

ORDINANCE NO. 2026-26

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE (UDO), CHAPTER 6, ARTICLE 6.4 CONDITIONAL USE STANDARDS, SECTION 6.4.2(D), SECTION 6.4.2(L), SECTION 6.4.2(A); CHAPTER 10, SECTION 10.3.1, AND, CHAPTER 12, ARTICLE 12.1, TABLE OF PERMITTED USES, TO MODIFY THE PERMITTING OF ATTACHED SINGLE-FAMILY (TOWNHOMES), SHORT TERM RENTALS (STRS), AND FREESTANDING SIGN AREA STANDARDS.

WHEREAS, the Unified Development Ordinance establishes conventional zoning districts to implement the City's land use and comprehensive planning objectives; and,

WHEREAS, the City of Easley maintains and enforces zoning standards through the adoption of the recent Unified Development Ordinance, adopted October 2025; and,

WHEREAS, the Planning and Development Department is consistently seeking to improve these standards through the addition and supplementation of standards in the form of text amendments; and

WHEREAS, the Mayor and City Council desire to correct scrivener's errors and omissions from the Unified Development Ordinance adopted in 2025 and whose amendments improve internal consistency, accuracy, and usability of the UDO; and,

WHEREAS, the Mayor and City Council further desire to establish clarity to residents as to where townhomes, short-term rentals, and accessory units are permitted in the City, adding their usage as a Conditional use category within the Table of Permitted Uses of the Unified Development Ordinance; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Easley, South Carolina, as follows:

Section 2. Section 6.4(D): Dwelling, Attached Single-Family

Amendment 1 – Appendix 12.1: Table of Permitted Uses

Chapter 12, Article 12.1 – Table of Permitted Uses, appearing on Page 198 of the Unified Development Ordinance, is hereby amended to:

Dwelling, Attached Single Family (Townhouse)			C	P C	P C		P C							
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Amendment 2 – Section 6.4.2(D): Dwelling, Attached Single-Family

Chapter 16, Article 6.4(D) – Dwelling, Attached Single-Family, appearing on Page 77 of the Unified Development Ordinance, is hereby amended to read as follows:

The following development standards shall apply to all Attached Single-Family Dwellings (Townhomes), regardless of the zoning district in which they are permitted. These standards shall apply whether the use is permitted by right or as a conditional use.

1. Maximum Number of Attached Units: No more than 6 attached, single-family units shall be permitted per building.
2. Side Setbacks: Attached Single-Family units are exempt from side setbacks where they are otherwise permitted in this Article and conform to any other applicable regulations. This exemption only applies to the internal units, or those units that share walls more than one unit, the end units shall conform to the side setbacks.
3. Entrances: All attached single-family dwellings (townhomes, rowhomes, etc.) shall have an independent ingress and egress. Rear access from alleys is encouraged.
4. Building Design: All applications for attached single-family units shall be subject to review by the ARB in the form of a Major Architectural Review application.
5. Parking: All parking should be encouraged to be located to the rear and accessed via an alley or rear lane. The design of this alley shall be subject to regulations by the Agency Having Jurisdiction (AHJ).

6. Minimum Lot Standards: Individual attached single-family dwelling lots shall have a minimum lot area of 2,400 square feet and a minimum lot width of 20 feet.

7. Maximum Individual Lot Coverage: Notwithstanding the lot coverage limitations of the underlying zoning district, impervious surfaces shall not exceed eighty (80) percent of an individual attached single-family dwelling lot. A minimum of twenty (20) percent of each individual lot shall remain pervious. This requirement shall apply independently of, and shall not replace or reduce, any green or open space required for the overall development pursuant to Section 7.7. For attached single-family dwellings located on a common parcel without individual dwelling lots, the applicable lot coverage requirements

of the underlying zoning district and the green and open space requirements of Section 7.7 shall apply.

Section 3. Section 6.4.2(L): Short-Term Rentals

Amendment 1 – Appendix 12.1: Table of Permitted Uses

Chapter 12, Article 12.1 – Table of Permitted Uses, appearing on Page 199 of the Unified Development Ordinance, is hereby amended to read:

Manufactured Home Subdivision				C									
Rooming House or Boarding House					SE	SE							
Short Term Rental	C	C	C	C	C					C			
Zero-Lot Line or Patio Home			C	C	C			C					

Amendment 2 – Section 6.4(D): Dwelling, Attached Single-Family

Chapter 16, Article 6.4.2(L) – Short Term Rental, appearing on Page 80 of the Unified Development Ordinance, is hereby amended to read as follows:

L. Short Term Rental

1. Applicability: Short Term Rental is the leasing of a room and/or home for a period of 30 days or less.
2. Proximity: ~~*redacted* The applicant shall provide a list of all other short-term rentals within a 300' radius at the time of application.~~
3. Maximum units: No more than 3 independently rentable sleeping units shall be permitted within a dwelling located in the CC zoning district. Only (1) unit per other zoning districts per dwelling unit.
4. Parking: Shall provide one, independently accessible, on-site parking space per unit rented. No tandem parking permitted.
5. Maximum number of consecutive days short term rental may be rented to a renter: 29
6. Business License: Property owner required to acquire a business license with the City of Easley. Prior to the issuance of a business license, the applicant shall first produce a valid Certificate of Occupancy from the Agency Having Jurisdiction (AHJ). Business License numbers shall be displayed on all advertisements and/or bookings for short term rental. Applicant properties may be subject to an inspection by the City of Easley upon application.
7. Contact: Property owner, or resident manager, shall provide the City a contact number that is available 24/7 for contact and immediate response with a responsible agent that

can be on site within 1 hour of contact. The property owner or resident manager shall have a primary residence within 40 miles of the use.

