Committee Members
District 1: Stuart Graham
District 4: Jose Luis
District 5: Steve Harper, Chair
Citizen: Maggie Norris
Citizen: Darrell Walters
PC Chair: Shelly Richards
PC Vice-Chair: Judianna Tinklenberg
Development Serv. Dir.: Allison Hardin
Zoning Director: Shannon Catoe
Ex-Officio: James Mulvaney

Lancaster County
South Carolina

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

November 20, 2025
6:00 PM

LANCASTER COUNTY COUNCIL

COUNTY COUNCIL AD-HOC UNIFIED DEVELOPMENT ORDINANCE (UDO) COMMITTEE
COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Committee Members Present: Stuart Graham, Jose Luis, Steve Harper, Maggie Norris, Darrell Walters, Shelly Richards *(who entered the meeting late at approximately 6:30 p.m.),* Judianna Tinklenberg, Allison Hardin, Shannon Catoe, and James Mulvaney.

Staff Members/Others Present: Dennis Marstall, County Administrator; Sherrie Simpson, Clerk to Council; Jeff Catoe, Public Works Director; and consultants White and Smith via Teams.

A quorum of the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

[IGNORE_INDENT]

Call to Order Ad-Hoc UDO Committee Meeting - Committee Chair Steve Harper

Committee Chair Steve Harper called the Ad-Hoc Unified Development Ordinance (UDO) Committee to order at approximately 6:00 p.m.

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Maggie Norris. The motion to approve the agenda Passed by a vote of 9-0. Absent: Shelly Richards.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None.

The following citizens submitted electronic, written comments for Citizens Comments: None.

Special Presentation

a. Discussion of Roads Related to the Draft Unified Development Ordinance (UDO) - *Presented by Jeff Catoe, Director of Public Services*

Prior to the Special Presentation, each Committee Member introduced themselves to the group and discussed their interest and past experience(s) in dealing with a UDO. Shelly Richards entered the meeting during the introductions at approximately 6:30 p.m.

After the introductions, Public Services Director, Jeff Catoe, introduced himself and explained that the Public Works Department has had several issues in regards to their department using the current UDO for roads. He noted that he would like the Committee to consider how the UDO might address the following issues: roadways and roadway frontages with easements, substandard roads in the County, possible family exemptions for family land, and commercial roads connecting to existing County roads that are substandard.

Discussion and Action Items

a. Discussion of Future Meeting Format - *Committee Chairman Steve Harper*

The Committee began the meeting by discussing the format for future meetings. After a lengthy discussion, the Committee determined that they should first address zoning and character overlays/overlay districts because all other discussions moving forward would hinge on those decisions. The Committee requested links to the Comprehensive Plan future land use maps and that they would need large maps to look at during the meetings in order to make decisions regarding zoning. They also discussed reviewing each Chapter in the draft UDO and that they would start with Chapter 2, and that handout is attached as Schedule A to the written minutes. They also determined that they would review the Definitions Chapter at the next meeting, and that chapter handout is attached as Schedule B to the written minutes.

b. Discussion of Future Meeting Dates - *Committee Chairman Steve Harper*

Next, the Committee discussed future meeting dates. After a lengthy discussion, the Committee determined that they should have three meetings in December in order to finalize the discussions on zoning and character overlays. They determined that the next meetings would be held on December 3, December 11, and December 18, 2025. Future meetings beyond December will be determined by the Committee at a later date.

Adjournment

Darrell Walters moved to adjourn the Committee meeting. Seconded by Shelly Richards. The motion to adjourn Passed by unanimous vote. There being no further business, the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting adjourned at approximately 7:22 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by the Committee on 12-3-2025

2 ZONING DISTRICTS[15]

2.1 INTRODUCTION[16]

A. This Chapter establishes base districts, flexible districts, overlay districts, and legacy districts to implement a comprehensive zoning framework for the County.

B. This Chapter defines the context of each zoning district and specifies standards for each district.

C. This Chapter also establishes Character Areas that provide distinct development standards that are appropriate for the rural and suburban land use contexts that exist in the County.

2.2 DISTRICTS ESTABLISHED[17]

A. **Generally.** This Section establishes the following district types:

1. *Base Districts.* Base districts are established to comprehensively regulate all land use withing the unincorporated areas of the County by providing appropriate use and development standards.

2. *Mixed Use Districts.* Mixed use districts are designed to create walkable, mixed-use environments whereas the base districts are more reflective of the existing, primarily automobile-dependent configuration of development in the County.

3. *Overlay Districts.* Overlay districts establish additional standards that supplement the base districts. Overlay districts are established to manage certain environmentally sensitive or visually important geographic areas by imposing additional design, use, or other standards; to protect important

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[15] This Chapter consolidates zoning district material that is currently located in Chapters 1 (Introductory Provisions), 2 (District Standards), and 4 (Overlay Districts). It also relocates all use regulation, including the Use Table in Section 2.5.3 into Chapter 3: *Use Regulations*. The changes are based on the recommendations of the Assessment (p. 22).

[16] This section completely revises current 2.1: *Introduction* as recommended by the Assessment (p. 14), by introducing the chapter with several paragraphs to improve readability by briefly explaining where to find information about districts and development standards."

[17] This section significantly revises the provisions of current 1.3: *Zoning Districts* and 2.3: *Districts* and 4.1: *General Provisions* by consolidating all district types into this section as recommended in the Assessment (p. 14). Each district will be described in its own section below.

transportation resources, including McWhirter Field and major road corridors, by imposing additional use, height, and setback standards; and to apply different development standards based on community context.

4. *Legacy Districts*. Legacy districts are established to preserve existing standards for areas that are currently zoned in a legacy base zoning district. Parcels are not eligible for rezoning to a legacy district.

B. **Base Zoning Districts.** The base zoning districts listed in Table 2.2-1: *Zoning Districts* are established and applied to property as set forth on the Official Zoning Map.

C. **Overlay Districts.** The overlay zoning districts listed in Table 2.2-1: *Zoning Districts* are established and applied to property as set forth on the Official Zoning Map.

D. **Legacy Districts.** The legacy zoning districts listed in Table 2.2-1: *Zoning Districts* are continued and applied to property as set forth on the Official Zoning Map.

Table 2.2-1: Zoning Districts

DISTRICT TYPE	DISTRICT NAMES
Base	Agricultural Residential District (AR) Rural Residential District (RR) Rural Neighborhood District (RN) Rural Business District (RUB) Low Density Residential District (LDR) Medium Density Residential District (MDR) Multi-Family Residential District (MFR) Neighborhood Business District (NB) General Business District (GB) Regional Business District (RB) Institutional District (INS) Business and Technology District (BT) Open Space Preservation District (OSP) Light Industrial District (LI) Heavy Industrial District (HI) Mining District (M)
Overlay	Character Area Overlay Districts: Northern Panhandle, Central Lancaster, and Rural Lancaster Carolina Heelsplitter Overlay District Highway Corridor Overlay District McWhirter Field Aviation Overlay District Transportation Corridor Preservation Overlay District
Legacy	Planned Development District (PDD)

2.3 ZONING MAP[18]

A. **Zoning Districts.** The boundaries of each zoning district in this UDO are shown on a map entitled "Lancaster County Official Zoning Map" which is hereby made a part of this Ordinance.

