

Article 4. Lot and Building Standards

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Article 4. Lot and Building Standards

Sec. 401 Purpose of Article 4.

This Article sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot.

Sec. 402 Lot and building definitions.

Access: A way or means of approach to provide physical entrance to a property.

Accessory Structure Setback Line: A line delineating the minimum allowable distance between a property line or the right-of-way line of an abutting street and an accessory structure.

Buildable Area of Lot: That portion of a lot bounded by and interior to the required rear, side and front building setback lines for a principal building.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Building Floor Area: The gross floor area of all heated spaces within a building. Heated floor area does not include garages, unheated basements, attic storage areas and partially unenclosed decks, patios or lanais. Gross floor area comprises the area within the inside perimeter of the exterior walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features, exclusive of areas open and unobstructed to the sky.

Building Height: The vertical distance measured to the highest point of a building from the average finished grade across those sides of a building that face a street.

Common Open Space: See "Open Space."

Cul-de-sac: A "local road" having one end open to traffic and the other end permanently terminated with a paved turnaround.

Cul-de-sac turnaround: A paved area terminating a cul-de-sac street, provided for the purpose of enabling vehicles to reverse direction while driving continuously in a forward but circular manner. For the purpose of this definition, the turnaround shall be considered to begin at that point where the street right-of-way begins, and continues, to widen in order to create the turnaround.

Fence: An artificially constructed barrier of wood, wire, wire mesh, or decorative metal erected to enclose, screen or separate portions of a lot.

Floor Area, Building: See "Building Floor Area."

Floor Area, Gross: See "Gross Floor Area."

Frontage or Street Frontage: The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Gross Floor Area: The total area of all floors of a building, measured from the outside planes of the exterior walls.

Lot: A parcel or tract of land held in single ownership.

(1) *Corner Lot:* Any lot bounded by two (2) streets at their intersection.

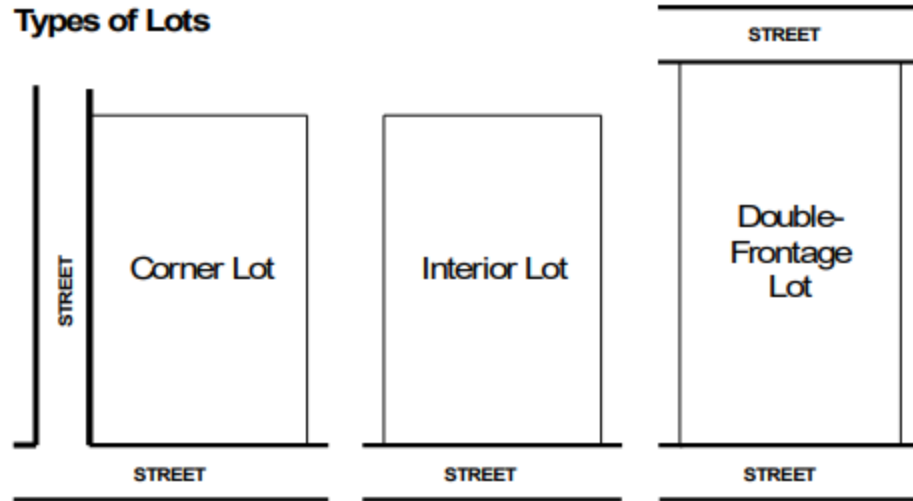
(2) *Cul-de-sac lot:* A lot having at least fifty percent (50%) of its lot frontage on a cul-de-sac turnaround, as measured along the street right-of-way line. The sidelines of a cul-de-sac lot must be perpendicular or radial to the street right-of-way lines in accordance with the Project Design Standards Article of this Ordinance and shall meet the frontage requirements of Sec. 403.

(3) *Double-Frontage Lot* (i.e., a through lot): A lot bounding on two (2) or more streets, but not at their intersection, so

that it is not a corner lot unless said corner lot has frontage on three (3) or more sides.

