

ORDINANCE NO.: 2026-001

AN ORDINANCE TO AMEND SECTION 24-432 OF THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA, TO INCREASE THE MINIMUM AREA OF SINGLE LOTS AND TWIN HOME LOTS WITH ACCESS TO PUBLIC WATER AND SEWER IN UNZONED AREAS OF ANDERSON COUNTY; AND OTHER MATTERS RELATED THERETO.

WHEREAS, land use and development standards is an area of concern within the unincorporated areas of Anderson County;

WHEREAS, it is necessary to revise and amend the land use and development standards from time to time; and

WHEREAS, the Anderson County Council desires to amend Section 24-432 titled “Minimum dimensions; setbacks” of the Code of Ordinances, Anderson County, South Carolina to increase the minimum required area for single lots and twin homes lots with access to public water and sewer to better protect the health, safety, and welfare of Anderson County citizens.

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

1. Section 24-432 (a)(1) and (2) of the Code of Ordinances, Anderson County, South Carolina are hereby amended to read as follows:

Sec. 24-432. - Minimum dimensions; setbacks.

(a) The following minimum dimensions apply for lots with access to public water and sewer:

(1) Minimum area of 14,500 square feet for a single lot, when not in a zoned area of the county. In zoned areas, the applicable minimum area requirements of the zoning ordinance shall apply. Conservation subdivisions minimum lot area of 7,250 square feet. for a single lot, when not in a zoned area of the county.

(2) For twin home lots, the minimum combined total area of both lots must be at least 14,500 square feet and each lot must have a minimum area of 7,250 square feet when not in a zoned area of the county. In zoned areas, the applicable minimum area requirements of the zoning ordinance shall apply. Conservation subdivisions minimum lot area of 7,250 square feet for twin home lots, each twin home lot must have minimum area of 3,625 square feet when not in a zoned area of the county.

2. 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and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

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

4. This Ordinance shall take effect and be in full force upon the third reading and enactment of by Anderson County Council.

ORDAINED in meeting duly assembled this 3rd day of February 2026.

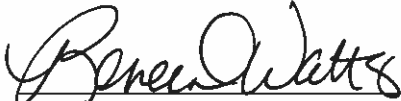
ATTEST:



Rusty Burns
Anderson County Administrator



Tommy Dunn, Chairman
Anderson County Council



Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:



Leon C. Harmon
Anderson County Attorney

First Reading: January 6, 2026

Second Reading: January 20, 2026

Third Reading: February 3, 2026

Public Hearing: February 3, 2026