B. **Administration and Maintenance of Zoning Map.**

1. The Official Zoning Map shall be maintained in the Lancaster County Development Services Division and will be revised by the Planning Director based on map amendments approved pursuant to this UDO and applicable law.

2. The Planning Director shall separately maintain the digital files that comprise the map. All map amendments will also be contained within these digital files.

C. **Public Access.** The current Official Zoning Map may be accessed by the public on the internet: Lancaster County Planning Map.

2.4 BASE ZONING DISTRICTS[19]

2.4.1 OPEN SPACE PRESERVATION DISTRICT (OSP)

The Open Space Preservation District is established to preserve and protect environmentally sensitive lands (e.g., floodways, wetlands) and properties that are already under public ownership and/or otherwise restricted for use for passive or active recreational use.

2.4.2 AGRICULTURAL RESIDENTIAL DISTRICT (AR)

The Agricultural Residential District is established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.

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[18] This section revises the provisions of current 1.2.1: *Official Zoning Map* and 2.2.1: *Zoning Map* to clarify that the Official Zoning Map identifies all zoning districts as recommended in the Assessment (p. 14) and also clarifies who is responsible for updating the Map and provides a link to the internet-accessible Map based on staff feedback.

[19] This section carries forward the provisions of 1.3.1 *General Use Zoning Districts* and 2.3 *Districts*. The section for each district includes the description from 2.3 Table with revisions as shown. This re-organization is recommended in the Assessment (p. 11).

2.4.3 RURAL RESIDENTIAL DISTRICT (RR)[20]

The Rural Residential District is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.

2.4.4 RURAL NEIGHBORHOOD DISTRICT (RN)

The Rural Neighborhood District is established to protect the residential character of communities and neighborhoods in the rural area at a density up to 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain low residential density.

2.4.5 RURAL BUSINESS DISTRICT (RUB)

The Rural Business District is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district accommodates small-scale businesses, such as gas stations, convenience stores, or restaurants, and serves some daily needs of the surrounding rural population.

2.4.6 LOW DENSITY RESIDENTIAL DISTRICT (LDR)

The Low Density Residential District is established to allow the development of new single-family residential subdivisions and to maintain previously developed or approved single-family residential subdivisions, along with their related recreational, religious, and educational facilities at a density up to 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use that would be detrimental to the predominately residential nature of the areas included within the district.

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[20] The current Manufactured Home District (MH) is proposed to be consolidated with the Rural Residential District (RR). The same dimensional and density standards apply in both districts. Consolidation of these two districts will require rezoning of most MH-zoned parcels to RR. Rezoning will generally expand the allowed uses for properties currently zoned MH but will remove manufactured home parks as an allowed use. Existing manufactured home parks are proposed for rezoning to the Agricultural Residential District (AR), since AR allows manufactured home parks as a special exception use. The MH District is currently comprised of approximately 445 parcels totaling approximately 897 acres.

2.4.7 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

The Medium Density Residential District is established to allow the development of new single-family residential subdivisions and to maintain previously developed or approved single-family residential subdivisions, along with their related recreational, religious, and educational facilities at a density up to 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

2.4.8 MULTI-FAMILY RESIDENTIAL DISTRICT (MFR)[21]

The Multi-Family Residential District is established to serve as a transitional zoning district between suburban and urban developments at a density up to 8.0 dwelling units per acre. The regulations accommodate a variety of housing types, including detached single-family, townhouses, duplexes, triplexes, fourplexes, and multi-family. These regulations are further intended to discourage any detrimental effects to any predominately single-family residential areas adjacent to the MFR District.

2.4.9 INSTITUTIONAL DISTRICT (INS)

The Institutional District is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities, public and private utility infrastructure, and complementary office and low intensity commercial uses. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on neighboring residential areas.

2.4.10 NEIGHBORHOOD BUSINESS DISTRICT (NB)[22]

The Neighborhood Business District is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods.

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[21] This district may be renamed.

[22] The current Professional Business District (PB) is proposed to be consolidated with the Neighborhood Business District (NB). Both districts serve a similar purpose and are intended for locations near residential neighborhoods with uses that are generally compatible with nearby residences. Both districts have the same dimensional standards, except for front setbacks. Consolidation will require rezoning of all PB-zoned parcels to NB. Rezoning will generally expand allowed uses for properties currently zoned PB

2.4.11 General Business District (GB)

The General Business District is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.

2.4.12 Regional Business District (RB)

The Regional Business District is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the needs of the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time the transportation network is retrofitted to accommodate more urban development patterns.

2.4.13 Business and Technology District (BT)

The Business and Technology District is established to accommodate employment generating industries of regional and statewide importance, such as corporate headquarters, clean manufacturing facilities, research and development facilities, and financial services. This specialized district also accommodates business and professional offices, office support services, and similar uses that are generally compatible with nearby residential, retail, and service uses.

2.4.14 Light Industrial District (LI)

The Light Industrial District is established for activities that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use that would substantially interfere with the development of light industrial establishments in the district. Limited opportunities for retail sales and services are also provided.

2.4.15 Heavy Industrial District (HI)

The Heavy Industrial District is established to accommodate those industrial, manufacturing, or large-scale utility operations that, by their nature, may create some nuisance and that are not properly associated with, nor compatible with, residential, commercial, and service

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but will remove residential uses (other than live-work). The PB District is currently comprised of approximately 43 parcels totaling approximately 133 acres.

establishments. Retailing and display of manufactured items may be permitted in certain instances when it is conducted on the same building site as the principal use.

2.4.16 MINING DISTRICT (M)

The Mining District is established for large-scale operations that extract and process mineral materials. This district may create some nuisance that is not properly associated with, nor compatible with, residential, commercial, and service establishments. This district should be carefully and thoughtfully located due to the potential negative impacts associated with the allowed uses.

2.5 BASE ZONING DISTRICT DIMENSIONAL STANDARDS

2.5.1 APPLICABILITY[23]

The provisions of this Section shall apply generally to all development unless modified by an applicable overlay district (see Section 2.7: *Overlay Zoning Districts*) or via an administrative adjustment (see 10.4.5: *Administrative Adjustments*).

2.5.2 DIMENSIONAL STANDARDS TABLES[24]

The following tables outline the primary dimensional standards for each base zoning district in Lancaster County. For development on infill lots and additions to existing development, the standards in Section 2.5.3: *Infill Lot Standards* also apply.

The dimensional standards for accessory structures do not apply to incidental structures. For the purposes of this Section, an "incidental structure" is a structure that is not designed or intended for occupancy by humans or animals or for storage of materials and equipment. Examples of incidental structures include fences, walls, pump houses, and water troughs.

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[23] This section significantly revises the provisions of 1.4.1 *Applicability* to provide for the general applicability of these district standards.

[24] This section combines the provisions of 2.4 *District Standards Table* and the High Density Residential (HDR) standards of 3.5 *Urban District Development Standards* with significant changes recommended in the Assessment. Specific changes include streamlining the tables by 1) removing the rows with standards that apply to developments or subdivisions, rather than individual lots (e.g., Development/District Exterior Setback/Buffer, Open Space, Park Space); 2) removing the rows for parking standards (p. 19); and 3) adding dimensional standards for different building types.

