

## Chapter 6 Building and Site Design

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## **CHAPTER 6 - Building and Site Design.**

### **ARTICLE 6.1. - PURPOSE.**

Chapter 6 provides standards applicable to all development activity in unincorporated Edgefield County. These standards address the size of lots, the placement of buildings and structures on a lot, buffers between uses, site landscaping, and off-street parking and loading requirements. In addition, this Chapter provides design strategies for residential subdivisions that are intended to preserve tracts of land as conservation lands and communal open space.

### **ARTICLE 6.2. - DEFINITIONS REFERENCED.**

The definitions of certain terms referenced in this Chapter are set forth in Chapter 12 Interpretation and Definitions.

### **ARTICLE 6.3. - GENERAL REQUIREMENTS**

#### **Sec. 6.3.1. - Application of regulations.**

6.3.1.1 The regulations established herein are declared to be the minimum requirements necessary to carry out the purpose of this Chapter. These regulations apply to each class or kind of structure or land, and are the minimum standards for all site clearing, development, buildings, structures, or alterations to land or structures.

6.3.1.2 No part of a yard, open space, or off-street parking required in connection with any building for the purpose of complying with the regulations of this Chapter shall be included as part or all of the required yard, open space, or off-street parking for another building or structure, except as hereinafter provided.

6.3.1.3 Where there is a conflict between requirements for specific uses in Chapter 4 and this Chapter, Chapter 4 shall apply. Where there is a conflict between requirements for special development districts and overlays in Chapter 3 and this Chapter, the requirements of Chapter 3 shall apply.

#### **Sec. 6.3.2. - Visibility at intersections.**

On any corner lot and driveway entrance, no planting shall be placed or maintained and no fence, building, wall, or other structure shall be constructed at any point between a height of 2 ½ feet and 10 feet above the upper face of the nearest curb (or street centerline if no curb exists) and within the triangular area bounded on two sides by the street right-of-way lines and on the third side by a straight line connecting points on the two street right-of-way lines as required by the site triangular and vertical vision clearance illustration. However, poles and support structures less than 12 inches in diameter may be permitted in such areas.

### **ARTICLE 6.4. - DIMENSIONAL REQUIREMENTS.**

#### **Sec. 6.4.1. - Measurements.**

6.4.1.1 Yards, setbacks, buildable area.

The required front, side, and rear yards for individual lots, as set forth by Table 6-2 in this Chapter shall be measured inward toward the center of the lot from all points along the respective front, side, and rear property lines of the lot. Once the yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side, or rear lot shall be known as the "buildable" area within which the approved structures shall be placed.

#### 6.4.1.2 Height.

The height of a building or structure shall be measured from the average grade elevation within 20 feet of the structure or from the base of a tree when computing height in the airport compatibility zone, to the highest point of the building, structure, or tree.

### **Sec. 6.4.2. - Setbacks and yards.**

#### 6.4.2.1 Exceptions and modifications.

Where required by this Ordinance, building setback may be modified as follows:

##### 6.4.2.1.1. Setbacks, corner lots.

6.4.2.1.1.1. The setback from the street upon which the principal building will face shall be the minimum required front yard.

6.4.2.1.1.2. The setback from the street upon which the side of the building will face shall be the minimum required front yard setback for the street upon which it is contiguous.

6.4.2.1.1.3. Corner lots having frontage on paved roads shall be of sufficient size to permit required front yard setbacks on both roads.

##### 6.4.2.1.2. Setbacks, through or double frontage lots.

Front yard setbacks for double frontage lots shall be provided for both streets upon which the lot has frontage.

##### 6.4.2.1.3. Setbacks, partially developed areas.

Where the majority of lots in a block fronting on the same side of a street between two intersecting streets are lawfully occupied with buildings having greater or lesser front yard depth than required by these regulations, no building hereafter erected or altered shall vary in the front yard setback by more than 5 feet from the average depth of the existing front yard setbacks without written approval of contiguous property owners. However, in no case shall setbacks be less than 15 feet.

##### 6.4.2.1.4. Setbacks, multiple buildings on lot.

Whenever more than one main building is to be located on a lot, the required yards shall be maintained around the group of buildings and buildings shall be separated by a horizontal distance that is at least equal to the height of the highest adjacent building.

#### 6.4.2.2 Projections in required yard.

6.4.2.2.1. The space in any required yard shall be open and unobstructed except for the ordinary projections of window sills, cornices, eaves, window air conditioning units, and other architectural features, provided that such features shall project no more than two feet into any required yard.

6.4.2.2.2. Steps and heating and cooling units may project into a required yard a distance not to exceed 5 feet but no closer than 3 feet of a property line.