(4) *Interior Lot*: A lot having frontage on only one street.

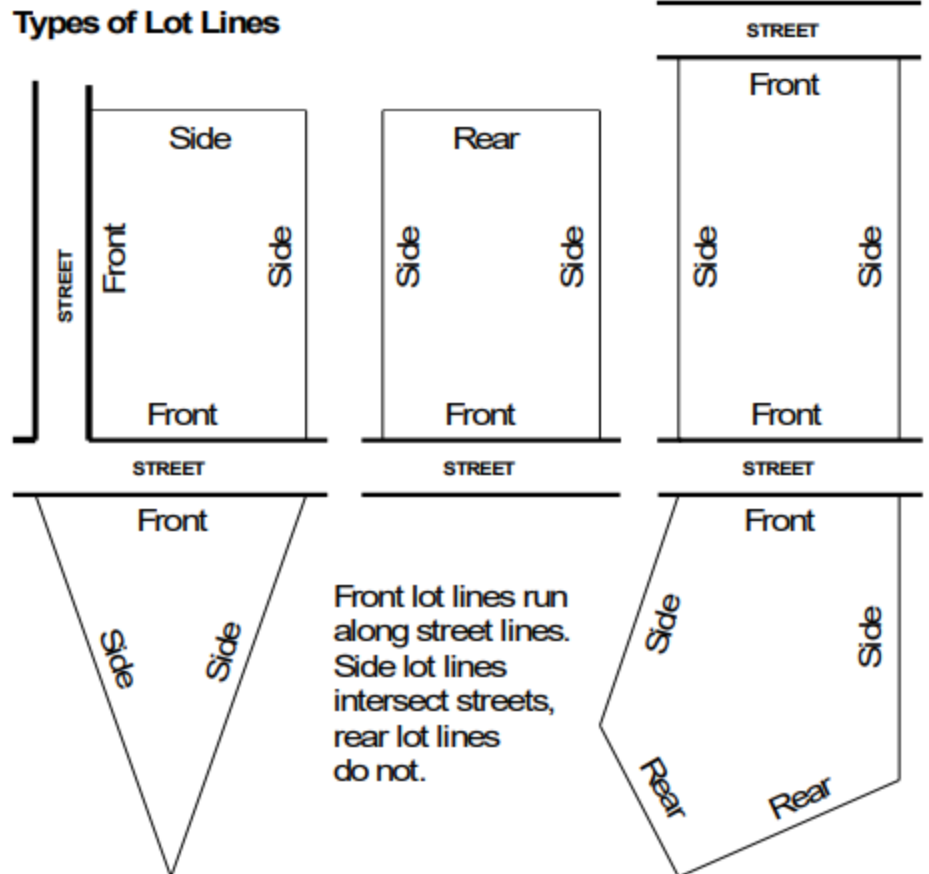
Types of Lots



Lot Area: The total horizontal area included within lot lines.

Lot Line: The boundary dividing a given lot from the street or adjacent lots; the boundary defining the limit of ownership of a property.

Types of Lot Lines



(1) *Front Lot Line*: Any boundary line of a lot that abuts a public street right-of-way line. A lot adjacent to more than one street will have more than one front lot line.

(2) *Rear Lot Line*: Any boundary line of a lot that does not intersect with a public street right-of-way line and is not a front lot line.

(3) *Side Lot Line*: Any boundary line of a lot that intersects with a public street right-of-way line and is not a front lot line. Lot of Record: A lot which is part of a subdivision recorded in the office of the Register

of Deeds, or a lot described by metes and bounds, the description of which has been so recorded.