2.5.2.1 Rural Districts Dimensional Standards

Table 2.5.2-1: Rural Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[4]				IMPERVIOUS SURFACE (MAX PER LOT)[25]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width[26]	Front	Side (Corner)	Side (Interior)	Rear			
AR	Principal Residential Buildings[1]	1.0 ac	130 ft	40 ft	20 ft	20 ft	25 ft	30%	35 ft	1 du/ac
	Principal Non-Residential Buildings[27]	21,780 sf	100 ft	40 ft	40 ft	15 ft or 35 ft[2]	25 ft or 35 ft[2]	30%	60 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	5 ft	5 ft	30%	35 ft	n/a

[25] The revision changes the previous pervious surface minimum to the more common impervious surface maximum as recommended by the Assessment (p. 20). The maximum impervious surface coverage in RR, RN, and RUB is proposed to be reduced from 50% to 40% to align with peer communities. In addition, impervious surface is all other districts is lowered by 5% based on input from the County Engineer.

[26] Lot width measurement changed from linear feet to feet based on staff input.

[27] Proposed here is to add dimensional standards specific to non-residential buildings. Currently, all principal buildings in the district are subject to the same dimensional standards.

Table 2.5.2-1: Rural Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[4]				IMPERVIOUS SURFACE (MAX PER LOT)[25]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width[26]	Front	Side (Corner)	Side (Interior)	Rear			
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	30%	35 ft	n/a
RR	Principal Residential Buildings[1]	1.0 ac	130 ft	40 ft	20 ft	20 ft	25 ft	40%	35 ft	1 du/ac
	Principal Non-Residential Buildings[1]	21,780 sf	100 ft	40 ft	40 ft	15 ft or 35 ft[2]	25 ft or 35 ft[2]	40%	60 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	5 ft	5 ft	40%	25 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	40%	25 ft	n/a

Table 2.5.2-1: Rural Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[4]				IMPERVIOUS SURFACE (MAX PER LOT)[25]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width[26]	Front	Side (Corner)	Side (Interior)	Rear			
RN	Principal Residential Buildings	1.0 ac	130 ft	40 ft	20 ft	20 ft	25 ft	40%	35 ft	1 du/ac
	Principal Non-Residential Buildings[1]	21,780 sf	100 ft	40 ft	40 ft	15 ft or 35 ft[2]	25 ft or 35 ft[2]	40%	60 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	5 ft	5 ft	40%	25 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	40%	25 ft	n/a

Table 2.5.2-1: Rural Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[4]				IMPERVIOUS SURFACE (MAX PER LOT)[25]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width[26]	Front	Side (Corner)	Side (Interior)	Rear			
RUB	Principal Buildings[28]	21,780 sf[29]	100 ft[30]	40 ft	40 ft[31]	20 ft[3]	25 ft[3]	40%	35 ft	1 du/ac
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	40%	25 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	40%	25 ft	n/a

Key: min = minimum required | max = maximum allowed | ft = feet | sf = square feet | du/ac = dwelling units per acre

[1] Chapter 3: *Use Regulations* includes additional standards that apply to manufactured homes and manufactured home parks.

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[28] This table maintains the requirement for interior side and rear setbacks to be at least equal to the height of the building when the lot is adjacent to a single-family residential use or district. The County could consider instead specifying a set setback from single-family residential uses and districts (e.g., 50 ft).

[29] Proposed here is to reduce the minimum lot size from 1 acre to 21,780 square feet (0.5 acre) to better accommodate small office and service uses per staff input.

[30] Proposed here is to reduce the minimum lot width from 130 feet to 100 feet to better align with the proposed minimum lot area.

[31] Proposed here is to increase the side (corner) setback from 20 ft to 40 ft to match the district's front setback.

Table 2.5.2-1: Rural Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[4]			IMPERVIOUS SURFACE (MAX PER LOT)[25]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width[26]	Front	Side (Corner)	Side (Interior)	Rear			

[2] The greater setback applies when the lot line is adjacent to a lot in containing a detached single-family dwelling. The lesser setback applies when the lot line is adjacent to any other use.

[3] For any nonresidential building or structure located immediately adjacent to a single-family residential use or district, the setback distance shall be determined as follows: the developer shall provide internal side and rear setbacks equal to or greater than the height of the building. At no time shall the setback be less than indicated in this table.

[4] Lancaster County Water and Sewer District's Elevate Water Tanks must conform to the setback for the zoning district with a minimum 25 foot setback in all zoning districts.

2.5.2.2 Residential Districts Dimensional Standards

Table 2.5.2-2: Residential Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[5]				IMPERVIOUS SURFACE (MAX PER LOT)	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
LDR	Detached Single-Family Dwellings	29,040 sf	90 ft	40 ft	20 ft	20 ft	25 ft	50%	35 ft	1.5 du/ac
	Non-Residential Structures	1 ac	100 ft	40 ft	40 ft	15 ft or 35 ft[1]	25 ft or 35 ft[1]	50%	35 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	5 ft	5 ft	50%	25 ft[32]	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	50%	25 ft	n/a

[32] The accessory structure height is changed from stories to feet for clarity and consistency as recommend in the Assessment (p. 20) and by staff input. The proposed height (25 feet) is sufficient to accommodate a two-story structure with a pitched roof (e.g., a finished room over a garage). Twenty-five feet will help ensure accessory structures remain ancillary and subordinate to the principal structure. However, the County could consider a lower height if desired (15 feet to 25 feet is common for accessory structures).

Table 2.5.2-2: Residential Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[5]				IMPERVIOUS SURFACE (MAX PER LOT)	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
MDR	Detached Single-Family Dwellings	10,000 sf	70 ft	35 ft[33]	15 ft	10 ft	25 ft	50%	35 ft	2.5 du/ac
	Non-Residential Structures	21,780 sf	100 ft	35 ft	35 ft	15 ft or 35 ft[1]	25 ft or 35 ft[1]	50%	35 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	5 ft	5 ft	50%	25 ft[34]	n/a

[33] The front setback in MDR is increased from 30 feet to 35 feet per staff input.

[34] The accessory structure height is changed from stories to feet for clarity and consistency as recommend in the Assessment (p. 20) and by staff input. The proposed height (25 feet) is sufficient to accommodate a two-story structure with a pitched roof (e.g., a finished room over a garage). Twenty-five feet will help ensure accessory structures remain ancillary and subordinate to the principal structure. However, the County could consider a lower height if desired (15 feet to 25 feet is common for accessory structures).

