

# County Utilization of Zoning, Comprehensive Land Use Plans, and Restrictive Setbacks

Survey Date: March 22, 2004 (additional zoning responses from 2003 included)

County	1) Does your county have zoning in the unincorporated areas?	2) Has your county developed and adopted a comprehensive land use plan?	3) Has your county enacted regulations that impose restrictive setbacks on businesses or industries? If so, what types of businesses/industries are regulated in this way?
Abbeville	Yes		
Aiken	Yes -- since 1992.	Yes	Setback requirements for commercial buildings are similar to residential uses. They differ in that side and rear setbacks for commercial buildings increase 3.5 ft. for each additional floor of the commercial building. Setback requirements for industrial buildings are more rigorous than for other uses. Front setbacks are: 50 ft. from a local street, 75 from a collector, and 100 from an arterial. Side and rear setbacks are determined by the size of the industrial building. There is a minimum 30-foot side and rear setback that increases by 5 additional ft. for every 5,000 square ft. of gross floor area over 20,000 square ft. There is a 200-foot maximum on side and rear setbacks.
Allendale	No	No	No
Anderson	Yes -- in part of the unincorporated area.	Yes -- adopted 1999.	Yes -- all commercial/industrial/residential property must adhere to minimum setbacks from front, side, and rear lot lines.
Bamberg	No		
Barnwell	Not yet.	Not yet.	Not yet.
Beaufort	Yes	Yes	Yes -- have setback and buffer requirements.
Berkeley	Yes	Yes -- update in progress.	Yes -- industrial farms, cell towers, bars, and adult uses.
Calhoun	No		
Charleston	Yes		
Cherokee	No	Yes	Yes -- in 2000 the county adopted land use regulations, requiring commercial/industrial development to meet minimum setback and bufferyard regulations.
Chester	Yes	Yes -- currently revising.	Yes -- generally setbacks are imposed on most land uses. There are more stringent setbacks required for confined animal feeding operations, racetracks, hunt clubs and preserves, retail and wholesale establishments in rural/residential districts, airports, veterinary facilities, animal auctions and kennels, solid waste convenience centers, landfills, mining, correctional facilities, waste remediation, hazardous carriers, manufacturing - chemical, gas, arms and munitions and animal . . .
Chesterfield	Yes -- unincorporated area is a general dev. district; prohibited uses include mega farms and sexually oriented businesses.		
Clarendon	Yes		

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Colleton	Yes	Yes -- commencing the 5-year update this year.	Yes -- primarily manufacturing and scrap and waste yards. All proposed manufacturing uses shall meet performance standards.
Darlington	No	Yes	Yes -- animal facilities -- we have a separate ordinance that imposes setback distances for all defined animal facilities and, in addition, specific setbacks for commercial/confined swine operations and their animal waste lagoons.
Dillon	No	Yes	No
Dorchester	Yes	Yes	Yes -- we regulate the setbacks on all zoning areas including (I) industrial, (LI) light industrial, (CG) commercial general, (CN) commercial neighborhood, and (OI) office and institutional.
Edgefield	Yes	Yes	Yes
Fairfield	Yes -- adopted 1999.	Yes -- adopted 1997.	Yes -- adult entertainment.
Florence	Some -- not in all of the unincorporated areas.	Yes -- in the process of mandatory review of plan.	Yes -- the setbacks are specified by the zoning designation of the property.
Georgetown	Yes, we have zoning in some of the unincorporated areas.	Yes -- we have a comp. plan that is in a rewrite.	Yes -- we have setbacks on all commercial, industrial, and residential.
Greenville	Some	Yes	
Greenwood	Yes	Yes	Yes -- sanitary landfill, incinerator, dump sites: 1500 ft.; transfer stations: 1500 ft.; convenience centers: 500 ft.; automotive race and test tracks: 2500 ft.; mining and extraction operations: 2500 ft.; pistol, rifle, skeet ranges: 1 mile; stockyards, slaughterhouses, poultry houses, livestock auction houses: 1000 ft.; adult uses: 1000 ft.; automotive wrecking yards, salvage yards, junkyards: 500 ft.
Hampton	Yes -- unified land development ordinance.	Yes	Yes -- we have setback requirements on all.
Horry	Yes	Yes	Yes -- limited industrial, heavy industrial, heavy industrial parks, swine and poultry facilities used for commercial purposes.
Jasper	Yes	Yes	Yes -- commercial and industrial -- but not agricultural or farm related. The county expects help from the state in dealing with large "hog" farms.
Kershaw	Yes	Yes	Yes -- we have property line setbacks for business, industry, and residential uses. Stricter setbacks are imposed for confined animal feeding facilities.
Lancaster	Yes -- the entire county was zoned in 1991.	Yes	Yes -- commercial kennels, convenience centers, deer processing operations, livestock auction houses, private or commercial horse stables, recycling facilities and resource recovery facilities, stockyards, slaughter houses, commercial poultry houses, commercial meat production centers and swine lots, cell towers, adult uses, junk/salvage yards, C&D landfills, mining and extraction operation, motorized race and testing tracks, skeet, pistol and rifle range, sanitary landfills, solid waste storage and transfer facilities, waste tire treatment sites and composting facilities, turkey shoots, video game machine establishments, mini-warehouses.
Laurens	No		