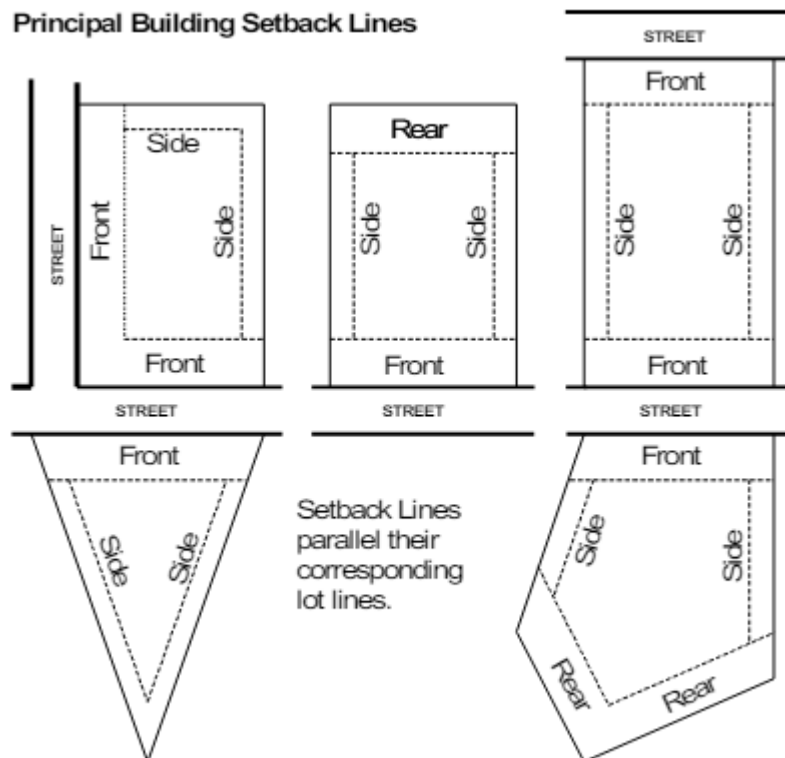
Lot width: The distance from one sideline to the other sideline measured at the minimum front principal building setback line of the lot.

Open Space: An area of land or water that is permanently set aside through dedication, designation or reservation to remain in a natural and unimproved state or that may be improved only for active or passive recreation or enjoyment.

(1) *Common Open Space*: Land or water areas within a development project that are available to or benefit all occupants of the development on a continuing and permanent basis, such as walking trails, community centers or clubhouses, golf courses and other recreation areas, protected flood plains or wetlands, and fishing or boating lakes. Common open space does not include any streets or public rights-of-way, or yard areas or landscape areas located on private property.

(2) *Public Open Space*: Land reserved for preservation, leisure or recreational use but dedicated in fee simple to a governing body or agency to be responsible for operation and maintenance. Public open space may not be reserved for or dedicated to the exclusive use of the residents of a particular development.

Principal Building Setback Line: A line delineating the minimum allowable distance between a property line or the right-of-way line of an abutting street and a principal building on a lot.



(1) *Front Building Setback*: The minimum allowable distance between the right-of-way line of any abutting street and any part of a principal building on a lot. The front setback distance is applied along the full length of the right-of-way line and is parallel to it.

(2) *Rear Building Setback*: The minimum allowable distance between a rear lot

line and any part of a principal building on a lot. The rear building setback extends along and parallel to the full length of the rear lot line.

(3) *Side Building Setback*: The minimum allowable distance between a side lot line and any part of a principal building on a lot. The side building setback

extends along and parallel to the side lot line between the front building setback and a rear building setback (if any).

Property or Parcel of Land: See "Lot."

Public Open Space: See under "Open Space."

Setback: The shortest straight-line distance between a street right-of-way or lot line and the nearest point of a structure or building or projection therefrom (excluding roof overhangs of 18 inches or less), measured at 90 degrees to the street or lot line.

Setback, Minimum: The shortest distance allowed between a street right-of-way line or any other lot line and any principal or accessory building on a lot. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Structure: Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include but are not limited to buildings, driveways, parking lots, walls, fences, signs, and swimming pools.

