



# -THE CITY OF- **EASLEY** SOUTH CAROLINA

## **Changes to UDO:**

October 9, 2025

(Recommendations from the Planning Commission are written in red and underlined.)

**Alteration:** Pg. 34 sec. 3 change the section to read:

**3.A. Property Posting:** For map amendments (rezonings), temporary land use permits, variances, special exceptions, major subdivisions, and annexations, a notice of application sign shall be posted on the subject property in a clearly visible location that can be viewed from each street adjacent to the property. Signs shall be acquired and installed by the applicant in accordance with the Sign Standards in Section 3.B. and 3.C. The applicant is responsible for all costs associated with obtaining and posting the required signs. Signage shall be installed no later than fifteen (15) calendar days prior to the scheduled public hearing. Posted notice(s) shall contain, at a minimum, the property address, parcel number, type of application, and contact phone number for additional information.

**Addition:** Pg. 34 sec. 3.B and 3.C

### **3.B. Sign Size by Parcel**

1. Parcels under 2 acres: minimum 24" × 36" sign.
2. Parcels 2–10 acres or with frontage greater than 500 feet: (1) 36" x 48" minimum sign for each road frontage. 24" x 36" signs may be used for the remainder of the required signage.
3. Parcels over 10 acres or with frontage greater than 700 feet: oversized board, minimum 4' × 8', constructed of durable material (plywood, corrugated plastic, or equivalent) with clearly legible lettering. (1) minimum 4' x 8' sign for each road frontage. 24" x 36" signs may be used for the remainder of the required signage.

### **3.C. Number and Placement**

1. At least one sign shall be posted per road frontage.
2. For parcels with frontage exceeding 300 feet, additional signs shall be installed at intervals of not more than 300 feet.
3. For parcels with multiple road frontages, at least one sign shall be posted on each frontage.



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4. Signs shall be in full public view, outside the right-of-way, positioned to avoid sight-distance obstructions, and oriented toward passing traffic.

**Typo:** pg. 52 sec. G, add “to” after recommendation and before City Council.

**Addition:** Pg. 66 sec. 7 to include “All wood fencing shall have the finished side facing outward towards neighboring properties.”

**Alteration:** Pg. 66 sec. 7. Changing the sentence to “Side and rear yard fences shall be vinyl coated chain link, wood, wrought iron, or vinyl.”

**Typo:** pg. 69 (F), remove the second “than 20”. Also add a period after height and before All.

**Alteration:** Pg. 72 sec. B, maximum height for privacy fences should be 8’ opposed to 10’.

**Alteration:** Pg. 74 sec. B – Remove Campground.

**Alteration:** Pg. 75. (D) Remove Shallshallshallshall.

**Alteration:** Pg. 82. Sec. H (2) remove section. Mandating 500 sq. ft. of fresh produce via a zoning ordinance could face legal challenges.

**Alteration:** Pg. 84. (R) Change 250 linear feet to 300 feet. Now will read as, “No liquor store shall be located within 300 feet of a church, school, or playground, as measured in accordance with S.C. Code § 61-6-120, except when located within the Core Commercial (CC) District. No liquor store shall be located within 1,000 feet of another liquor store.”

**Alteration:** Pg. 85 sec. V – Office Buildings. Remove minimum lot size of 1 acre. This contradicts the lot size minimums written on the Zoning Districts - Lot Configuration chart.

**Alteration:** Pg. 90 6.5.2 (A) Remove “*Attached garages may encroach 5’ into the front setback, however this may be provision may be determined by the Planning Commission upon review of a Major Subdivision application.*” New developments providing adequate parking remains a top concern. Allowing them to encroach into the setback potentially worsens the problem.

**Alteration:** Pg. 90 6.5.2 (C) Change the sentence to “The pavement edge of swimming pools must remain 5’ from the side or rear property line.” This change discourages pool patios being built too close to neighboring properties.



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**Alteration:** Pg. 105 6.8.3 (E) change sentence to “Portable steel storage containers are permitted in any district for purposes of loading or unloading, for a period not to exceed 30 consecutive calendar days, (no more than 90 consecutive calendar days with the Zoning Administrators written approval), when located on private property.

