

## Ordinance #2025-012

### **AN ORDINANCE TO AMEND SECTION 24-119 OF THE ANDERSON COUNTY, SOUTH CAROLINA, CODE OF ORDINANCES TO ADD ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND BUFFERYARD REQUIREMENTS AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the Anderson County, South Carolina, Code of Ordinances, Chapter 24 does not presently address intensive landscaping and transitional bufferyard requirements for industrial uses.

**WHEREAS** the Anderson County Council desires to provide more bufferyard and landscaping protection to ameliorate nuisances between existing adjacent residential uses to avoid nuisances and to promote compatibility.

**WHEREAS**, the Anderson County Council desires to amend Section 24-119 of the Code of Ordinance to address the above stated issued.

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

1. The Code of Ordinances, Anderson County, South Carolina, is hereby amended by adding 24-119(N) and Appendix F which sections read as follows:

#### 24-119 (N)

Transitional Bufferyards. Where any commercial or industrial use is less than 2000' feet of any residential use and is in full view from said residential use, a Type V or Type VI bufferyard shall be installed along the building line or any side lot line to obstruct said view from the residential use. If the site is more than 2000', a Type II bufferyard would be required. In both cases, in the event changes of elevation between said uses necessitate placement of the bufferyard at or near the highest point between the uses to obstruct the view, the bufferyard shall be placed at the highest point feasible. (See appendix G) Appendix F. to allow additional options for fences that would include, wood stockade/opaque fence (non-perishable supports, the finished side of the fence is required to face the adjacent property owners, masonry wall (poured concrete stucco, concrete block, brick, etc., chain link fence with wire mesh and vinyl.

2. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.
3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable by

4. 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.

5. 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

  
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Tommy Dunn, District #5, Chairman

  
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Renee D. Watts  
Clerk to Council

**APPROVED AS TO FORM:**

  
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Leon O. 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

## APPENDIX F

	<u>SYMBOL</u>	<u>HEIGHT</u>
<u>FENCES</u>	<u>F<sub>1</sub></u>	<u>3'</u>
	<u>F<sub>2</sub></u>	<u>4'</u>
	<u>F<sub>3</sub></u>	<u>5'</u>



Wood Stockade/Opaque Fence (non-perishable supports) the finished side of the fence **MUST** face the **ADJACENT** property owners.

	<u>SYMBOL</u>	<u>HEIGHT</u>
<u>WALLS</u>	<u>F<sub>4</sub></u>	<u>6'</u>
	<u>F<sub>5</sub></u>	<u>8'</u>



Masonry Wall (Poured concrete stucco, concrete block, brick etc.)

### BERMS



### BERM FENCES



<u>SYMBOL</u>	<u>HEIGHT</u>	<u>MATERIAL</u>	<u>SYMBOL</u>	<u>HEIGHT</u>	<u>MATERIAL</u>
<u>B<sub>1</sub></u>	<u>3'</u>	<u>EARTH</u>	<u>BF<sub>1</sub></u>	<u>3'</u>	<u>BERM W/3' STOCKADE FENCE</u>
<u>B<sub>2</sub></u>	<u>4'</u>	<u>EARTH</u>	<u>BF<sub>2</sub></u>	<u>4'</u>	<u>BERM W/4' STOCKADE FENCE</u>
<u>B<sub>3</sub></u>	<u>5'</u>	<u>EARTH</u>	<u>BF<sub>3</sub></u>	<u>5'</u>	<u>BERM W/5' STOCKADE FENCE</u>

## APPENDIX G

### TRANSITION BUFFERYARD