Structure Height: For all structures other than buildings, the vertical distance to the highest point of a structure, as measured from the average grade at the base of the structure or directly below a projecting structure. See also "Building Height."

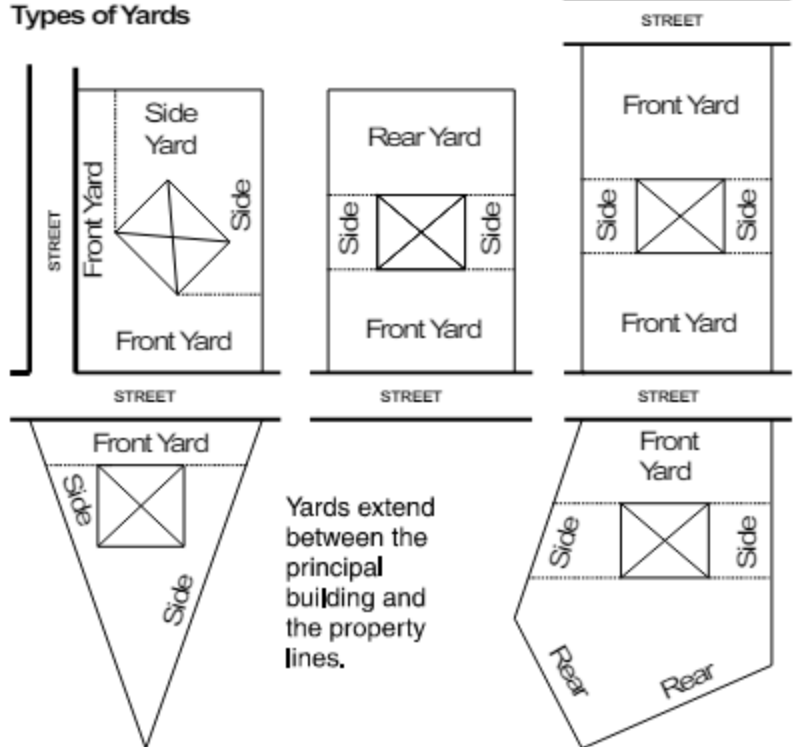
Yard: An area that lies between the principal building on a lot and the nearest lot line.

(1) *Front Yard*: A yard situated along any public street right-of-way or private street easement.

(2) *Rear Yard*: A yard situated along a rear lot line.

(3) *Side Yard*: A yard situated along a side lot line but not extending into a front or rear yard.

Types of Yards

**Sec. 403 Minimum lot frontage.****403 (a) Street frontage required.**

Every property must front on a public street from which direct access can be gained that has been opened and accepted as a public street or is a private residential access road meeting the requirements of Sec. 1012.

403 (b) Minimum frontage.

- (1) Every lot and every multi-family or nonresidential development shall have a minimum of forty (40) feet of direct frontage onto an existing County or State maintained road.
- (2) For lots fronting on a newly constructed road built to County road standards or built utilizing the private residential access standards as set forth in Article 10, each lot shall have a minimum of thirty (30) feet of direct frontage.
- (3) Flag lots are permitted with the following restrictions:
 - a. The width of the pole or road frontage of the lot must be a minimum of twenty-five (25) feet.
 - b. For subdivisions with less than ten (10) lots, one flag lot is permitted per the total number of lots.
 - c. For subdivisions with ten (10) or more lots, no more than ten percent (10%) of the total number of lots in a subdivision may be flag lots.

Sec. 404 Residential lot area.

Every property upon which a single family residential use will be located shall meet or exceed the requirements shown on Table 4.1.

The minimum lot size must be met by each lot in a conventional subdivision. See Article 5 for minimum lot size reductions in open space subdivisions and MPDs.

For minimum lot sizes and allowable densities for Multi-Family uses, refer to Section 314.