### **Sec. 6.4.3. - Lots; general requirements.**

#### 6.4.3.1 Accessibility.

Each lot/dwelling shall be served by a separate driveway access adequate for emergency vehicle traffic and extending directly to a county-approved street or road.

#### 6.4.3.2 Design.

6.4.3.2.1. Lot size, width, depth, shape, grade, and orientation shall be in proper relation to street and block design, to existing and proposed topographical conditions, and for the type of development and use contemplated.

6.4.3.2.2. Maximum width to depth ratios shall be 1:5 for residential subdivisions.

6.4.3.2.3. Side lot lines shall be at right angles to straight street lines and radial to curved street lines.

**Sec. 6.4.4. - Double frontage lots.**

6.4.4.1.1. Residential double frontage lots shall have a minimum rear yard of 50 feet, next to the arterial street, measured from the shortest distance of the proposed back building line to the street right-of-way and shall within such rear yard and immediately adjacent to the right-of-way, have a non-access planting screen easement of at least 20 feet in depth.

6.4.4.1.2. Residential subdivisions involving new streets, where proposed for areas adjacent to primary state and U.S. highways, shall be denied direct access to and separated from such highways by double or reverse frontage lots.

**Sec. 6.4.5. - Flag lots.**

Lots of 20 acres or more and lots not being subdivided shall be exempt from the following regulations.

6.4.5.1.1. Creation from existing lot of record.

A flag lot may be created from an existing lot of record to allow full and complete development thereof, provided:

6.4.5.1.1.1. The flag lot shall be occupied only for a single-family dwelling.

6.4.5.1.1.2. The original lot must meet all zoning requirements specified for the respective zoning district in which it is located, both before and after subdivision.

6.4.5.1.1.3. The "flag" section of the flag-shaped lot shall meet or exceed the minimum lot area requirements specified for the respective zoning district. The area of the access driveway of the flag lot shall not be included in computing minimum lot area requirements but title to which must be conveyed by general warranty deed in the same manner as title to the "flag" portion of the lot is conveyed.

6.4.5.1.1.4. The front setback shall be measured from the front of the proposed new residence on the flag lot to the new rear property line of the original lot, which was created by the subdivision and shall meet or exceed the distance specified for the respective zoning district.

6.4.5.1.1.5. Rear and side setbacks of a flag lot shall be as prescribed by Table 6-2 in this Chapter.

6.4.5.1.1.6. The driveway section shall be limited to use only by the original lot and the flag-shaped lot and shall be a minimum of 30 feet.

6.4.5.1.2. Creation in new subdivision.

Flag lots may be created in new subdivisions where natural features or surrounding development patterns create access problems, provided:

6.4.5.1.2.1. Access easements or the "flagpole" parts of flag lots shall be not less than 30 feet wide for their entire length and shall front for at least 30 feet on a public street. In order to facilitate possible future development, for a parcel of 50 acres or more in size, the flagpole section of a flag lot or of an access easement shall not be less than 50 feet in width for its entire length and shall have a minimum road frontage of 50 feet.

6.4.5.1.2.2. Flag lot access driveways shall be separated by the required minimum lot width for the zoning district in which the flag lot is to be created, measured from the front property line, but not less than 100 feet.

6.4.5.1.2.3. Use of flag lot driveways by adjoining lots on either side of the driveway is encouraged as a means of limiting curb cuts, but a flag lot driveway may not be used to access a second flag lot.

6.4.5.1.2.4. The area of an access driveway shall not be counted when computing the minimum area of a lot as required by Table 6-2 in this Chapter.

6.4.5.1.2.5. No more than 25% of the total number of lots in subdivision shall be flag lots.

6.4.5.1.2.6. A driveway shall provide access to no more than two parcels of land.

**Sec. 6.4.6. - Number of dwellings per lot.**

6.4.6.1 Lot density on unpaved roads.

6.4.6.1.1.1. Where the placement of a dwelling unit is proposed for an unpaved road, the number of dwelling units shall not exceed one per lot, except as provided for under Sec. 6.4.6.2 below.

6.4.6.1.1.2. The minimum lot sizes given below shall apply, commensurate with existing minimum right-of-way width extending to the lot from the nearest county-approved road. For purposes of verifying existing right-of-way, the Building and Planning Department shall refer to plats and deeds recorded in the County courthouse.

| Minimum Road Right-of-Way                        | Minimum Lot Size |
|--|------------------|
| For roadways with at least 50 feet right-of-way  | 1 acre           |
| For roadways with less than 50 feet right-of-way | 2½ acres*        |

\* For lots located on roadways with less than 50 feet right-of-way, which lots are located more than ½ mile from another roadway with at least 50 feet right-of-way, minimum lot sizes shall be 5 acres.

6.4.6.1.1.3. Lots on unpaved roads in the zoned areas shall meet the density/lot size standards in this subsection, notwithstanding Table 6-2 in this Chapter.

