of zoning districts

Review/revise table of permitted uses

Review/revision of development standards

Review/revision of development review procedures and advice on best practices

Removal of redundant procedures and requirements



SCHEDULE

Draft Articles

- ARTICLE 1: ESTABLISHMENT, PURPOSE, AND RULES FOR THE INTERPRETATION OF ZONING DISTRICTS
- ARTICLE 2: DISTRICT REGULATIONS
- ARTICLE 6: OFF-STREET PARKING AND LOADING REGULATIONS
- ARTICLE 7: LAND DEVELOPMENT REGULATIONS
- ARTICLE 11: DEFINITIONS

Next Steps

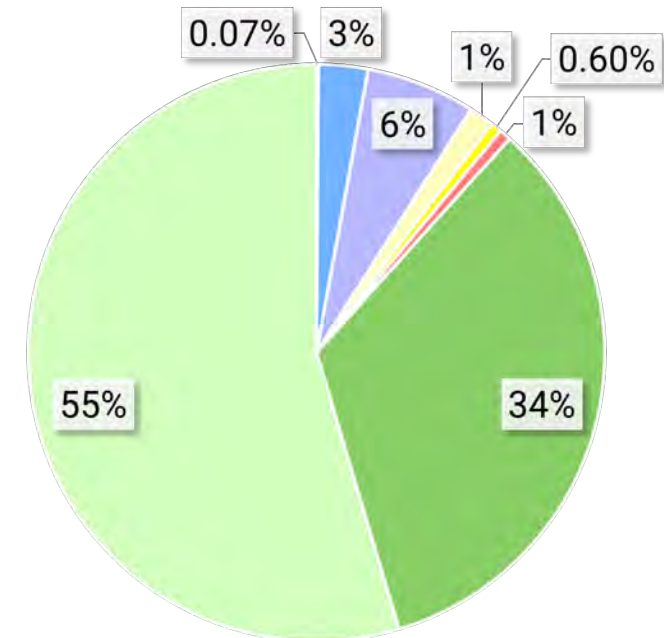
- ARTICLE 3: CONDITIONAL USE REGULATIONS
- ARTICLE 8: GENERAL AND ANCILLARY REGULATIONS
- ARTICLE 4: APPEARANCE AND GREENING REGULATIONS (Not in current scope but is recommended)

Article 2: District Regulations

Establishes regulations for the County zoning districts including permitted and conditional uses, parking, and dimensional requirements

- Review of districts including permitted uses and standards
- Simply tables
- Add clarity on cluster subdivisions
- Move parking to Article 6
- Deleted Neighborhood Conservation and Stabilization Overlay District
- Review and revise Overlay Districts

Summary of Zoning Districts



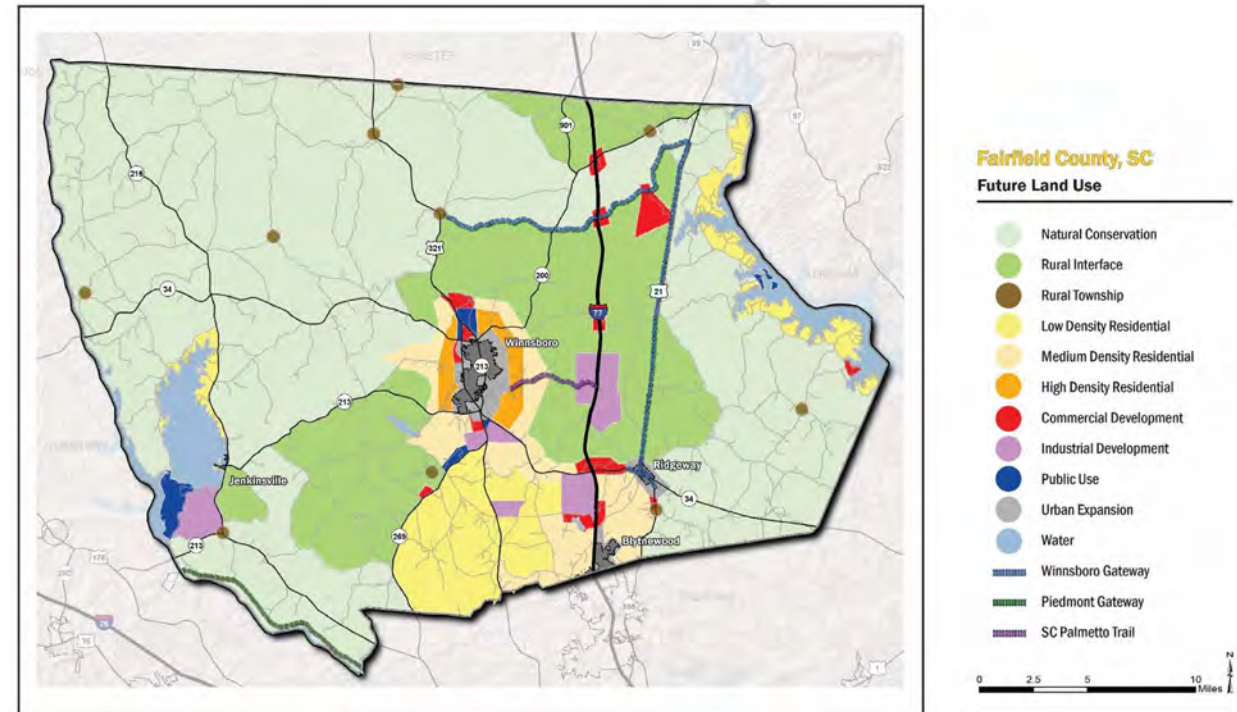
■ APD ■ B-1 ■ B-2 ■ I-1 ■ R-1 ■ R-2 ■ RC ■ RD ■ RD-1