Table 4.1: Minimum Residential Lot Area

Type of Water Supply and Sewage Disposal			
	Well and Septic Tank*	Public Water and Septic Tank*	Public Water with Public Sewer
Multiple Lot Rural Subdivision	.5 acre (21,780 sf.)	.5 acre (21,780 sf)	8,000 sf
Conventional Subdivision	1 acre (43,560 sf)	.5 acre (21,780 sf)	8,000 sf
* DHEC may require a larger lot size based on conditions of the building site and/or lot.			

Sec. 405 Nonresidential density and lot area.

(1) Every property upon which a non-residential, commercial, or industrial use will be located shall meet or exceed the requirements shown on Table 4.2.

(2) The maximum nonresidential density figures shown on Table 4.2 are used to determine the amount of gross floor area for nonresidential uses that can be constructed on a lot. Maximum floor area is determined by multiplying the Floor Area Ratio (FAR) times the area of the lot in square feet. For instance, a 1-acre lot at 0.5 FAR could accommodate 21,780 square feet of floor area (43,560 square feet of lot area x 0.5 FAR).

Table 4.2: Nonresidential Density and Lot Area

Type of Water Supply and Sewage Disposal						
Use	Well and Septic Tank		Public Water and Septic Tank		Public Sewer with Well or Public Water	
	Max. Density	Min. Lot Size	Max. Density	Min. Lot Size	Max. Density	Min. Lot Size
Commercial	0.50 FAR	43,560 sf	0.50 FAR	21,780 sf	0.50 FAR	10,000 sf
Industrial	0.75 FAR	43,560 sf	0.75 FAR	21,780 sf	0.75 FAR	20,000 sf

Floor area ration (FAR) reflects the building floor area (in square feet) allowed in all buildings on a lot per square foot of gross lot area. Multi-story buildings must not exceed the total floor area allowed for all floors collectively.

Sec. 406 Minimum lot size on septic tank.**406 (a) Minimum lot size established.**

The minimum lot sizes shown on Tables 4.1 4.2 for lots with septic tanks, with or without public water, establish the minimum lot sizes on a nonresidential property and in a conventional subdivision on which DHEC will approve an on-site sewage management system.

406 (b) Lot size reductions.

Article 5 of this Development Code allows for reduction of minimum lot sizes using on-site sewage management systems in open space subdivisions and MPDs, subject to DHEC approval.

406 (c) Lot size increases.

DHEC may require larger lot sizes in individual cases based on a variety of factors, such as:

- (1) The following land areas are not considered as a part of a lot when calculating the required minimum lot size: right of ways of roads, easements (such as power line or pipe line) that exclude installation of an on-site sewage management system, bodies of water, land within fifty (50) feet of a lake, river, stream, wetland or other bodies of water and similar limiting factors.
- (2) Lots located in environmentally sensitive areas.
- (3) After a soil analysis or other investigative process, DHEC determines that the lot contains a substrate that is not able to support an on-site septic system on a lot meeting the set minimum requirements.
- (4) The minimum land area per dwelling shown on Tables 4.1 are for the typical size home (3 or 4 Bedroom) with basic appurtenances such as: driveway, minimum number of trees, and water supply line. If larger homes, swimming pools, tennis courts or outbuildings, etc. are proposed to be constructed or if trees would interfere with installation of an on-site sewage management system, DHEC will require larger lots to assure useable soil area.
- (5) DHEC may also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed land areas for an approved on-site sewage management system and approved replacement system, excessive slope, percolation rates higher than set State minimum allowances, need for subsurface drainage or adverse topographic features.
- (6) There must be an unobstructed area on each lot for installation of an approved on-site sewage management system and an area equal in size for a conventional system or larger area, as appropriate, for an approved replacement system; this will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system.

Sec. 407 Minimum lot width.**407 (a) Minimum lot width established.**

- (1) Minimum lot widths are shown on Table 4.3 based on the lot's water supply and method of sewage disposal.