**Remove:** “and 14 consecutive calendar days when within a right-of-way.”

**Typo:** Pg. 128 B.3.D - change accord to accordance.

**Alteration:** Pg. 127 7.5.12 Sidewalks - Amend Section A to: “Five-foot-wide sidewalks on each side of the street are required on all residential streets except as follows:”

For grammar purposes please amend in Section A. 2: “In such cases the elimination of a sidewalk shall be approved by the city planning commission”

This proposed change is intended to provide additional leverage to the City when reviewing and negotiating

**Typo:** Pg. 134 B.3 - change stormwater pond to stormwater basin.

**Typo:** Pg. 164 9.1.3 (D) change a alley or street to an alley or street.

**Typo:** Pg. 164 9.1.3 (E) change may to shall. Replace by with to. The sentence will read as follows: “Developments that require more than one hundred (100) parking spaces based on Section 7.8 **shall** be required to submit a traffic impact study **to** the Zoning Administrator prior to approval of the permit.”

**Alteration:** Pg. 164 9.2.1 Remove section A (1,2, and 3) and B.

**Addition:** Pg. 164 9.2.1 On-site parking shall be provided for each business, residence, institution or other land use in compliance with this subsection. The number of on-site parking spaces required for each type of land use and for handicapped accessibility is set forth in Table 9.2.1.A and Table 9.3.1.D. The Zoning Administrator may waive the parking requirements of up to (3) spaces in the OI, NC, GC, CC, MED, IND zoning districts and planned unit development projects. Granting a parking requirement waiver may require additional landscaping or greenspace to be provided by the applicant.

**Alteration:** Pg. 170 9.4.3 (4) “On-street parking spaces that are not directly abutting the development site shall **not** be counted towards the minimum parking space requirements.”



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Retain the section on **Accessory Dwelling Units** within the UDO as a placeholder, with the understanding that the language will be revised and expanded later, following a review by the Planning Commission and City Council. Planning Commission wants ADU's revisited monthly, until it's adopted into UDO.

The verbiage to be **removed** is located on:

pg. 90 6.5.2 (B) *"Accessory Dwelling Units may not exceed 50% of the gross floor area of the primary use."*

pg. 90 6.5.2 (F) *"Accessory Dwelling Units attached to the primary structure (i.e. above a garage or within an addition) shall not count against this total. Accessory Dwelling Units shall be subject to the density standards in the underlying zoning district."*

Pg. 90 6.5.3 (3) *"Accessory Dwelling Units, Garage Apartments, Guest Houses, or other detached or attached dwelling unit."* With this amendment, the numbering in that section will need to be altered. No other wording will be changed in this section.

## **Pg. 192. Table of Permitted Uses**

**Accessory Dwelling Unit:** **Remove** "C (Conditional)" from the following zoning districts; R-10, R-7.5, RPH-6, GR-1, GR-2, OI, NC, and CC.

**Accessory Apartment:** **Remove** "C (Conditional)" from the following zoning districts; R-10, R-7.5, RPH-6, GR-1, and GR-2.

The definition of an *Accessory Apartment* states, it's to be located above or to the rear of a principal nonresidential use, therefore this should be removed from residential districts.

**Campground and RV:** **Remove** SE from R-10 for both uses.

**Community Centers:** **Add** "P" for NC, GC, and CC

**Add - Recreational Facility, Private/Commercial (Indoor).** Definition: An indoor facility operated for profit, providing recreation, exercise, or personal improvement services to the public, including but not limited to dance studios, martial arts studios, fitness centers, yoga studios, and similar uses.

**Miniature Golf:** **Remove** from table of permitted uses. It falls under the category of Indoor/Outdoor Amusement Center.



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**Add – Indoor/Outdoor Amusement Center:** SE for GC and IND

**Definition:** An establishment whose main purpose is to provide the public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Includes, but not limited to, skating rinks, arcades, miniature golf, bowling alleys, skateboard parks, and billiard halls.

**Office, Medical:** **Change** the following Zoning Districts OI, NC, GC, and CC from P to SE.

Leave P for the MED Zoning District. Leave IND Zoning District blank (not permitted). This is intended to offer additional review regarding medical offices coming into an area.

