



**Chester County, South Carolina**  
Department of Planning, Building & Zoning  
1476 J.A. Cochran Bypass  
Chester, SC 29706

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**Building & Zoning Responsibilities and Services**

The building & Zoning Department administers the County's building code program, zoning and subdivision ordinances and makes recommendations regarding the current and future use of land in Chester County. This Department serves as the professional and technical staff for the Planning Commission, which is advisory board to the County Council.

The goal of the Building & Zoning Department is the protection of the property values, efficient use of land and the protection of the natural environment against the negative impact of incompatible uses. The department has planning, zoning, and building jurisdictions over all the unincorporated areas within Chester County, Town of Great Falls, and the Town of Fort Lawn, except planning and zoning for the Town of Lowrys.

**We administer the following:**

**Chester County Comprehensive Plan** – This plan reflects the past, present, and future planned development of Chester County. This plan is a blueprint of growth over the next twenty years. Due to the economic revitalization of the county is experiencing and the potential for even growth, local government must have a vision of how the county should grow. This plan is the initial statement of that vision.

**Chester County Zoning Ordinance, 2000** - This ordinance is designed to promote the public health, safety, morals and general welfare, lessen congestion streets, secure safety from fire, panic and other dangers, provide adequate light and air, prevent the overcrowding of land and avoid undue concentration of population. This ordinance will also facilitate the adequate provision of transportation, waste, sewerage, schools, parks and other public facilities in coordination with the Chester County Comprehensive Plan.

**Land Development Regulation, 2000** – This ordinance regulates land subdivisions. This ordinance is intended to provide for sound community growth by establishing certain standards for new land developments. These types of regulations also are intended to prevent excessive maintenance cost for homeowners, sub dividers, and local government by insuring that new land developments will have certain features included in their design. The Land Development Regulation is intended to provide sound working relationships between government officials and persons who are developing land areas. It is the sincere hope of the Chester County Planning Commission that these regulations will be beneficial for all.