Table 2.5.2-2: Residential Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[5]				IMPERVIOUS SURFACE (MAX PER LOT)	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	50%	25 ft	n/a
MFR	Detached Single-Family Dwellings	6,000 sf	50 ft	25 ft	15 ft	10 ft	20 ft	60%	40 ft	6 du/ac
	Duplex Dwellings	10,000 sf	50 ft	35 ft	25 ft	10 ft	25 ft	60%	40 ft	6 du/ac
	Townhouse Dwellings	1,800 sf	18 ft	10 ft or 25 ft[2]	15 ft	0 ft or 10 ft[3]	25 ft or 10 ft[4]	65%	40 ft	6 du/ac
	Triplex and Fourplex Dwellings	21,780 sf	100 ft	35 ft	25 ft	15 ft	25 ft	60%	40 ft	8 du/ac
	Multi-Family	2 ac	100 ft	40 ft	40 ft	25 ft	25 ft	65%	45 ft	8 du/ac
	Non-Residential Structures	21,780 sf	100 ft	35 ft	35 ft	15 ft or 35 ft[1]	25 ft or 35 ft[1]	65%	45 ft	n/a

Table 2.5.2-2: Residential Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[5]				IMPERVIOUS SURFACE (MAX PER LOT)	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	5 ft	5 ft	Same as principal structure	25 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	Same as principal structure	25 ft	n/a

Key: min = minimum required | max = maximum allowed | ac = acres | sf = square feet | ft = feet | du/ac = dwelling units per acre | n/a = not applicable

[1] The greater setback applies when the lot line is adjacent to a lot in containing a detached single-family dwelling. The lesser setback applies when the lot line is adjacent to any other use.

[2] The lesser setback applies when the townhouse is alley-served, and parking is accommodated to the rear of the building. The greater setback applies when the townhouse is not alley-served, and parking is accommodated at the front of the building.

[3] The minimum setback between individual townhouse dwelling units is 0 ft. The minimum setback between an end townhouse unit and its side lot line is 10 ft.

[4] The greater setback applies when the townhouse is alley-served, and parking is accommodated to the rear of the building. The lesser setback applies when the townhouse is not alley-served, and parking is accommodated at the front of the building.

[5] Lancaster County Water and Sewer District's Elevate Water Tanks must conform to the setback for the zoning district with a minimum 25 foot setback in all zoning districts.

2.5.2.3 Business District Dimensional Standards

Table 2.5.2-3: Business Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2] [35]				IMPERVIOUS SURFACE (MAX PER LOT)[36]	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
NB	Principal Buildings	n/a	100 ft	35 ft[37]	25 ft	10 ft or 25 ft[1]	10 ft or 25 ft[1]	70%	40 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	70%	25 ft	n/a

[35] Proposed here is to eliminate the provision allowing for greater building height in GB and RB if setbacks are increased and replace it with an enhanced setback when a lot in this district is located adjacent to a lot in a residential district.

[36] The revision changes the previous pervious surface minimum to the more common impervious surface maximum as recommended by the Assessment (p. 20). Proposed is to increase the impervious surface maximum from 75% to 80% in GB and 85% in RB per staff input.

[37] The front setback in NB is increased from 25 feet to 35 feet per staff input.

Table 2.5.2-3: Business Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2 35]				IMPERVIOUS SURFACE (MAX PER LOT)[36]	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
GB	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	70%	25 ft	n/a
	Principal Buildings	n/a	100 ft	50 ft	50 ft	15 ft or 35 ft[1]	15 ft or 35 ft[1]	75%	60 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	75%	25 ft	n/a

Table 2.5.2-3: Business Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2 35]				IMPERVIOUS SURFACE (MAX PER LOT)[36]	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	75%	25 ft	n/a
RB	Principal Buildings	n/a	100 ft	50 ft	50 ft	15 ft or 35 ft[1]	15 ft or 35 ft[1]	80%	60 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	80%	25 ft	n/a

Table 2.5.2-3: Business Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2 35]				IMPERVIOUS SURFACE (MAX PER LOT)[36]	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
BT	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	80%	25 ft	n/a
	Principal Buildings	n/a	150 ft	50 ft	50 ft	25 ft or 50 ft[1]	25 ft or 50 ft[1]	80%	70 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	80%	25 ft	n/a

Table 2.5.2-3: Business Districts Dimensional Standards

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2 35]				IMPERVIOUS SURFACE (MAX PER LOT)[36]	HEIGHT (MAX)	DENSITY (MAX)
		LOT AREA	LOT WIDTH	FRONT	SIDE (CORNER)	SIDE (INTERIOR)	REAR			
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	80%	25 ft	n/a

Key: min = minimum required | max = maximum allowed | ft = feet

[1] The lesser setback applies when the lot line is adjacent to a lot zoned for or containing a non-residential use. The greater setback applies when the lot line is adjacent to a lot zoned for or containing a residential use.

[2] Lancaster County Water and Sewer District's Elevate Water Tanks must conform to the setback for the zoning district with a minimum 25 foot setback in all zoning districts.

2.5.2.4 Industrial Districts Dimensional Standards

Table 2.5.2-4: Industrial Districts Dimensional Standards[38]

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2 39]				IMPERVIOUS SURFACE (MAX PER LOT)[40]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
LI	Principal Buildings	n/a	n/a	40 ft	35 ft	35 ft or 75 ft[1]	35 ft or 75 ft[1]	n/a	70 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a
HI	Principal Buildings	n/a	n/a	50 ft	35 ft	35 ft or 100 ft[1]	35 ft or 100 ft[1]	n/a	80 ft	n/a

[38] This table proposes to increase accessory structure setbacks (currently 5 feet) to match principal structure setbacks. Five feet is a very small setback, particularly when accessory structures can be 35 feet in height (the current maximum) which is equivalent to a two- or three-story building.

[39] Proposed here is to eliminate the provision allowing for greater building height if setbacks are increased and replace it with an enhanced setback when a lot in this district is located adjacent to a lot in a residential district.

[40] The revision changes the previous pervious surface minimum to the more common impervious surface maximum as recommended by the Assessment (p. 20).

Table 2.5.2-4: Industrial Districts Dimensional Standards[38]

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2 39]				IMPERVIOUS SURFACE (MAX PER LOT)[40]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
M	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a
	Principal Buildings	n/a	n/a	50 ft	35 ft	35 ft or 100 ft[1]	35 ft or 100 ft[1]	n/a	70 ft	n/a
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Same as front setback for principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a

Key: min = minimum required | max = maximum allowed | ft = feet

[1] The lesser setback applies when the lot line is adjacent to a lot zoned for or containing a non-residential use. The greater setback applies when the lot line is adjacent to a lot zoned for or containing a residential use.

Table 2.5.2-4: Industrial Districts Dimensional Standards[38]

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2] [39]				IMPERVIOUS SURFACE (MAX PER LOT)[40]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			

[2] Lancaster County Water and Sewer District's Elevate Water Tanks must conform to the setback for the zoning district with a minimum 25 foot setback in all zoning districts.

2.5.2.5 INS and OSP Districts Dimensional Standards

Table 2.5.2-5: INS and OSP Districts Dimensional Standards[41]

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2]				IMPERVIOUS SURFACE (MAX PER LOT)[42]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
INS	Principal Buildings	10,000 sf	100 ft	40 ft	35 ft	35 ft or 50 ft[1]	35 ft or 50 ft[1]	n/a	50 ft[43]	2.5 units/acre [44]

[41] This table proposes to increase accessory structure setbacks (currently 5 feet) in the INS District to match principal structure setbacks. Five feet is a very small setback, particularly when accessory structures can be 35 feet in height (the current maximum) which is equivalent to a two- or three-story building.

[42] The revision changes the previous pervious surface minimum to the more common impervious surface maximum as recommended by the Assessment (p. 20).