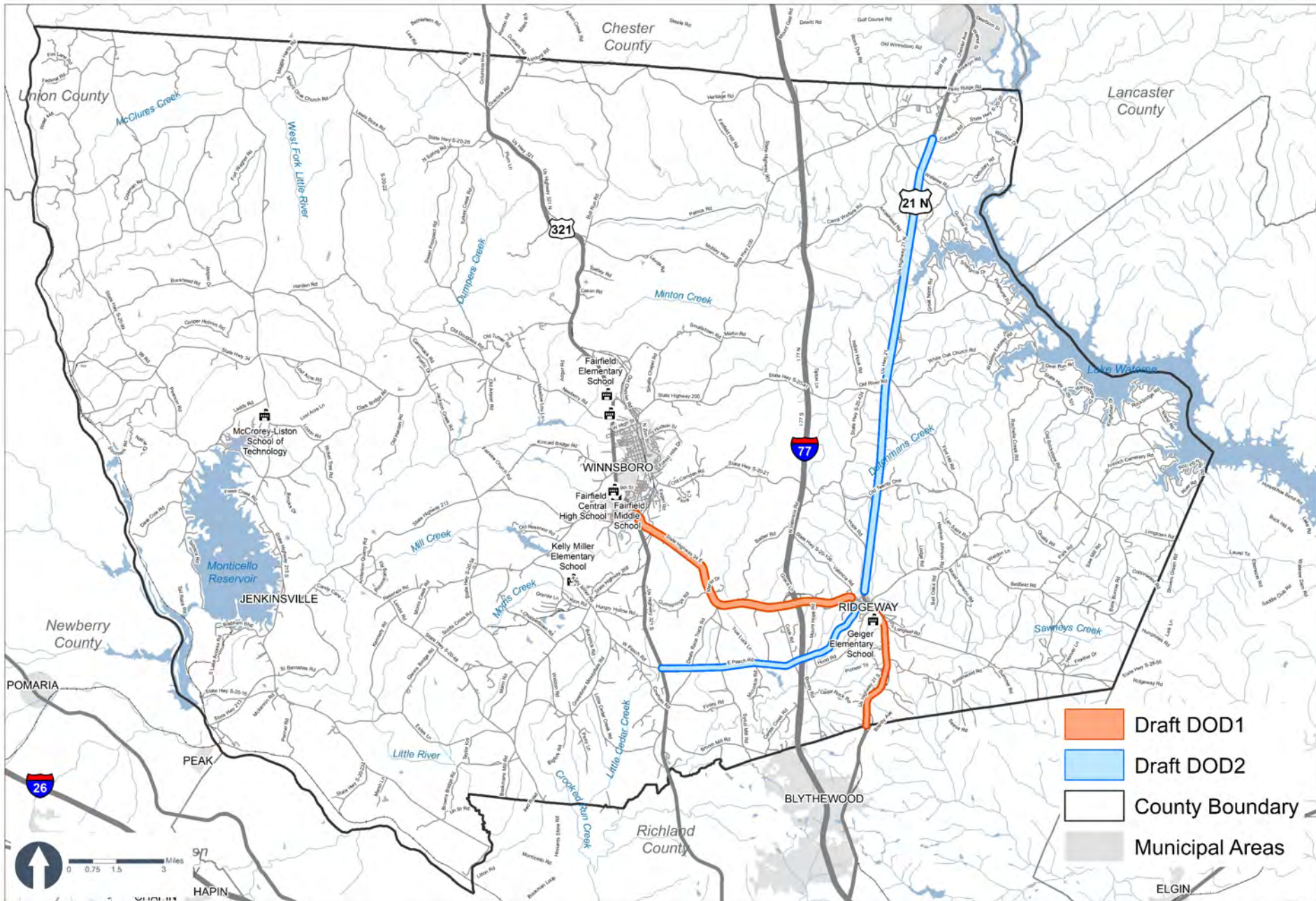
New Comprehensive Plan

Fairfield County as a new draft 2023 Comprehensive Plan!

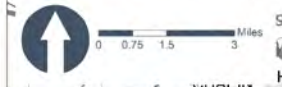
Stewart will review and incorporate recommendations into the Zoning Code

- Encourage development near major roads, commercial centers, and sewer infrastructure
- Review buffering around residential land uses to not create incompatible uses within close proximity
- Review land use categories and density
- Research an overlay district for the Scenic Byway and Gateway corridor
- Promote infill and redevelopment of existing properties
- Evaluate mixed use in certain zoning districts





- Draft DOD1
- Draft DOD2
- County Boundary
- Municipal Areas



Fairfield County

- draft overlay map -



DISCLAIMER: This map was created using the best available data, and is provided "as-is", without warranty of any representation of accuracy, timeliness, reliability, or completeness. The information herein does not necessarily represent a legal survey. All decisions based on the information herein shall be made with the full understanding that this data is dynamic and is in a constant state of maintenance.
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Article 2: District Regulations

Old 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
Pet Care (enclosed facility)	81291	N	N	P	P	P	P	P	P	P	1 per 1,000 GFA