6.4.6.2 Permits for additional dwelling units on lots on unpaved roads.

The Building Official shall grant permits for additional dwelling units on lots on unpaved roads where such lots exceed the minimum size requirement specified in Sec. 6.4.6.1 above, after review of the following criteria and determination that the following standards are met:

6.4.6.2.1. Not more than one additional dwelling may be permitted for each 100% by which the lot exceeds the specified minimum size in Sec. 6.4.6.1 above;

6.4.6.2.2. No dwelling unit on the lot will be closer than 25 feet to any other dwelling unit on the lot;

6.4.6.2.3. Each dwelling shall be accessed as provided for in Sec 6.4.3.1.

6.4.6.3 Lot density on paved roads.

Where more than one dwelling is proposed for a lot on a paved road, each dwelling shall be so located as to ensure that all applicable lot area and setbacks will be met for each structure as if it were established on a single lot and so arranged as to ensure required public access in the event the property is subsequently subdivided for sale or transfer. Accessibility standards shall be the same as those set forth in Sec 6.4.3.1.

### **Sec. 6.4.7. - Height limits.**

6.4.7.1 The height limitations of this Chapter shall not apply to the following (except in the AC, Airport Compatibility District): belfries, flag poles, chimneys, ornamental towers and spires, church spires, public monuments, conveyors, public utility poles, cooling towers, silos, cupolas, skylights, domes, smoke stacks, elevator bulkheads, stage towers or scenery lofts, and fire towers. Such features shall be erected only to such height as is necessary to accomplish the purpose they are intended to serve and no height extension shall serve as a place for human habitation.

6.4.7.2 The height of communication towers and antennas, and water tanks also shall be exempt from the height requirements of this Chapter; provided such structures meet any height requirements in Chapter 4.

### **Sec. 6.4.8. - Accessory structures.**

6.4.8.1 General requirements.

6.4.8.1.1. No accessory use shall occupy any part of a zoning buffer.

6.4.8.1.2. If located within the buildable area, accessory buildings shall observe the height limits for the district within which they are located. If located in a required setback area, the buildings shall not exceed 12 feet in height.

6.4.8.1.3. No manufactured home shall be used as an accessory building.

6.4.8.2 Setback requirements.

All accessory uses and structures shall observe the required setbacks applicable to the principal building, as set forth in Table 6-2 unless specifically modified in Table 6-1 below.

**Table 6-1 Setback Modifications, Accessory Uses**

| Accessory Use<br>↓                         | Required Setback Area |      |            |      |
|--|-----------------------|------|------------|------|
|  | Front                 | Side | Corner Lot | Rear |
| <b>Residential</b>                         |                       |      |            |      |
| Bathhouses, cabanas, decks                 | BL                    | BL   | BL         | 10'  |
| Noncommercial greenhouses                  | BL                    | BL   | BL         | 3'   |
| Private garage and carport                 | BL                    | BL   | BL         | 3'   |
| Fences and walls                           | [B]                   | [B]  | [B]        | [B]  |
| Swimming pool, tennis courts, and the like | BL                    | BL   | BL         | BL   |
| Auxiliary shed, workshop, storage building | BL                    | BL   | BL         | 3'   |
| Off-street parking                         | 10'                   | 0'   | 10'        | 0'   |
| Horticulture, gardening                    | 0'                    | 0'   | 0'         | 0'   |
| Family day care home                       | BL                    | BL   | BL         | BL   |

**Table 6-1 Setback Modifications, Accessory Uses**

| Accessory Use<br>↓             | Required Setback Area |      |            |      |
|--------------------------------|-----------------------|------|------------|------|
|                                | Front                 | Side | Corner Lot | Rear |
| Satellite dishes, and the like | BL                    | BL   | BL         | 3'   |
| Domestic animal shelters       | BL                    | BL   | BL         | 3'   |
| Freestanding signs             | 5'                    | 5'   | 5'         | 5'   |
| <b>Non-residential</b>         |                       |      |            |      |
| Building, structures           | BL                    | [A]  | [A]        | [A]  |
| Open storage                   | BL                    | BL   | BL         | [A]  |
| Off-street parking area        | 0'                    | [A]  | [A]        | [A]  |
| Off-street loading area        | 0'                    | [A]  | [A]        | [A]  |
| Freestanding signs             | 5'                    | 5'   | 5'         | 5'   |

**Table 6-1 Legend:**

[A] Minimum setbacks:

*From property line in residential zoning districts:*

*Side yard: 10 feet*

*Rear yard: 10 feet*

*From property line in rural zoning districts:*

*Side yard: 15 feet*

*Rear yard: 15 feet*

*From all other property lines: 0 feet*

*Note: If zoning buffer is required, the minimum setback shall not be less than those required by Table 6-3.*

[B] Fences and walls may be located in all required yards along any property line provided the structure shall meet the visibility requirements of Sec. 6.3.2. -

BL = Required building line for principal use.

