



Richland County Council Motion

Id: 97

Date: 04/05/2022

Title: Setback requirements in AG, HM, RT for clustering

Current In Process

Status:

Committee: Misc. Staff/Internal

Content: A 20' foot front setback, 7' foot side setback and 15' foot rear setback is shown as the requirement in AG, HM, RT for clustering. If this is done how is that considered AG, HM or RT? If all the development is 20' from the street, 7' from the side, and 15' from the rear, the integrity of the rural character would definitely not be preserved. There needs to be plenty of open space around the entire home when clustering. (See below regulation as written).

I also don't believe removal of the lost width requirement for R2 and R3 should be done. Neighborhoods have approached Council to not allow front yard parking or even street parking. Having no setbacks will exacerbate that problem as there will be no way to put any type of vehicle in the side/back yard to not park in front or on the street. In order to alleviate the problem the setbacks need to actually be increased.

Cluster Development. Sec. 26-5.5, Cluster Development, establishes the need to group lots together within a development into one or more groupings surrounded by open space. Where indicated in this article, the dimensional standards for residential development may be modified for cluster development in accordance with the standards in this section.

a. In the AG, HM, RT, and RI districts: Residential lots created as part of a cluster development are eligible for a reduction of 75% of the dimensional standards of that district, whereas no lot width shall be less than 30 feet, front setback no less than 20 feet, side setback no less than 7 feet, and rear setback no less than 15 feet.

b. In the R2, R3, R4, R5, and R6 districts: Residential lots created as part of a cluster development are eligible for the removal of the lot width standard.

Council Members:

<u>District</u>	<u>Member Name</u>
District 1	Bill Malinowski
District 10	Cheryl English
District 2	Derrek Pugh
District 7	Gretchen Barron

Actions:

<u>Date</u>	<u>Type</u>	<u>Action</u>	<u>Other Entry</u>	<u>Notes</u>
04/05//2022	Council	Assigned to Committee	N/A	The Council agreed to forward this motion to staff for response prior to approval of the Land Development Code.

Status Trail:



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In Process