[43] Proposed here is to eliminate the provision allowing for greater building height if setbacks are increased and replace it with an enhanced setback when a lot in this district is located adjacent to a lot in a residential district.

[44] Density is added based on a staff comment that there is no density established for the INS Districts, but this district permits residential care facilities which refers back to this table for allowed density. The proposed standard for the INS district matches the MDR district. [45] This section is

Table 2.5.2-5: INS and OSP Districts Dimensional Standards[41]

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2]				IMPERVIOUS SURFACE (MAX PER LOT)[42]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
	Accessory Structures (600 sf or less)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a
	Accessory Structures (more than 600 sf)	n/a	n/a	n/a	Shall not be located between the street and the wall line of the principal structure	Same as principal structure	Same as principal structure	n/a	35 ft	n/a

revised based on current 1.4.4 *Infill Lot Standards* with significant changes, including 1) limits applicability to residential districts; 2) revises the front setback standard for clarity based on the Assessment p. 13 and staff recommendations; 3) updates the terminology by replacing "yards" with "setbacks;" 4) changes the setback waiver to a build-to requirement to preserve character; 5) eliminates the lot width exception; and 6) eliminates the garage addition exception for front yard setbacks based on staff input. This Section may be further revised to allow lot width and/or area reductions for lot subdivisions in infill areas (which will be defined based on geography or other parameters). The allowed setback reductions may be revised to provide for a setback reduction for nonconforming lots, rather than requiring setbacks to align with those of existing buildings. This Section may be relocated to Subsection 10.4.5: *Administrative Adjustments* and/or to Chapter 12: *Nonconformities & Vested Rights.*

Table 2.5.2-5: INS and OSP Districts Dimensional Standards[41]

ZONING DISTRICT	BUILDING TYPE	LOT DIMENSIONS (MIN)		SETBACKS (MIN)[2]				IMPERVIOUS SURFACE (MAX PER LOT)[42]	HEIGHT (MAX)	DENSITY (MAX)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
OSP	Principal Buildings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	35 ft	n/a
	Accessory Structures	n/a	n/a	n/a	n/a	n/a	n/a	n/a	35 ft	n/a

Key: min = minimum required | max = maximum allowed | ft = feet

[1] The lesser setback applies when the lot line is adjacent to a lot zoned for or containing a non-residential use. The greater setback applies when the lot line is adjacent to a lot zoned for or containing a residential use.

[2] Lancaster County Water and Sewer District's Elevate Water Tanks must conform to the setback for the zoning district with a minimum 25 foot setback in all zoning districts.

2.5.3 INFILL LOT STANDARDS[45]

A. **Established Front Setbacks.** New principal buildings on nonconforming lots in residential districts must be built so that the front façade abuts the established setback for the street.

1. Established setback means the setback of one of the buildings on a lot adjacent to the new building, or, if there is not an adjacent building, then the average front setback on the principal street the lot fronts on, as established by three or more buildings within the same district and within three hundred feet on each side of the lot along the same side of the street.

2. If an established setback cannot be calculated because there are not a sufficient number of existing buildings, then the front setback will be the standard front setback for the base zoning district.

B. **Established Side Setbacks.**

1. For new principal and accessory buildings on nonconforming lots, the side setbacks shall be no less than the average of the established side setback for the immediately adjacent lots on the same side of the street.

2. If an established side setback cannot be calculated because there are no buildings on the adjacent lots, then the side setback will be the standard for the base zoning district.

Figure 2.5.3-1: Infill Lot Setbacks[46]
<add graphic once standard is complete>

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[45] This section is revised based on current 1.4.4 *Infill Lot Standards* with significant changes, including 1) limits applicability to residential districts; 2) revises the front setback standard for clarity based on the Assessment p. 13 and staff recommendations; 3) updates the terminology by replacing "yards" with "setbacks;" 4) changes the setback waiver to a build-to requirement to preserve character; 5) eliminates the lot width exception; and 6) eliminates the garage addition exception for front yard setbacks based on staff input. This Section may be further revised to allow lot width and/or area reductions for lot subdivisions in infill areas (which will be defined based on geography or other parameters). The allowed setback reductions may be revised to provide for a setback reduction for nonconforming lots, rather than requiring setbacks to align with those of existing buildings. This Section may be relocated to Subsection 10.4.5: *Administrative Adjustments* and/or to Chapter 12: *Nonconformities & Vested Rights.*

[46] A graphic will be added to illustrate infill lot measurements after the standard is complete.

2.6 PLANNED DEVELOPMENT DISTRICT

2.6.1 PURPOSE

The Planned Development District (PDD) is intended to:

A. Encourage innovative land planning and design;

B. Create well-planned, cohesive developments;

C. Create opportunities to exceed minimum development standards; and

D. Provide flexibility in the development of land to:

1. Achieve the objectives of the Comprehensive Plan;

2. Improve the design, character, and quality of new mixed use developments;

3. Preserve natural and scenic features of open spaces;

4. Provide for a variety of housing types and densities;

5. Promote a compatible mixture of residential and commercial uses that increases transportation choices and reduces travel demands;

6. Improve pedestrian and bicycle mobility;

7. Promote interconnectivity and consolidation of access drives; and

8. Minimize land use conflicts.

2.6.2 FOUNDATIONAL PRINCIPLES

A. The principles in this Subsection guide the development of PDDs. These principles are not separate standards. The County will not use these principles to deny or condition development but may use them to evaluate individual PDD rezoning requests.

B. The UDO serves as the basis for standards in a PDD. A PDD is not intended to waive otherwise applicable UDO requirements.

C. A PDD advances the goals described in the Comprehensive Plan, Southern Panhandle Small Area Plan, and RFATS Collector Road policies.

D. Development proposed in a PDD is generally expected to incorporate each of the following elements into its design:

1. Efficient street configuration and traffic calming techniques;
2. Vehicular cross-access/connectivity between uses within the PDD and to the external street network;
3. Safe and convenient pedestrian circulation/sidewalks;
4. Architectural quality;
5. Compatibility with the surrounding area;
6. Sufficient overflow/guest parking for residential uses;
7. Attractive native landscaping and community aesthetics; and
8. High quality open space (quantity, location and design/usability, amenities, tree protection).

2.6.3 APPLICABILITY

A. The Planned Development District is available for implementation anywhere in unincorporated Lancaster County.

B. Any area may be zoned as a Planned Development District if:

1. The proposed development meets the requirements of § 6-29-720(C)(4) and § 6-29-740 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended;
2. Two or more principal dwelling types and at least one commercial use are proposed for development on a single parcel or on multiple contiguous parcels; and
3. The proposed development cannot be accomplished under a standard base zoning district.

2.6.4 MINIMUM AREA

2.6.5 EACH PDD MUST INCLUDE AT LEAST 25 ACRES OF LAND.[47] ALLOWED USES

A. **Generally.** The rezoning ordinance that establishes a PDD specifies the uses allowed. Any use not expressly authorized in the rezoning ordinance is prohibited.

B. **Mixture of Uses Required.** Each PDD must include a compatible mixture of residential and commercial uses, as well as housing of different types and densities.

1. *Mixture of Residential Use Types.* A PDD must include at least two dwelling types, such as single-family detached and townhomes, townhomes and multi-family, or some other combination of dwelling types.

