

**ORDINANCE NO. 2025-010**

**AN ORDINANCE TO AMEND CHAPTER 24-119 AND THE BUFFERYARD REQUIREMENTS TABLE OF THE ANDERSON COUNTY CODE OF ORDINANCES, SUCH THAT BUFFERS WILL BE REQUIRED IN ZONED AND UN-ZONED UNINCORPORATED AREAS OF ANDERSON COUNTY AND ALONG ROADS WITHIN ANDERSON COUNTY; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, bufferyard requirements for development are contained within Chapter 24, Article II, Division 4, Section 24-119 of the Anderson County Code of Ordinances;

**WHEREAS**, the County Council desires to clarify the requirement for bufferyard requirements between adjacent land uses and along roadways within zoned and un-zoned unincorporated areas within Anderson County;

**WHEREAS**, the public health, safety, and welfare will be better protected by the proposed revisions; and

**WHEREAS**, the Anderson County Council has authority pursuant to South Carolina Code of Laws 1976, as amended, to pass and amend ordinances for such purposes.

**NOW, THEREFORE**, be it ordained by the Anderson County Council, in a meeting duly assembled, that:

1. Chapter 24, Section 24-119 (d) (3) of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows:

(d) (3) Determine the bufferyard required on each boundary (or segment thereof) and along each roadway of the proposed land use by referring to the table of bufferyard requirements in appendix E (Section 24-254), and illustrations contained in this section which specify the bufferyard options between a proposed use and the existing adjacent use and along each roadway boundary. Where an existing use includes undeveloped land, the bufferyard requirements of this section shall apply only to that segment of the property line separating

the two uses. A Type II buffer shall be used for the interior parcel boundary lines, which shall be in addition to any riparian buffer requirements. All buffer requirements shall be identified as common area.

NOTE-The number designation contained in the table in Appendix E refers to the type of bufferyard specified by the illustrations contained in this section.

2. The bufferyard requirements table contained within Section 24-254 as Appendix E of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as shown in Exhibit I attached hereto.

3. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.

4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

5. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

6. This ordinance shall take effect and be in full force upon the Third Reading and Enactment by Anderson County Council.

**ORDAINED** in meeting duly assembled this 1st day of April, 2025.

**ATTEST:**

  
\_\_\_\_\_  
Rusty Burns  
Anderson County Administrator


**FOR ANDERSON COUNTY:**

  
\_\_\_\_\_  
Tommy Dunn, District #5, Chairman



Renee Watts  
Clerk to Council

**APPROVED AS TO FORM:**



Leon C. Harmon  
Anderson County Attorney

1<sup>st</sup> Reading: February 18, 2025

2<sup>nd</sup> Reading: March 4, 2025

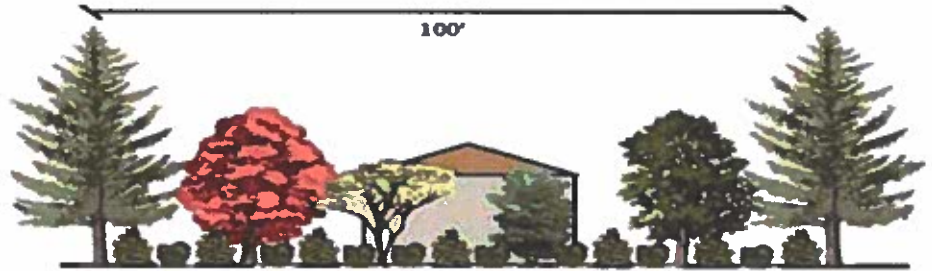
3<sup>rd</sup> Reading: April 1, 2025

Public Hearing: April 1, 2025

# The UNIQUE feature of the Anderson County BUFFERYARD REQUIUREMENT is its Flexibility

**There are 6 Bufferyard Types required by the County. The Development Standards Office will help you determine the type required for your development.**

Example: Every 100' on your Property



## APPENDIX D

### Type 1

	Depth/Width			
	5'	10'	20'	30'
Canopy Trees	2	1.5	1	0.5
Understory Trees	4	3	2	1
Evergreens/Conifers	4	3	2	1
Shrubs	4	3	2	1
Structure	None	None	None	None

### Type 2

	Depth/Width			
	10'	20'	30'	40'
Canopy Trees	4	3	2	1
Understory Trees	6	4.5	3	1.5
Evergreens/Conifers	8	6	4	2
Shrubs	7.5	3	5	2.5
Structure	None	None	None	None

### Type 3

	Depth/Width			
	15'	25'	40'	50'
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Appendix E

**BUFFERYARD REQUIREMENTS TABLE**  
 The number in the table is the type of bufferyard required for the proposed land use

Proposed Property Use	R-A	R-20	R-15	R-12	R-8	R-10	R-M7	R-M2	R-M1	R-M	R-MA	R-RAMP	O-D	POD	C-M	C-M	C-1	C-2	C-3	S-1	I-1	I-2	PD	AP	RRD	Local Road	Collector Road	Arterial Road	
R-A	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	
R-20	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	
R-15	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	
R-12	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	
R-8	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	
R-D	1/1	1/1	1/1	1/1	1/1	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1	1	1	
SE	2/1	2/1	2/1	2/1	2/1	2/1	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1	1	1	
R-M7	2/0	2/0	2/0	2/0	2/0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
R-M2	4-1	4-1	4-1	4-1	4-1	5-1	5/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1	1	1	
R-M1	4-1	4-1	4-1	4-1	4-1	5	5	1	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
R-M	5/2	5/2	5/2	5/2	5/2	3	3	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
R-MA	5/2	5/2	5/2	5/2	5/2	2	3	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
R-RAMP	5-3	5-3	5-3	5-3	5-3	2	2	2	2	2	2	2	3	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	
O-D	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POD	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C-M	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C-M	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C-1	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C-2	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C-3	5-3	5-3	5-3	5-3	5-3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S-1	5-4	5-4	5-4	5-4	5-4	4	4	4	4	4	4	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
I-1	5-5	5-5	5-5	5-5	5-5	5	5	5	5	5	5	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
I-2	5-5	5-5	5-5	5-5	5-5	5	5	5	5	5	5	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
PD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	2	2	
AP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RRD	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	2	2	2

If the proposed property is zoned and adjacent property is zoned then the requirement is based on the actual use of the adjacent property  
 If the proposed property is zoned and adjacent property is un-zoned then the requirement is based on the actual use of the adjacent property  
 If the proposed property is un-zoned and adjacent property is un-zoned then the requirement is based on the actual use of the adjacent property

If the proposed property is un-zoned and adjacent property is zoned then the requirement is based on the actual use of the adjacent property

A PD has multiple land use elements. The bufferland requirements default to the table element that covers the planned use for the specific parcel within the PD and the adjacent parcel outside the PD. Bufferland requirements within a PD default to the land use in that table unless otherwise spelled out in the PD application that is approved by Commission and Council.

An AP is by nature a conversion to residential use of an existing non-residential property. The bufferland requirements default to the appropriate table element once the nature of the land use is determined after approval of the RRD by the Commission and Council.

SE: Special Exception

XY: The first number references the requirement if the use is on a local road. The second number references the requirement if the use is on an arterial or collector road.

R: Proposed property zoned or un-zoned bufferland Type II requirements.