Pet Care (unenclosed facility)	81291	N	N	N	N	N	P	N	P	P	1 per 1,000 GFA
Photo finishing	81292	N	N	N	P	P	P	N	N	N	1 per 500 GFA
Automotive parking lots & garages	81293	N	N	N	P	P	P	N	N	N	Not applicable
Sexually Oriented Business (Sec. 3.10)	81299	N	N	N	N	C	N	N	N	N	1 per 250 GFA
All Other Personal Services	81299	N	N	P	P	P	N	N	N	N	1 per 350 GFA
Religious, Fraternal, Civic, Professional, Political and Business Organizations	813										
Religious organizations	8131	P	P	P	P	P	P	P	P	P	By individual review
All Other organizations	8132-9	N	N	P	P	P	P	P	P	P	1 per 500 GFA
Sector 92: Public Administration											
Executive, Legislative, & General Govt.	921	N	N	P	P	P	P	P	P	P	1 per 350 GFA
Justice, Public Order & Safety	922										
Courts	92211	N	N	P	P	P	P	P	P	P	1 per 350 GFA
Police Protection	92212	P	P	P	P	P	P	P	P	P	1 per 350 GFA
Correctional Institutions	92214	N	N	N	N	P	P	P	P	P	By individual review
Fire Protection	92216	P	P	P	P	P	P	P	P	P	4 per bay
Administration of Human Resources	923	N	N	P	N	P	P	N	N	N	1 per 350 GFA
Administration Environmental/ Housing	924-5	N	N	P	N	P	P	N	N	N	1 per 350 GFA
Administration of Economic Programs	926	N	N	P	N	P	P	N	N	N	1 per 350 GFA
Residential Uses											
Site Built Dwellings											
Single-family detached	NA	P	P	P	P	P	N	P	P	P	2 per dwelling
Duplex	NA	N	P	P	N	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
Manufactured Dwellings											
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

