

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-02

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES, CHAPTER 330, ARTICLE III, SECTION 1.14 R-25 SINGLE FAMILY RESIDENTIAL DISTRICT**

**Whereas,** the City of Walhalla does not currently have many vacant, buildable lots; and

**Whereas,** the City of Walhalla needs more housing; and

**Whereas,** the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 330, Article III, Section 1.14 shall be amended as follows:

**Article III**

**Establishment of Zoning Districts; Rules for Interpretation of Boundaries; Application of District Regulations**

**§330-1.14. R-25 Single Family Residential District**

- B. Permitted uses. The following building and uses shall be permitted in any R-25 Zoning District.
  - (1) Single-family dwellings, detached (other than mobile homes);
  - (2) Cultivation of land general gardening, horticulture or growing agricultural crops, and plant nursery and sales;
  - (3) Accessory building and structures in conjunction with permitted uses as prescribed in §330-1.46.
  - (4) An accessory dwelling unit subject to the following conditions:
    - (a) Only one accessory dwelling unit is permitted per lot. The accessory dwelling unit must be site built.
    - (b) Separate detached garages and separate accessory dwelling units are not permitted on the same lot. Accessory dwelling units may be created as a second story within detached garages if the height of the accessory dwelling unit on top of the garage does not exceed 28 feet.
    - (c) The gross floor area of an accessory dwelling unit must not exceed 50

percent of the principal building's floor area. The building footprint of the accessory dwelling unit shall not exceed 40 percent of the living area of the principal residence. The "building footprint" includes patios and porches.

- (f) One off-street parking space must be provided for each bedroom within an accessory dwelling unit.
- (g) The maximum permitted height for an accessory dwelling unit is one story, not withstanding garage apartments, as permitted in 4(b).
- (h) All required permits must be obtained prior to construction of the accessory dwelling unit. The accessory dwelling unit must comply with applicable requirements of the International Building Code and other applicable federal, state, or local codes.
- (i) The accessory dwelling unit must be completely detached from the principal structure.
- (j) The accessory dwelling unit must be placed on the rear of the property. It must be located at least 10 feet from the rear property line and at least 10 feet from side property line.

Duly assembled this 19 Day of March 2024.



Tim Hall, Mayor

**ATTEST:**

Celia Boyd Myers  
Celia Boyd Myers, City Administrator

Introduced By: Mr. Kenny Johns

First Reading: February 20, 2024

Public Hearing,  
Second Reading  
And Adoption: March 19, 2024