

City of Easley
Department of Planning & Development
Planning Commission
January 26, 2026

Ordinance _____ | PLN-TXT-26-0002
Staff Report

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE (UDO), CHAPTER 12, SECTION 12.6: DIMENSIONAL STANDARDS, TO ESTABLISH AN ALTERNATIVE MINIMUM LOT WIDTH AND MINIMUM LOT SIZE STANDARD FOR ATTACHED SINGLE FAMILY DWELLINGS (TOWNHOMES) WITHIN THE GR-1, GR-2, AND OI ZONING DISTRICT.

The Unified Development Ordinance (UDO) allows attached single family (townhomes) by right within the GR-1, GR-2, and OI Zoning District. However, Section 12.6 of the UDO currently requires a minimum lot width of sixty (60) feet and a lot size minimum of 6,000 and 10,000, a standard that reflects traditional single-family development rather than typical townhome design.

Amend Article D – Dwelling, Attached Single-Family.

Article D of the Unified Development Ordinance is hereby amended to read as follows:

D. Dwelling, Attached Single-Family

1. Maximum Number of Attached Units.

~~No more than six (6) attached single family dwelling units shall be permitted per building.~~

2. Lot Width and Side Setbacks.

Attached single-family dwellings shall comply with the minimum lot width and lot area requirements of Section 12.6 unless developed under the alternative townhome standard. When the alternative standard is utilized, attached single-family dwellings may be developed on lots with a minimum width of thirty (30) feet, provided that each townhome building maintains at least one (1) side exterior yard with a minimum width of five (5) feet. The lot size minimum shall be 3,000 sq. ft. Interior side lot lines between individual townhome units shall not be required to meet minimum side yard requirements. The required side exterior yard shall be located along the perimeter of the building to provide light, air, and separation from adjacent properties.

3. Entrances.

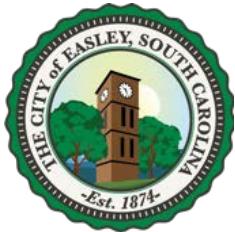
All attached single-family dwellings, including townhomes and rowhomes, shall have independent ingress and egress. Rear access from alleys is encouraged.

4. Building Design Review.

All applications for attached single-family dwellings shall be subject to review by the Architectural Review Board (ARB) through a Major Architectural Review application.

5. Parking.

Parking is encouraged to be located at the rear of the building and accessed via an alley or rear lane. The design of any alley or rear access shall comply with regulations of the Agency Having Jurisdiction (AHJ).



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6. Façade Transparency.

a. Minimum Transparency Requirement

A minimum of twenty percent (20%) of each floor of any exterior building façade facing a public street, common open space, or adjacent residential property shall consist of qualifying transparent glazing.

b. Per-Floor Measurement

Transparency shall be calculated independently for each floor of a building façade and **shall not be averaged across multiple floors**. Garage doors **do not count as qualifying glazing**, but their area **is included in the total wall area** for the floor.

c. Eligible Transparency

Transparency shall include clear or lightly tinted windows and glazed doors that provide views into habitable interior space.

d. Excluded Elements

The following elements shall not be counted toward transparency:

- Garage doors, including glazed garage doors
- Opaque, mirrored, or reflective glass
- Frosted, obscured, or decorative glazing
- Glass block or spandrel glass
- Mechanical openings, vents, louvers, or similar elements

e. Method of Measurement

Transparency shall be calculated as:

$$\text{Transparency \%} = \frac{\text{Total area of qualifying glazing on the floor}}{\text{Total wall area of that floor of the façade}} \times 100$$

Where "total wall area" is measured from finished floor to finished ceiling (or floor-to-floor height) and includes all wall and door area on the façade (excluding garage doors).

The purpose of this amendment is to better align dimensional standards with the form of townhome development while maintaining adequate spacing along the exterior of townhome buildings. The required exterior side yard helps reduce building mass, preserves light and air, and provides compatibility with surrounding properties.

This amendment would be implemented by adding an asterisk to the Dimensional Standards table and including clarifying language below the table stating: Attached single-family dwellings shall comply with the standards of Section 6.4.2. Residential Uses (Article D - Dwelling, Attached Single-Family)

Overall, the proposed amendment provides greater clarity for applicants, reduces the need for variances or alternative zoning approvals, and supports predictable development consistent with the intent of the UDO.

Sincerely,

A handwritten signature in black ink that reads "Corey Holycross".

Corey Holycross
City Planner