Article 2: District Regulations

New Table of Permitted Uses

TABLE 1: SCHEDULE OF PERMITTED AND CONDITIONAL USES BY ZONING DISTRICTS										
P= Permitted; C=Conditional Use; N= Not Allowed										
Zoning Districts	R-1	R-2	R-O	B-1	B-2	I-1	RC	RD	RD-1	Supplemental Standards
RESIDENTIAL										
HOUSEHOLD LIVING										
Single-Family, detached	P	P	P	P	P	N	P	P	P	
Duplex	N	P	P	N	P	N	N	P	P	
Triplex & Quadplex	N	C	C	N	C	N	N	N	N	Section 3.1.1
Multi-Family, Apartments	N	N	C	N	C	N	N	N	N	Section 3.1.2
Townhouses	N	N	C	N	C	N	N	N	N	Section 3.1.3
Patio Homes	C	C	C	N	C	N	N	N	N	Section 3.1.4
Residential designed, Manufactured Home	N	C	N	N	C	N	C	C	C	Section 3.1.5
Standard designed, Manufactured Home	N	N	N	N	N	N	C	C	C	Section 3.1.5
Manufactured Home Parks	N	C	N	N	N	N	C	N	N	Section 3.1.6
Modular Homes	P	P	P	P	P	N	P	P	P	
Mixed-Use Building	N	N	P	P	P	N	N	N	N	Section 3.1.7

Article 2: District Regulations

Dimensional Requirements

- Relocated stream buffer section
- Reduced maximum densities for R-2
- Adjusted maximum densities for B-1 and B-2
- Clarified notes

Notes:

- A. For Duplexes minimum lot size is the same as a single-family use and minimum lot width is 60 feet. See Article 3 for minimum lot size, setbacks and additional standards for patio homes, tiny homes, townhomes and other forms of attached housing.
- B. Measurement from the average finished grade at the building line to the highest point of a flat roof or midpoint of a pitched roof.
- C. 5 feet one side only. Where side setback, not required, is provided, it shall be not less than 3 feet.
- D. 43,560 Sq. Ft. for lots on individual waste water disposal systems (septic tanks); 21,750 Sq. Ft. for lots on public or community water and sewer systems, provided said lots front on a public street, and meet all other minimum Dimensional Requirements.
- E. 20 feet, except where the proposed use abuts a residential district or a residential use on a local classified street, where a 40 foot setback shall be required, plus 3.5 feet for each additional floor over the first.
- F. Measurement in dwelling units per gross acre.

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
Minimum Lot Area (in Square Feet)*									
Residential	15,000	10,000, (A)	10,000, (A)	10,000	10,000, (A)	NA	20,000	(D)	(D)
Non-residential	30,000	20,000	10,000	10,000	10,000	10,000	20,000	(D)	(D)
Width at Building line (ft.)	75	50, (A)	50, (A)	80	80	75	100	150	150
Minimum Yard & Building Setback (measurement in feet from property line)*									
Front									
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
Side									
Residential	7.5	5	10	5	5	NA	7.5	20	20
Non-residential	25	25	10	5	(C)	(E)	7.5	20	20
Rear									
Residential	20	15	15	15	15	NA	20	30	30
Non-residential	40	40	15	15	5	(E)	20	30	30
Maximum Height (ft.) (B)									
Residential	45	45	45	45	None	None	45	45	45
Maximum Impervious Surface Area Ratio									
Residential	35%	45%	50%	55%	65%	75%	25%	20%	20%
Maximum Density (G)*									
Residential	2.5	4	7	4	8	NA	2	1	1

*Modification of dimensional requirements allowed as specified for Conservation Subdivision Option (See Section 7.4) and see Article 3 for requirements for patio homes, tiny homes, townhomes and attached housing.

Article 6: Parking/Loading

Addresses off-street parking and loading

- Moved parking requirements from Article 2
- Created table of off-street parking requirements
- Reviewed and revised minimum parking standards
- Reduced requirements for many types of non-residential
- Clarified calculation of parking requirements



Article 6: Parking/Loading

6.3 Design Standards

- Clarified that paving is required with more than 20 off street parking stalls.
- Excess parking (over 20% above requirement) shall be permeable surface to reduce runoff.

Updated accessible parking requirements.

Updated storage and use of campers / recreational vehicles.

- R-1 and R-2: A recreational vehicle may be used for temporary lodging for no more than 15 continuous days, and no more than 60 days in a calendar year.
- RD and RD-1: No limit on number of days that a recreational vehicle may be used for temporary lodging.