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Lee	Yes -- revised and adopted May 1998.	Yes -- revised and adopted May 1998.	Yes -- all OC, NC, and GC setbacks are front=35'; side=10' (when adjacent to a residential zone, no bldg. or structure shall be located closer than 25' to the side property line); rear=25'. LI and HI districts, side & front =50'.
Lexington	Yes	Yes	Yes -- our zoning ordinance is largely "performance" based so all businesses/industries have setbacks, buffers, screening, etc. requirements based on where they are located.
Marion	Not yet -- a draft of a zoning ordinance was submitted to council several months ago, but no action has yet been taken.	Yes	No
Marlboro	Yes		
McCormick	Some		
Newberry	Yes		
Oconee	No formal zoning, but do have performance standards ordinance.		
Orangeburg	No -- currently developing.	Yes	No
Pickens	No -- but all property within the unincorporated area of the county is included in the general development district and is subject to the provisions set forth in the county's development standards ordinance.	Yes -- developed and adopted comp. plan in 1999.	The county's development standards ordinance includes setbacks for commercial, service, and industrial uses. The required front setback is either 30 ft. from a local street, 40 from a collector street, or 50 from an arterial street. All setbacks begin from the road right-of-way. The side setback is 10 ft., and the rear setback is 15 ft. The overall height of a building also impacts the setback as well. Any building exceeding 30 ft. in height must setback an additional foot beyond the base setbacks as set forth above for each foot in height over the first 30 ft. in building height. In addition to the required setbacks, the county has bufferyard requirements to buffer commercial, service, and industrial uses from other uses that are adjacent to the property being developed. These bufferyards range in width from 5 to 90 ft. depending on the type of bufferyard required as dictated by the surrounding land uses.
Richland	Yes	Yes -- adopted 1999.	Yes -- the county's zoning ordinance imposes setbacks on most business and industrial land uses in most zoning districts. How "restrictive" they are is debatable.
Saluda	No	Yes	Yes -- uniform setbacks for the entire county for any construction.
Spartanburg	No -- but have unified land management ord. (sets site requirements for all land uses). We have no use districts.	Yes	Yes -- all land uses have required setbacks. Some uses, such as landfills and cell towers, have "super setbacks."

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Sumter	Yes	Yes	Yes -- land fills, dump sites, and hazardous waste transfer, storage, and treatment sites (SIC 49 and 4953); racing and testing tracks (SIC 7948); mining operations (SIC 10); outdoor shooting ranges (SIC 7999); stockyards, slaughter houses, commercial poultry houses, and livestock auction houses (SIC 025 and 20); adult uses (SIC 7299); salvage and junk yards (SIC 7389); swine/hog farms (SIC 0213).
Union	No		
Williamsburg	No	Yes	No
York	Yes	Yes -- currently revising certain elements of the comp. plan.	Yes -- the county has a multitude of regulations that apply to these uses and all pertain to setbacks and buffering of the businesses and industries to adjacent roads and uses. York County requires a fifty foot setback for all commercial structures fronting arterial roads with a twenty or forty foot buffer depending on the location of the parking area. In addition, we require open space of twenty-five percent for all industrial users and maintain fifty foot buffers along Lake Wylie and all perennial streams that flow directly into the Catawba River or Lake Wylie. Also, a one hundred foot buffer is required for any development along the Catawba River. Finally, I would point out that the setbacks for agricultural operations are larger in most cases with one hundred foot setbacks, for buildings but not fenced areas, required along any road and fifty feet along any other property line.
<b>Total: 34</b> (46 for zoning after combining survey results)	<b>Yes/Some: 30</b> <b>No: 16</b>	<b>Yes: 32</b> <b>No: 2</b>	<b>Yes: 27</b> <b>No: 6</b>