Table 4.3: Minimum Lot Width

Minimum Width per Subdivided Lot, Multi-Family Project, Manufactured Home Park or Nonresidential Lot

Use	Well and Septic Tank	Public Water and Septic Tank	Public Water and Public Sewer
Residential, all	50 feet	50 feet	50 feet
Commercial	100 feet	50 feet	50 feet
Industrial	100 feet	100 feet	50 feet

- (2) The minimum lot widths shown on Table 4.3 are measured at the minimum front setback line for principal buildings as required under Sec. 408.

407 (b) Lot width increases.

The lot width required on an individual lot may be wider than the minimum for a variety of reasons, such as:

- (1) A corner lot or other lot with multiple frontages may require an additional width in order to provide an adequate buildable area on the lot.

(2) A greater lot width at the front minimum building setback line may be required in order to provide adequate lot width where the on-site sewage management system is to be installed.

(3) A greater lot width may result from provision of the minimum lot frontage, depending on lotting pattern, or to accommodate topographic or other physical conditions.

Sec. 408 Minimum setbacks; principal buildings.

(1) All principal buildings on a lot shall have the following setback standards as follows:

a. Front Setbacks

Refer to table 4.4 for the applicable side and rear setbacks.

b. Side and Rear Setbacks

Refer to table 4.4 for the applicable side and rear setbacks.

Table 4.4: Minimum Setback—Principal Buildings

Use	Setback From Property Line*			From Interior Side Lot Line (feet)***	From Interior Rear Lot Line (feet)	Minimum Buffer** (feet)
	Arterial Street (feet)	Collector Street (feet)	All Other Streets (feet)			
Residential	20	20	20	7	10	See Art. 8
Commercial	20	20	20	7	10	See Art. 8
Industrial	20	20	20	7	10	See Art. 8

*Setback shall be measured from the property line (setback shall be measured from the property line, however no structure may be placed within any right-of-way as recognized by the County or SCDOT – County Council, 12/15/08).

**See buffer requirements under the Buffer Article.

***Side setbacks from property lines separating individual units in single-family attached dwellings may be 0 feet.

Sec. 409 Minimum setbacks; accessory buildings and structures.

409 (a) Accessory buildings.

Minimum setbacks for accessory buildings shall be as follows:

(1) Accessory buildings having a floor area of 1,000 square feet or less must be at least 5 feet from any property line.

(2) Accessory buildings having a floor area greater than 1,000 square feet must comply with the same setbacks as required for principal buildings.

(3) When an accessory building is attached to the principal building it shall comply with the yard requirements of the principal building to which it is accessory. This shall not apply to decks.

409 (b) Accessory structures.

Minimum setbacks for accessory structures shall be as follows:

(1) Fences and Free-Standing Walls.

There shall be no minimum setback for fences or freestanding walls, provided that no fence or freestanding wall shall be placed within any street right-of-way or public access easement nor shall they obstruct visibility at street intersections (see the Sight Triangle provisions under Article 10).

(2) All Other Accessory Structures.

All other accessory structures not listed above must be at least twenty (20) feet from any street right-of-way and at least five (5) feet from any other property line (except driveways that connect to a street or adjoining property).

(3) Accessory structures shall not encroach upon any easement.

409 (c) Agricultural Buildings.

Buildings or structures used for agriculturally related purposes shall be set back from all street right-of-ways a minimum of twenty (20) feet and at least five (5) feet from any other property line.

Sec. 410 Lakeshore Setbacks

On Lakes Hartwell, Keowee, and, Jocassee, there shall be a fifty (50) foot setback from the Full Pool Elevation mark with no impervious surface in the setback area. Further, the following shall also apply to the fifty (50) foot setback area:

(1) No land disturbance without a land disturbance plan which demonstrates financially how such disturbance shall be maintained and provides justification for why the disturbance is required.