Article 7: Land Development Regulations

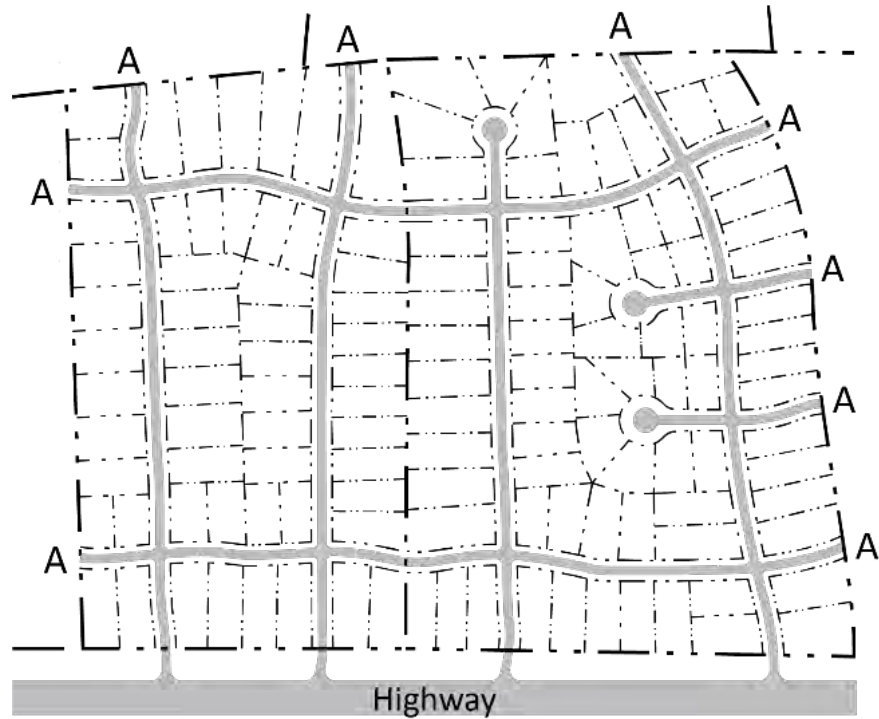
Addresses site design standards for conventional and conservation subdivisions

7.3 Site Design Standards for All Subdivisions

- Max dead-end street changed to 800 ft, except for RD and RD-1 that remained at 1200 ft.
- Street types: Definitions added, pavement width and right-of-way width revised.
- Curb and gutter requirement specified for subdivisions with average lots less than 30,000 square feet and in commercial developments with greater than 10,000 square feet of nonresidential space.
- Sidewalks required on one side of street for subdivisions more than 50 lots.
- Access standards specified for residential (> 50 lots).
- Guidance for on-street parking, medians, cross access and connectivity provided.
- Ditch and swale standard added (minimum of six feet in width).



Article 7: Land Development Regulations



A = Extended "stubbed" street to adjacent properties



A = Cross access to adjacent parcel

Article 7: Land Development Regulations

Site Design Standards for Conservation Subdivisions

- Location tied to Comprehensive Plan
- On Site Inventory Map required for resource identification
- Design standards updated
 - 40% Open Space
 - Minimum width of Open Space (50ft)
 - Upland open space requirement (25% of OS)
 - Tree preservation (10% of forested areas preserved)
 - < 25% of large trees preserved (over 20 DBH)
 - Preserve scenic views
 - 50ft buffer strip along external public roadways

Conventional Development



Conservation Subdivision



Article 11: Definitions

- Added definitions
 - Auto Repair, Major and Minor
 - Craft Alcohol Production (i.e. Brewery)
 - Open Storage
 - Setback
 - Short-term Rental
- Update definitions for clarity

Craft Alcohol Production- A facility that produces beer, wine, mead, or other alcoholic beverages in quantities compliant with applicable local, state, and federal regulations for distribution, retail or wholesale, on or off premises. The establishment shall include a tasting room as an ancillary use and may include other uses such as a restaurant or tavern.