**Sec. 6.4.9. - Area regulations for lots and principal buildings.**

Provisions relating to the minimum area, width and frontage, the maximum height of a building, minimum setbacks for front, side and rear yards, and other dimensional requirements as they relate to a principal building are included in Table 6-2.

**Table 6-2 Area Regulations for Lots and Principal Buildings**

| Zoning District<br>↓ | Lot Area <sup>1</sup><br>(minimum acres or square feet)     | Setbacks<br>(minimum feet)                            |   |   | Lot Width<br>(minimum feet) | Lot Frontage<br>(minimum feet) | Height<br>(maximum feet) | Density<br>(maximum dwelling units per gross acre) |
|----------------------|---|---|---|---|-----------------------------|--------------------------------|--------------------------|--|
|                      |   | Side  | Front   | Rear  |                             |                                |                          |  |
| <b>RA</b>            | 5 acres (major subdivision)<br>1 acre (minor subdivision)   | 15  | 50 (multilane major street)<br>50 (major street)<br>25 (minor street) | 20  | 100                         | 100                            | 60                       | 0.2 du/ac (major)<br>1 du/ac (minor)               |
| <b>RC</b>            | 5 acres   | 15  | 50 (multilane major street)<br>50 (major street)<br>25 (minor street) | 20  | 100                         | 100                            | 60                       | 0.2 du/acre  |
| <b>RE</b>            | 2 acres   | 15  | 50 (multilane major street)<br>50 (major street)<br>25 (minor street) | 20  | 100                         | 100                            | 60                       | 0.5 du/acre  |
| <b>RL</b>            | 1 acre  | 5   | 45 (multilane major street)<br>45 (major street)<br>25 (minor street) | 20  | 100                         | 100                            | 60                       | 1 du/acre  |
| <b>RS</b>            | 9,000 sq.ft., public sewer<br>11,500 sq. ft., septic system | 5   | 45 (multilane major street)<br>35 (major street)<br>25 (minor street) | 20  | 80                          | 80                             | 60                       | 4.84 du/ac   |
| <b>RV</b>            | 9,000 sq.ft., public sewer                                  | 5   | 45 (multilane major street)<br>35 (major street)<br>25 (minor street) | 15  | 80                          | 80                             | 60                       | 8 du/ac  |
| <b>LSC</b>           | 9,000 sq.ft., public sewer<br>11,500 sq.ft., septic system  | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 45 (multilane major street)<br>35 (major street)<br>25 (minor street) | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 100                         | 100                            | 60                       | 8 du/ac  |
| <b>GSC</b>           | 9,000 sq.ft., public sewer<br>11,500 sq.ft., septic system  | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 45 (multilane major street)<br>35 (major street)<br>25 (minor street) | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 100                         | 100                            | 60                       | 8 du/ac  |
| <b>LIM</b>           | 9,000 sq.ft., public sewer<br>11,500 sq.ft., septic system  | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 45 (multilane major street)<br>35 (major street)<br>25 (minor street) | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 90                          | 90                             | 60                       | N/A  |
| <b>GIM</b>           | 9,000 sq.ft., public sewer<br>11,500 sq.ft., septic system  | 50  | 45 (multilane major street)<br>35 (major street)<br>25 (minor street) | 40 (rural)<br>30 (residential)<br>10 (nonresidential) | 90                          | 90                             | 60                       | N/A  |

<sup>1</sup> The Department of Health and Environmental Control may require larger minimum lot sizes when lots are served by septic systems.

**ARTICLE 6.5. - ZONING BUFFER, LANDSCAPING, AND SCREENING REQUIREMENTS.**

**Sec. 6.5.1. - Zoning buffers.**

Table 6-3. Minimum Buffer Requirements

Table 6-4. Buffer Planting Requirements

**Sec. 6.5.2. - Landscaping.**

**Sec. 6.5.3. - Screening.**

**ARTICLE 6.6. - OFF-STREET PARKING AND LOADING REQUIREMENTS.**

**Sec. 6.6.1. - General requirements.**

**Sec. 6.6.2. - Land to provide parking.**

**Sec. 6.6.3. - Off-street parking.**

Table 6-5. Minimum Off-Street Parking Space Requirements

**Sec. 6.6.4. - Design standards.**

**Sec. 6.6.5. - Maintenance.**

**Sec. 6.6.6. - Handicapped accessible parking spaces.**

**Sec. 6.6.7. - Mixed uses.**

**Sec. 6.6.8. - Off-street loading.**

**ARTICLE 6.7. - CONSERVATION SUBDIVISION DESIGN.**