2. *Mixture of Residential and Commercial Uses.* A PDD must include both residential and commercial uses. Each use type may constitute up to 80% of the gross area of the PDD.

C. **Calculation of Gross Area.** The maximum amount of land that may be dedicated to residential and commercial uses excludes land area dedicated to street right-of-way, required open space, and floodplains.

2.6.6 DIMENSIONAL STANDARDS

A. **Lot Dimensions, Setbacks, and Height**. Each PDD rezoning ordinance must establish minimum or maximum lot dimensions and minimum or maximum setbacks and height for all types of principal and accessory structures allowed in the district.

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[47] Proposed here is to require at least 25 acres for a PDD since that's the de-facto minimum size of the current Mixed-Use Districts (since they require a development agreement). Note the SC Development Agreement Act requires at least 25 acres of *highground* but doesn't define the term. Proposed here is just a gross site area, but the County could consider excluding floodplains, riparian areas, wetlands, or other areas from the acreage. For example, it may not be desirable to allow a PDD on a 25-acre site with a 20-acre wetland.

Some communities do not require a minimum area for a PDD; others have minimums of 3 acres, 5 acres, 10 acres, 25 acres, or even 50 acres. Not having a minimum area is the most flexible, but that could result in a number of small PDDs (effectively, mini UDOs) which may be difficult for the County to administer.

B. **Impervious Surface Coverage**. Impervious surfaces may cover up to 40% of each lot in a PDD, unless otherwise specified in the PDD rezoning ordinance.

C. **Density.**[48] Each PDD rezoning ordinance establishes the maximum residential density allowed within the district and the total allowed number of each dwelling unit type.

2.6.7 DEVELOPMENT AND DESIGN STANDARDS

A. **Landscaping and Screening.** Each PDD must include the landscaping and screening required by § 4.3.

B. **Open Space.** As specified in § 4.6.3: *Open Space Requirements*, each PDD must include at least 30% open space.

C. **Tree Preservation.** Each PDD must preserve tree canopy as specified in § 4.5.

[48] County Council may consider establishing a maximum density for all PDDs, while retaining the ability to establish different maximum densities for each individual PDD.

2.7 OVERLAY ZONING DISTRICTS[49]

2.7.1 CHARACTER AREA OVERLAY DISTRICTS[50]

Decision Point:

This Subsection provides the Character Area Overlay that Council has requested. It includes separate development standard overlay districts for the Northern Panhandle, Central Lancaster, and Rural Lancaster as introduced in the Comprehensive Plan. These overlays are implemented throughout the UDO. This approach is fairly complicated because it requires cross-referencing to identify the applicable standard for each development component. However, the areas may be large enough that they are readily understood because there will not generally be lot-by-lot variations in the standards, except along the boundaries.

- Does this Section provide the requested overlay framework?
- Does the draft include appropriate development standards for each area throughout the UDO? This is a running question and is not repeated for each standard.
- Now that Council has seen the way these Character Areas work, is this still the preferred approach?

2.7.1.1 Purpose and Intent

A. The primary purpose of the Character Area Overlay Districts is to implement the three planning areas identified in the Lancaster 2040 Comprehensive Plan.

B. The Comprehensive Plan describes these unique planning areas as the Panhandle, Greater Lancaster, and Southern Lancaster Planning Areas.

C. County Council recognizes that Lancaster County represents a large geographic area with different place types in different areas of the County.

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[49] This section carries forward current 4.2.2: Carolina Heelsplitter Overlay; 4.3.2 *Highway Corridor Overlay;* 4.3.1: *Carolina Thread Trail Overlay;* and 2.1 *McWhirter Field Aviation Overlay;* with changes noted; adds a new *Transportation Corridor Overlay;* and eliminates 4.4.1: *Cluster Subdivision Overlay,* and 4.4.2: *Equestrian Oriented Subdivision Overlay.*

[50] This Subsection provides the Character Area Overlay that Council has requested. It includes separate development overlay areas for the Northern Panhandle, Central Lancaster, and Rural Lancaster. These overlays are implemented throughout the UDO.

D. Development styles and requirements that are suitable in one area of the County would not be suitable in another location.

E. Therefore, County Council establishes the Character Area Overlay Districts to ensure that appropriate development standards apply in all areas of the County based on the Comprehensive Plan's Character Area findings.

2.7.1.2 Establishment of Character Area Overlay Districts

County Council establishes the following Character Area Overlay Districts to provide appropriate development standards for each area of the County:

A. Northern Panhandle Overlay District;

B. Central Lancaster Overlay District; and

C. Rural Lancaster Overlay District.

2.7.1.3 District Boundaries and Applicability.

A. **Official Zoning Map.** The boundaries of the Character Area Overlay Districts are shown on the Official Zoning Map as provided in Section 2.3: Zoning Map.

B. **Location of Character Areas.** Figure 2.7.1-1 shows the general locations of the Character Areas. This illustration is included for convenience and is not suitable for a parcel-level determination of which Character Area Overlay District a particular property is in.

C. **Applicability.**

1. A parcel must comply with the development standards for the Character Area Overlay District where the parcel is located.

2. Development standards that vary based on the Character Area Overlay are:

(a) Chapter 4: Landscaping & Open Space;

(b) Chapter 5: Parking & Loading;