**Short Term Rental:** **Add** “C (Conditional)” to the Zoning District CC. This is already referenced on pg. 77 and 78 to be utilized in the Core Commercial District.

This proposal is intended to promote economic development and boost tourism in the downtown area.

**Remove Commercial, Recreation, or Entertainment:** and **replace** with, **Commercial:** the term collectively defining workplace, Office, Retail, and Lodging Functions. (in definitions section.)

## **Pg. 232 Zoning Districts Lot Configuration**

1. Maximum Lot Coverage **increased** to 45% in R-10 and 55% in R-7.5

It was previously 35% in R-10 and 45% in R-7.5. When ADU's are added later, the Planning Commission doesn't want them to count toward Maximum Lot Coverage.

2. Front Setback Minimums (local roads) **increased** to 30 feet in R-7.5 and RPH6

It was previously 20 feet in both zoning districts.

3. **Alteration** Height Maximum is 17'

It was previously 10%. This is consistent with pg. 89 Section 6.5.2 (D).

4. **Remove** + 2,800/unit for minimum lot size in GR-2.

Lot size will remain 6,000 sq. ft. like GR-1.

(Table 9.2.1.A) Off-Street Parking Requirements

Use Type	Minimum Spaces Required
Residential	
Single Family / Duplex	2 per dwelling
Multi-Family Dwellings	2.25 per dwelling
All other non-group household living uses	2 per dwelling
Boarding House	2 plus 1 for each bedroom rented
Household Living Uses specifically for elderly or handicapped residents	1 per dwelling unit
Commercial	
Shopping Center	1 per 250 square feet of gross floor area*
Uses located in a commercial shopping center	1 space per 250 sq. ft. of gross floor area*
Stores including Service Establishments	1 per 200 sq. ft. of gross floor area* for the first 10,000 sq. ft. plus 2 per each additional 500 sq. ft.
Auto Repair / Sales	1 space per 300 sq. ft. of gross floor area*
Auto service stations	2 spaces plus 4 for each service bay
Auto washing	2.5 spaces per washing stall
Barber shops and beauty shops	2 for each barber chair or beautician station
Banks, savings, and loans	1 space per 200 sq. ft. of gross floor area*
Churches	1 per 3 seats based upon maximum capacity of place of assembly
Convenience Store	1 per 200 square feet plus vehicle stacking spaces for gasoline service
Day Care Center	1 per staff plus 1 per 10 clients
Drive Through or Take-Out	1 per 100 sq. ft. of building floor area*
Grocery Store	1 per 250 sq. ft. of gross floor area*
Hotels, Motels	1 per unit, plus 4 spaces per 50 units, plus spaces as required for restaurants and other facilities
Indoor/Outdoor Amusement Center	1 per three fixed seats, or one per 300 square feet, whichever is greater
Nightclub or bar	1 per 100 sq. ft. of gross floor area*
Offices: administrative, business and professional	1 space per 200 square feet of gross floor area*
Restaurants: All restaurants except fast food	1 per 3 seats based on maximum capacity
Recreational Facility	1 per 200 square feet of gross floor area*

Retail, general	1 per 200 sq. ft. of gross floor area*
Self-Service Storage	1 per 20 units
Education	
Elementary and Junior High	2 spaces per classroom
Senior High School	1 space for faculty and employees, plus 1 space per 5 students
College	0.5 spaces per faculty members and employees, plus one space per 3 students
Manufacturing	
Manufacturing	1 per person employed on the largest shift plus spaces needed for office use.
Medical	
Health Care Facilities	1 per staff member on largest shift plus:
Hospital	1 per 3 beds based on maximum patient capacity
Nursing Home	1 per 3 beds based on maximum patient capacity
Health Services, Veterinarian and Animal Hospitals	1 per examination room
Group Care Homes and Facilities	1 per 6 beds plus 1 per independent unit (as defined in these LURs), plus 1 per 20 clients
Medical and dental offices and clinics	1 space per 200 square feet of gross floor area*
* Excluding the square footage utilized for restrooms, hallways, stairwells and storage areas	