11.4 D

Day Care Services - Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

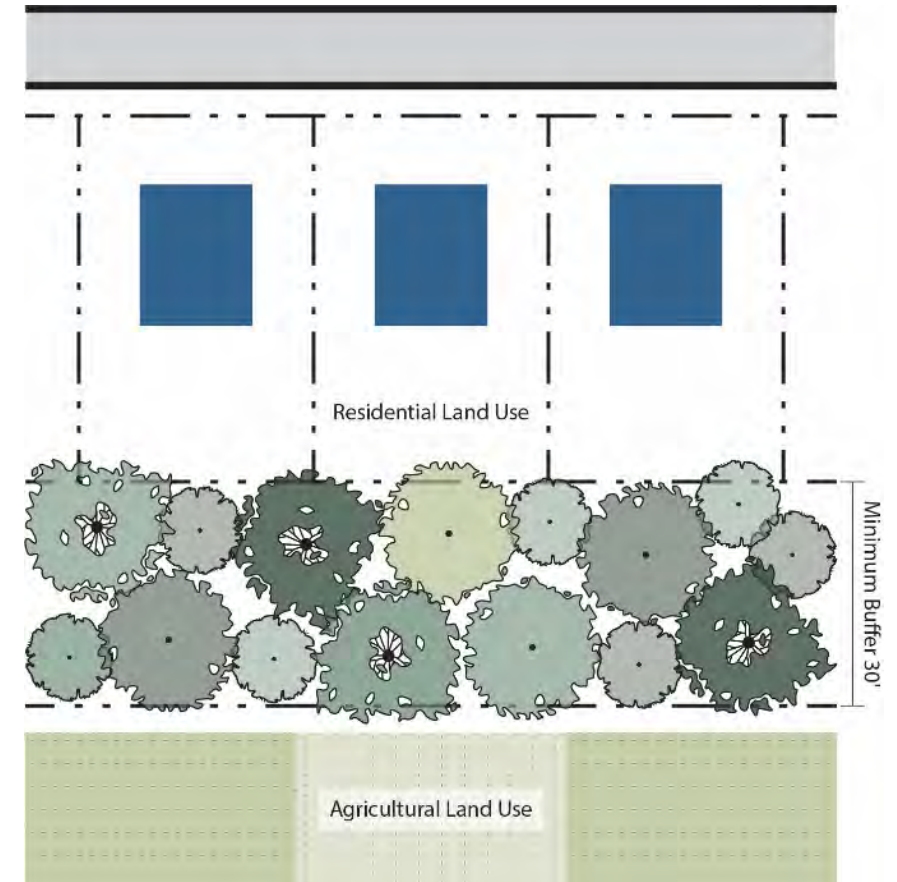
Day Care Home or Family Child Care Home – a facility within a residence occupied by the operator in which childcare is regularly provided for no more than six children, unattended by a parent or legal guardian, including those children living in the home and children received for childcare who are related to the resident caregiver.

Day Care Center or Child Care Center - An arrangement where, at any one time, thirteen (13) or more children who do not reside where the care is provided, receive care on a regular basis of at least once per week for more than four hours but less than 24 hours per day from persons other than their guardians or full-time custodians, or from persons not related to them by birth, marriage, or adoption.

Article 3: Conditional Uses

Regulations on conditional use land uses

- Reorganization to match Table of Permitted Uses
- Review supplemental standards and suggest revisions
- Additional conditional regulations for certain uses
 - Mining
 - Solar and Wind Energy Conversion
 - Limited Event Venues
 - Tiny Home Villages
 - Artisan Manufacturing



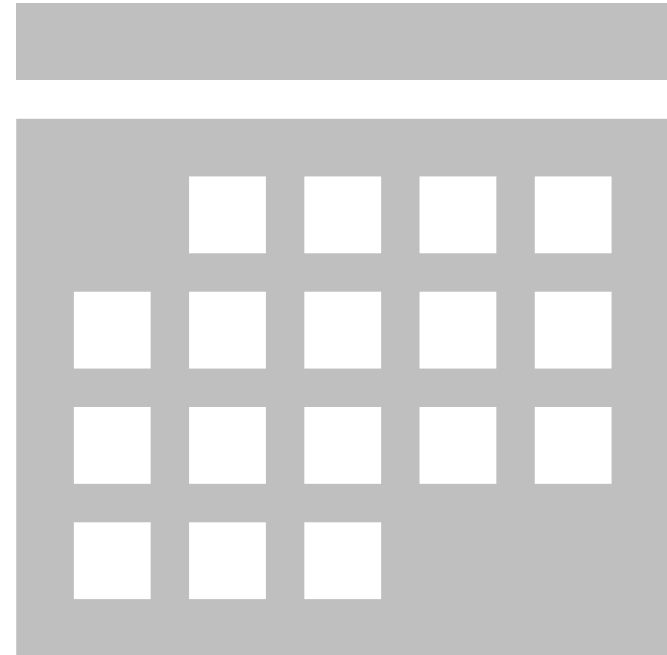
Next Steps

Complete Ordinance Drafting

- Staff / Planning Board Review and Edits
- Complete articles 3, 8 and potentially 4

Public Input / Review / Notification

Adoption meetings with County boards





Future Revisions

RD, RD-1 Change to dimensional requirements or map changes

Lakeside Residential District or Small Area Plan

Future priorities from staff, citizens and boards

Questions?

For questions after tonight's meeting please contact:

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