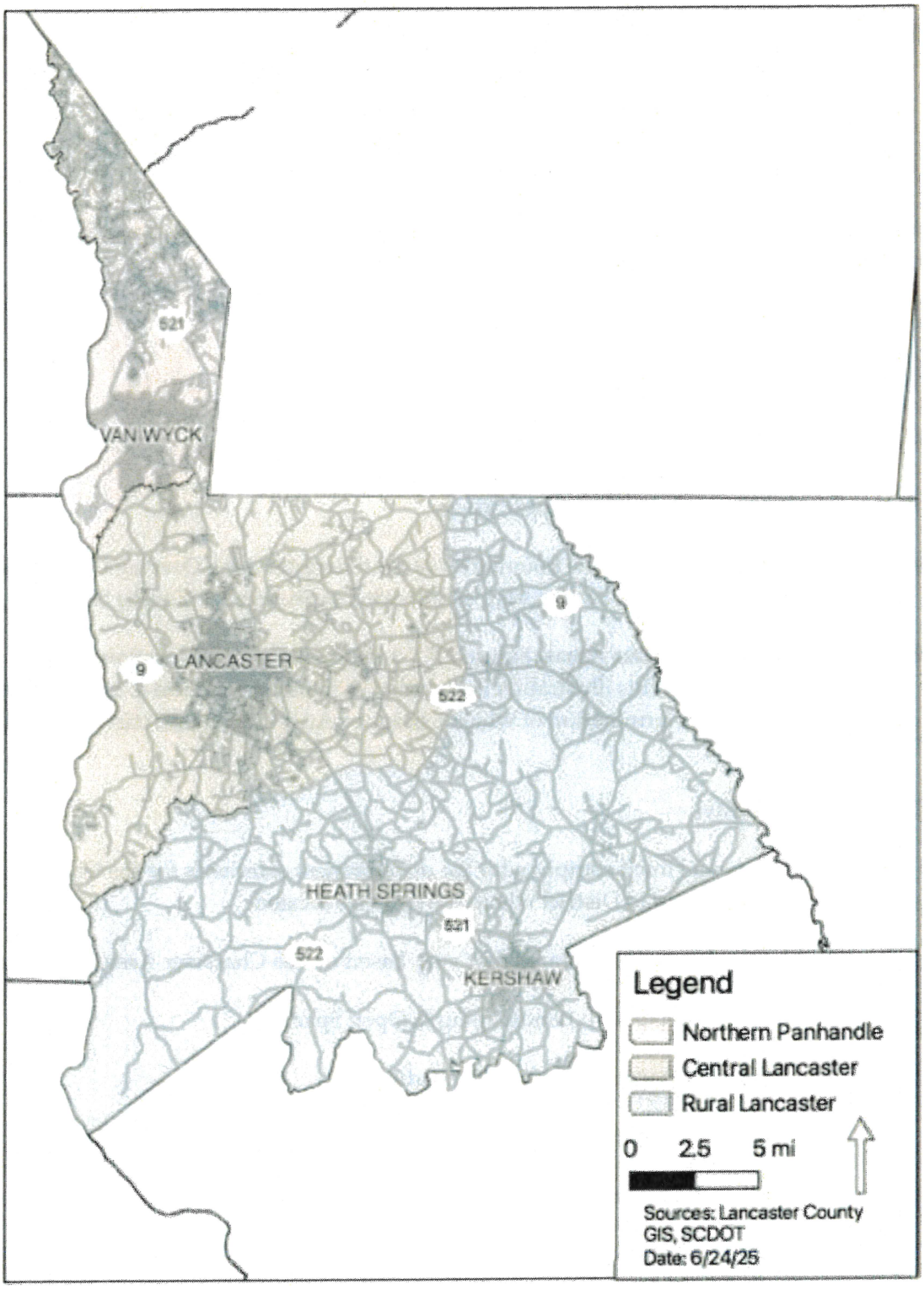
(c) Chapter 6: Outdoor Lighting;

(d) Chapter 7: Signs;

(e) Chapter 8: Architectural Design Standards; and

(f) Chapter 9: Subdivision & Site Design.

Figure 2.7.1-1: Character Area Overlay Districts



2.7.1.4 Northern Panhandle Overlay District

A. **Generally.** The Northern Panhandle Overlay District is established for areas in the norther portion of the County that are experiencing significant development pressure from the Charlotte metropolitan area. This area includes suburban development types with the highest development densities in the County.

B. **Purposes.** The purposes of the Northern Panhandle Overlay District are to:

1. Lessen the adverse effects of commercial development on residents;
2. Improve the visual character of commercial development;
3. Provide connectivity to reduce traffic congestion on main thoroughfares; and
4. Preserve and provide open space in residential developments to improve the residents' quality of life.

2.7.1.5 Central Lancaster Overlay District

A. **Generally.** The Central Lancaster Overlay District is established for areas surrounding the City of Lancaster. This area includes suburban development types with moderate development densities.

B. **Purposes.** The purposes of the Central Lancaster Overlay District are to:

1. Serve as a transitional Character Area Overlay District between the lower standards of the Rural Lancaster District and the Northern Panhandle District;
2. Reduce the adverse effects of commercial and residential development on existing developments;
3. Preserve the residential character of the area; and
4. Preserve and provide open space in residential developments to improve the residents' quality of life.

2.7.1.6 Rural Lancaster Overlay District

A. **Generally.** The Rural Lancaster Overlay District is established for areas in the southern and eastern portions of the County. This area includes rural development types with low development densities and significant open space and agricultural and forestry law.

B. **Purposes.** The purposes of the Rural Lancaster Overlay District are to:

1. Preserve the rural character of the area;

2. Minimize the impacts of smaller supportive commercial uses on residential properties;

3. Ensure that parcels have adequate direct access to a state road or shared access to a state road through a private drive or easement; and

4. Maximize individual property rights by providing minimal development standards necessary to ensure the health, safety and general welfare of the residents, including access for emergency vehicles.

2.7.2 CAROLINA HEELSPLITTER OVERLAY DISTRICT[51]

Decision Point:

Problems have been identified with the functioning of the credit program. A straightforward option would be to simply require the increased buffers in the overlay district to protect water quality.

- Should the County carry forward the Carolina Heelsplitter Overlay District with the current credit system administered by the U.S. Fish and Wildlife Service?
- Should the County change this overlay to require increased buffers but remove the credit option?

2.7.2.1 Purpose

A. The Carolina Heelsplitter Overlay District (CHO) is hereby established to preserve the natural habitat of the Carolina Heelsplitter (*Lasmigona decorata*), which is a

[51] This section carries forward the provisions of current 4.2.2: Carolina Heelsplitter Overlay District, with significant revisions intended to reorganize, clarify, and implement the development and review standards by Lancaster County and the United States Fish and Wildlife Service as provided in the Assessment (p. 32) and staff input.

federally recognized endangered species. This overlay district is created to help protect the natural habitat of the Carolina Heelsplitter and, therefore, maintain the existing populations of Carolina Heelsplitter located in Lancaster County.

B. The Carolina Heelsplitter's natural habitat is in waters that are cool, clean, and well-oxygenated. Stable, silt free stream bottoms appear to be critical to the continuation of the species. Typically, stable areas occur where the stream banks are well-vegetated with trees and shrubs. Similar to other freshwater mussels, the Carolina Heelsplitter feeds by siphoning and filtering food particles from the water in the creek, stream, or river in which they are located.

C. The decline in the numbers of Carolina Heelsplitter is related to changes in their natural environment. These changes can occur from clear-cutting trees and other vegetation near creek, stream, and riverbanks which increases erosion and silt in these water bodies. Some activities that can cause this to occur are residential, commercial, and industrial development and road construction and maintenance.

D. The discharge of pollutants into these water bodies, habitat alterations from impoundments and uncontrolled stormwater, as well as other human-made changes can negatively impact the natural habitat of the Carolina Heelsplitter. Any one of these activities or a combination of these activities can negatively impact the Carolina Heelsplitter's natural habitat, which has contributed to the decline of the species.

E. A number of studies have shown that stream habitat and water quality degradation occur with increased coverage by impervious surfaces in a watershed.

2.7.2.2 Applicability

A. **Six Mile Creek Drainage Basin.** The CHO standards of this Section apply to the Six Mile Creek drainage basin, as designated by the United States Geologic Survey (USGS) hydrographic unit code (HUC) 030501030203 .

B. **Exemption for Portions of Property Outside Six Mile Creek Drainage Basin.** The CHO is defined by the Six Mile Creek watershed boundary, not property (parcel) boundaries. The CHO District Standards apply to the portion of parcels located within the overlay district but do not apply to the portion of the parcel outside the Six Mile Creek watershed boundary.

2.7.2.3 Definitions

The following definitions apply to the CHO District:

A. **Best management practices (BMPs).** Practices that include but are not limited to those defined in the SCDES's Storm Water Management BMP Field Manual.

B. **Carolina Heelsplitter Overlay District.** An overlay district that imposes certain restrictions and limitations on development in the Six Mile Creek drainage basin.