8. Guest Registry: The owner or responsible agent shall maintain a guest register to include names, addresses, phone numbers, and dates of occupancy of all guests.

9. Structures Excluded: Campers, Boats, any form of recreational vehicle, mobile or manufactured homes, and structures not intended for permanent residence shall not be used as short-term rentals.

10. Nuisance Compliance: The property owner or responsible agent shall ensure compliance with all applicable City ordinances relating to noise, parking, trash, property maintenance, and other public nuisances. Repeated violations may constitute grounds for suspension or revocation of the associated business license in accordance with applicable City procedures.

Section 4. Section 10.3.1: Applicable to All Ground Signs

Chapter 10, Article 10.3.1. Applicable to all Ground Signs, appearing on Page 185 of the Unified Development Ordinance, is hereby amended to add:

A. Allowable Area. If there is no ground sign on the site or developed lot, 1 ½ square feet of wall signage shall be permitted for each lineal foot of the building front of the principal building. If a ground sign is on the site or developed lot, then only 1 square foot of wall signage shall be permitted for each lineal foot of the building front of the principal building.

Freestanding signs shall be permitted within the OI, NC, GC, CC, IND, and MED zoning districts. The maximum allowable freestanding sign area shall be calculated at one (1) square foot of sign area for each linear foot of street frontage for the first one hundred (100) feet, plus one-half (½) square foot of sign area for each linear foot of street frontage exceeding one hundred (100) feet.

In no case shall the total freestanding sign area exceed the applicable maximum established in the following table:

Zoning District	One Street Frontage	Two or More Street Frontages
OI, Office Institutional	40 sq. ft.	60 sq. ft.
NC, Neighborhood Commercial	50 sq. ft.	75 sq. ft.
GC, General Commercial	125 sq. ft.	150 sq. ft.
CC, Core Commercial	65 sq. ft.	90 sq. ft.
IND, Industrial	125 sq. ft.	150 sq. ft.
MED, Medical	40 sq. ft.	60 sq. ft.

The allowable sign area shall be based on the applicable street frontage and shall be subject to the maximum sign area established by the table.

B. Double Frontage Lots Multiple Street Frontages. With regard to wall sign allowances, if a building, structure, or freestanding canopy faces more than one road frontage, each wall facing a road frontage shall be permitted to have the sign area specified for such building, structure, or freestanding canopy in this Code Section.

A developed site, lot, or parcel with frontage on two (2) or more streets may be permitted one (1) freestanding sign for each street frontage.

The combined sign area of all freestanding signs located on the site, lot, or parcel shall not exceed the maximum area shown in the "Two or More Street Frontages" column of the table contained in Subsection A.

The total allowable sign area may be divided among the permitted freestanding signs. Each freestanding sign shall be located along and oriented toward the street frontage it is intended to serve.

For example, an OI-zoned property with frontage on two streets may contain two freestanding signs with a combined sign area not exceeding sixty (60) square feet. The allowable area may be divided between the signs, such as thirty (30) square feet per sign or forty (40) square feet on one frontage and twenty (20) square feet on the other frontage.

The allowance for an additional freestanding sign on a second or subsequent street frontage shall not provide a separate maximum sign-area allowance for each frontage

Section 5. Codification and Effective Date.

The amendments contained herein shall be codified within the Unified Development Ordinance of the City of Easley and shall be effective upon second and final reading of this Ordinance.

Section 6. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

First Reading: September 14, 2026

Second Reading: October 12, 2026

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

**AN ORDINANCE AUTHORIZING THE DONATION OF
0.034 ACRES OF CERTAIN REAL PROPERTY LOCATED AT ROAD S-221 (OLIVE
STREET), S-235 (GLENWOOD ROAD), AND CANAAN LAND DRIVE, EASLEY,
PICKENS COUNTY, SOUTH CAROLINA**

WHEREAS, the City of Easley also received an interest in 0.034 acres of certain real property located at the corner of 180 Glenwood Rd., Easley, SC identified as Pickens County Tax Map No. 5029-06-27-7672 within the city limits of Easley, County of Pickens (hereinafter "Property"); and,

WHEREAS, the City of Easley desires to gift Property to Pickens County with the goal of improving and expanding infrastructure; and,

WHEREAS, Pickens County desires to obtain ownership with the goal of improving and expanding the infrastructure; and,

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and Council find that it is in the best interest of the City of Easley to donate the Property.

NOW, THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, THAT the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver a quit-claim deed to gift any and all interest the City may have in the Property along with all closing documents associated with said transaction.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

First Reading: September 14, 2026

Second Reading: October 12, 2026

Lisa Talbert
Mayor

ATTEST:

Form approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law