

Richland County 2021 Land Development Code FAQ

-updated March 1, 2024-

When did County Council adopt the 2021 Land Development Code? On Oct. 3, 2023, County Council approved the Zoning Map to go with the updated text, which was approved in November 2021. This completed the rewritten Land Development Code (LDC).

Did the Council approve the Planning Commission recommended text amendments? Yes. On Nov. 14, 2023, County Council approved all of the text amendments recommended by the Planning Commission.

Is the 2021 LDC in effect? The 2021 LDC is in effect as of March 1, 2024.

Where can I view the zoning map? Both the current 2005 zoning map and the future 2021 LDC zoning map can be viewed in [the interactive GIS mapping system](#).

Where can I view the new 2021 LDC? It can be found [here](#) as a PDF.

Where can I get more information on the new LDC? Contact the Richland County Planning and Development Services Division: 803-576-2190 or landdevelopmentcode@richlandcountysc.gov.

What happens now? As of March 1, all zoning classifications were converted to the new zoning system as adopted by County Council. Any newly submitted, complete development applications will be processed under the 2021 LDC.

Why is a Land Development Code (LDC) important? In South Carolina, as in many states, municipalities and counties have adopted ordinances and regulations regarding the way people may use their property. These ordinances are primarily designed to protect residents from activities that might be unsafe or disruptive, but they are also designed to improve efficiencies and reduce unnecessary costs to the community.

What makes up an LDC? In South Carolina, all Land Development Codes must have two parts – written rules and a zoning map. But before the rules and map are adopted, the community must create and adopt a community master plan or comprehensive plan as set forth in the South Carolina State Code.

What were the Planning Commission’s recommended text amendments adopted by Council? Below is a bulleted summary of the Planning Commission’s recommended text amendments, all of which were adopted by County Council in the final ordinance.

- In the 2021 LDC as adopted, the RT Zone had a density equal to 1.3 acres per lot; the Planning Commission recommended a density equal to 1.0 acres per lot. The HM Zone had a density equal to 3 acres per lot; the Planning Commission recommended a density equal to 1.5 acres per lot. The AG Zone had a density equal to 6.7 acres per lot, and the Commission recommended a density equal to 3 acres per lot.
- The Planning Commission recommended removing two-, three-, and four-dwelling unit structures and manufactured homes from the R-2, R-3, and R-4 zones. The Commission also recommended removing townhouses from the R-4 zone.

- Both the previous 2005 LDC and the 2021 LDC allowed a property owner to subdivide property into residential building lots smaller than was possible prior to 2005, as long as certain “clustering” criteria were met. The Planning Commission recommended eliminating the “cluster” provisions from the 2021 LDC.