(2) View lane shall not exceed twenty-five percent (25%) of the lot width as measured at the full pool elevation mark.

(3) No trees larger than six (6) inch caliper at four (4) feet from the ground shall be removed unless certified to be a hazard by a registered forester.

(4) Trees may be limbed up to fifty percent (50%) of their height.

(5) One on-shore dock station, two hundred (200) feet square or less, is permitted.

(6) To reduce non-point source pollution, a natural buffer of twenty-five (25) feet shall be maintained with no grasses or ornamental vegetation established within that buffer. To reduce non-point pollution a vegetative buffer of twenty-five (25) feet measured horizontally from the full pool elevation shall be maintained with no manicured lawns or other managed grasses established within that buffer. A diverse mix of native plants and unmanaged (uncut below 12 inches and untreated) native grasses are the preferred vegetation where available and suited to the site. Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the twenty-five (25) foot buffer area. Impervious surfaces up to the lesser of ten percent (10%) or three hundred (300) square feet of the buffer area may be used for water access and private drives.

(7) A walkway up to five (5) feet in width may be constructed through the setback area provided it is surfaced with a porous surface.

(8) In the event that vegetation in the setback area is destroyed due to construction, it shall be re-vegetated within a one-year period from the time the construction activity ceases with appropriate erosion control procedures followed in the interim.

Sec. 411 Setbacks along non-delineated right-of-ways.

Where a designated and conveyed right-of-way exists along the respective roadway, the edge of the designated and conveyed right-of-way shall be used for the purposes of this Article. However:

(1) On State and County roads that do not have clearly established or conveyed rights-of-way, a Constructive Right-of-Way shall be assumed where the center of the right-of-way width shall be measured from the center of the vehicular roadway.

(2) The applicable right-of-way width shall be dependent, at a minimum, upon the respective street classification and Table 10.2. Where SCDOT or Pickens County has specified a larger right-of-way width than those listed in the applicable table, the specified, larger dimension must be used.

(3) Existing buildings and structures in the Constructive Right-of-Way are deemed non-conforming, but may not be replaced or rebuilt without meeting the requirements of this Article, except as stated in Sec. 412 below.

Sec. 412 Setbacks for the replacement of non-conforming structures.

When replacing a structure, which had existing utility service and was situated on a site at the time this ordinance was adopted, with another similarly used structure on the same parcel of land, the new structure may be sited in the same location as the previous structure, even if the previous structure failed to meet the setback standards above. However, the new structure may not exceed the standards above any more than did the previous.

Sec. 413 Projections into setback (yard) area.

(1) The following shall be permitted to project into the required setback area:

- a. Eaves, chimneys, cornices, gutter, and other minor architectural features projecting less than twenty-four (24) inches from the main building.
- b. Unenclosed steps not extending above the first floor level and not closer than three (3) feet to a property line.
- c. Retaining wall of any necessary height, but not closer than eighteen (18) inches to a street line.
- d. A protective hood or overhang over a doorway may extend not more than five (5) feet into the required minimum setback area.
- e. Buffers may exist within the required setback.

(2) None of the above projections are permitted to extend or encroach into any public right-of-way.

Sec. 414 Building and structure heights.

This development standards ordinance does not set standards for the maximum height of buildings or structures; other than as listed below. However, no building or structure may be constructed or erected to any height that would cause an expectation of fire services from Pickens County or from the respective local fire department above and beyond their ability to adequately serve such buildings or structures. Any entity which desires to build any building or structure above thirty-five (35) feet in height, or above three (3) stories, must coordinate with the Fire Chief of the local fire district, the County Building Official, and the Planning Department, or their representatives, in order to determine the absolute height permitted within the respective fire service district.

Amended 2/4/19

414 (a) Applicable height standards.

(1) Height limitations for radio, television and telecommunication antennae and towers are contained in the Wireless Communications Section of Article 3.

(2) Height limitations for signs are contained in Article 7.