



Jasper County Planning Department

358 Third Avenue
Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3661 Fax (843) 726-7707

David M. Jirousek, AICP
Planning Director
djirousek@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	September 15, 2009
Project:	Rear Setback - Rural Preservation- Zoning Text Amendment
Applicant:	Staff-Initiated
Tax Map Number:	N/A
Submitted For:	Action- Recommendation to County Council
Recommendation:	Approval

Background: Staff has identified that the rear setback for the Rural Preservation District is overly restrictive. The current rear setback is 100' for residential and 125' for non residential. General zoning practices and real world examples (Honey Hill Subdivision), show that a less restrictive setback is appropriate while still protecting health, safety and welfare.

Description: Staff recommends lessening this figure to 25' for residential uses and accessory structures and 50' for non-residential uses and accessory structures (see highlighted figures on page 2). In general, large-lot residential rear and front yard setbacks are similar, while side setbacks may be half the length. Therefore, the rear setbacks have been reduced to better reflect this general practice.

Staff Recommendation: Staff recommends approval of the Zoning Text Amendment to lessen rear setbacks in the Rural Preservation District.

Attachments:

1. Setback Table
2. Ordinance

Section 7.3 Table 1:												
Schedule of Lot Area, Yard, Setback, and Density												
By District												
	R	RP	RC	CC	GC	ID	RE					
Minimum Lot per Unit												
Non Residential Area (SF)	40,000	2 acres	2 acres	10,000	10,000	12,000	2 acres					
Residential												
Single Family	.5 acre	1 acre	5 acres	(B)	(A)	N/A	N/A					
Patio	6,500	N/A	N/A	3,500	3,500	N/A	N/A					
Duplex	8,500	2 acres	N/A	5,000	5,000	N/A	N/A					
Townhome	2,000	N/A	N/A	1,800	1,800	N/A	N/A					
(A) 4 Per Acre For Single Family Dwelling Units; 6 Per Acre For Attached Units.												
(B) 2 Per Acre For Single Family Dwelling Units; 4 Per Acre For Attached Units.												
Minimum Yard & Building Setback (feet)												
	Single-Family & Non-residential Uses								Patio	Duplex	Town-home	
	R	RP	RC	CC	GC	ID	RE	All Districts				
Minimum lot width	50	200	200	80	80	90	200	Minimum lot width	45	50	20	
Front								Front				
Major Street (Multi-Lane)	60	60	60	60	60	60	200	Major Street (Mutli-lane)	60*	60*	60*	
Major Street (Two-lane)	35	45	45	35	35	45	200	Major Street (Two-lane)	25	25	25	
Minor Street	25	25	25	25	25	25	150	Minor Street	15	15	10	
Side												
Residential	10	25	50	5	5	N/A	N/A	Interior	N/A	0	0	
Non-residential	10	25	50	5	5	10	100	Street-side/Exterior	5	10	5	
Rear												
Residential	25	25	100	10	10	N/A	100	Residential	20	20	5	
Non-residential	40	50	150	10	10	15	100	Non-residential	N/A	N/A	N/A	
*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.												