

**ORDINANCE NO. 2026-009**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA, BY THE ADDITIONS OF SECTION 24-152 RELATING TO THE DEVELOPMENT OF TOWNHOME AND APARTMENT DWELLING UNITS; 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 and appropriate to amend the land use and development standards from time to time;

**WHEREAS**, the Anderson County Council has authority pursuant to S.C. Code of Laws §4-9-30(9) to provide for land use and promulgate regulations related thereto; and

**WHEREAS**, the Anderson County Council desires to amend Chapter 24 of the Code of Ordinances, Anderson County, South Carolina, by adding Section 24-152 titled Townhome and Apartment dwelling units.

**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 a new section, to be numbered section 24-152, which section reads as follows:

Sec. 24-152. Townhome and Apartment Living Units.

(a) Purpose.

The purposes of this section are to ensure the proper siting of such projects in relation to its surroundings, to avoid any negative fallout from improper planning and design, and to determine which such projects shall be submitted for approval and review to the Planning Commission.

(b) Definitions.

The following definitions apply to this section:

Dwelling, townhouse shall have the definition provided in Section 24-24 of the Code of Ordinances, Anderson County, South Carolina.

Dwelling, apartment shall have the definition provided in Section 24-24 of the Code of Ordinances, Anderson County, South Carolina.

(c) Application

All townhome dwelling projects, all apartment dwelling projects and any combination of townhomes/apartment dwelling projects in excess of 32

dwelling units shall be submitted to the planning commission for review and approval.

(d) Additional provisions.

The provisions of Section 24-148(c) and (d) of the Code of Ordinances, Anderson County, South Carolina, shall apply to this section.

2. All other terms, provisions, sections, and contents of the Code of Ordinances, Anderson County, South Carolina, not specifically affected hereby remain in full force and effect.

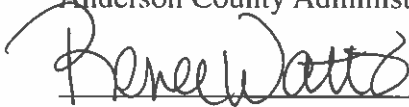
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. This Ordinance shall take effect from and after the public hearing and the third reading in accordance with the Code of Ordinances, Anderson County, South Carolina.

**ORDAINED** in meeting duly assembled this 17<sup>th</sup> day of March 2026.

**ATTEST:**

  
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Rusty Burns  
Anderson County Administrator

  
\_\_\_\_\_  
Renee Watts  
Clerk to Council

**FOR ANDERSON COUNTY:**

  
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Tommy Dunn, District #5, Chairman

**APPROVED AS TO FORM:**

  
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Leon C. Harmon  
Anderson County Attorney

First Reading: February 17, 2026

Second Reading: March 3, 2026

Third Reading: March 17, 2026

Public Hearing: March 17, 2026