C. **Development.** The creation of impervious surfaces or any land development.

D. **Impervious Surface.** A hard surface that slows or prevents water from infiltrating the soil and/or causes water to run off surface more rapidly or in greater quantities than under natural conditions. Impervious surfaces include, but are not limited to, asphalt and concrete surfaces, building footprints, sidewalks, rooftops, patios, pools, sport surfaces, garages, carports, sheds, driveways, parking lots, streets, and compacted roadways. Those surfaces excluded from the measurement of impervious surface include, but are not limited to, landscaped areas, grass fields, golf courses, playgrounds, agricultural fields, and non-compacted roads. Advanced building materials such as a porous concrete and porous asphalt, under laid with sand or similar materials to match infiltration characteristics of surrounding lands, would also be considered porous.

E. **Intermittent Streams.** Streams that generally have defined natural watercourses that do not flow year-round, but beyond periods of rainfall and with greater frequency than similarly located ephemeral streams. Designation of a stream as intermittent shall be confirmed by using stream delineation techniques as outlined in the document titled "U.S. Army Corps of Engineers Jurisdictional Determination Guidebook". For the purposes, hereof, the term "intermittent stream" shall not include any waters that the U.S. Army Corps of Engineers has determined or shall determine are not subject to its jurisdiction.

F. **Land Development.** Development activities that cause a change in land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, manufactured home parks, or similar developments for sale, lease, or any combination of owner and rental characteristics.

G. **Perennial Streams.** Blue lined streams indicated on a USGS 1:24,000 topographical map. Designation of a stream as perennial shall be confirmed by using stream delineation techniques as outlined in the document titled "U.S. Army Corps of Engineers Jurisdictional Determination Guidebook." For the purposes, hereof, the term "perennial stream" shall not include any waters that the U.S. Army Corps of Engineers has determined or shall determine are not subject to its jurisdiction.

H. **Riparian buffer.** An area of natural vegetation that is adjacent to a body of water and that is managed to maintain the integrity of stream channels and shorelines; to reduce the impact of upland sources of pollution by trapping, filtering, and

converting sediments, nutrients, and other chemicals; and to supply food, cover, and thermal protection to fish and other wildlife.

I. **Riparian Buffer Impact.** Any activity that causes changes in the land characteristics for land located within 200 feet of any perennial stream or 100 feet of any intermittent stream.

2.7.2.4 Development Standards

A. **Standards Applicable to All Land Development.** All land development in the CHO District must comply with the following standards:

1. Adherence to ordinary requirements for development approval or permitting;

2. Maintenance of a native forested buffer, and no disturbance of the natural vegetation within a distance of 200 feet of the edge-of-bank for perennial streams or within 100 feet of any intermittent stream within the basin. The 100-foot or 200-foot native forested buffer shall be measured from the top of the bank on either side of the intermittent/perennial creek or stream and wraps around the head of the stream at the intermittent/ephemeral breakpoint;

3. A fence is allowed in the buffer areas, if the fence is either part of an agricultural practice or does not impede the re-growth of natural vegetation;

4. A trail is allowed in the buffer area and may be constructed of pervious or impervious materials, subject to Paragraph 2.7.2.4.B;

5. Curb and gutter are not required within the CHO. The use of grass swale, etc. is encouraged, and the use of sidewalks is optional; and

6. A pond requires a 100-foot riparian buffer only if it is an integral part of a stream and the stream section immediately below the pond is classified as perennial. Other types of ponds, such as catch basins and stormwater ponds that only drain out intermittently, do not require a riparian buffer.

B. **Developments of Minor Impact.**

1. Developments of Minor Impact involve land development in which the existing riparian buffer is not disturbed and result in the creation of:

(a) Less than 8,000 square feet of new impervious surface (gravel roads located outside of the riparian buffer and trails located inside or outside the riparian buffer are excluded from this calculation); or

(b) Land development projects with 10% or less impervious surface.

2. All land developments of minor impact may proceed as of right but must comply with the standards of Paragraph A.

C. **Developments that Must Fully Comply.**

1. Developments that must fully comply involve land developments that result in the creation of:

(a) 8,000 or more square feet of new impervious surface (gravel roads located outside of the riparian buffer and trails located inside or outside the riparian buffer are excluded from this calculation); or

(b) Any land development project with more than 10% impervious surface or that disturbs existing riparian buffers.

2. Developments that must fully comply may only proceed upon satisfaction of the following requirements:

(a) The purchase of credits from the Carolina Heelsplitter Conservation Bank as provided in §2.7.2.5: Carolina Heelsplitter Conservation Bank; and

(b) Compliance with the standards of Paragraph A.

D. **Agricultural Practices.**

1. The CHO standards do not apply to agricultural practices, except for clear cutting and grading that removes vegetation within the riparian buffer, as defined in this Section, or the prevention of re-growth of the natural vegetation within these areas.

2. Where riparian buffers have been impacted due to agricultural practices, these areas must be allowed to revert to their natural state in the event of any transition of land use.

2.7.2.5 Carolina Heelsplitter Conservation Bank[52]

A. **In General.** The United States Fish and Wildlife Service (FWS) administers applications requiring the purchase of credits from the Carolina Heelsplitter

[52] This section is a significant revision of Section 4.2.2.B.2.f to address a staff concern to clarify that the role of the Planning Commission was in establishing the CHO District credit criteria and that continuous review of individual projects is not needed.

Conservation Bank . The purchase of credits is intended to offset water quality and hydrologic impacts to the Carolina Heelsplitter and its habitat.

B. **Credit Determination.** The determination of the extent of credits required will be made by the FWS office in Charleston, South Carolina, on a case-by-case basis.

C. **Credit Discounts.** Credit discounts can be given to projects at the discretion of the FWS. Examples of activities that may qualify for discounts are:

1. Pre- and post-construction stormwater BMPs planned for and/or implemented in excess of minimum state or local standards;

2. Projects with minimal site grading;

3. Projects incorporating low impact development practices; and

4. Projects with total impervious surface of less than 20%.

D. **Procedures.**

1. Credits shall be purchased through procedures established by the FWS.

2. When the grading permit for the project is obtained from SCDES, after site plan or subdivision plat approval by Lancaster County, the applicant must provide proof that the required credits were purchased before the County will issue any building permits. This shall be done by providing the County a credit affidavit dated on or before the issuance of the grading permit by SCDES.

E. **Penalties.** If the credits were not purchased at the time the grading permit was issued, then a 20% per year penalty shall be added to the cost of the credits for the project. For example, if two credits were required for a project and the cost of these original two credits was not paid to the mitigation bank at the time of the issuance of the grading permits, then the new payment to the mitigation bank would be the cost of the two original credits plus the cost of the original two credits multiplied by 20%. The penalty shall be prorated on a monthly basis.

F. **Exemptions from Credit Purchase Requirement.**

1. The requirement to purchase credits from the Carolina Heelsplitter Conservation Bank does not apply to the installation, maintenance, or operation of water and sewer services by Lancaster County Water and Sewer District.

2. Although not subject to the purchase of credits, all projects conducted by the Lancaster County Water and Sewer District are required to be submitted to

the U. S. Fish and Wildlife Service for review and assurance of appropriate BMPs and other regulations applicable in the CHO.

2.7.3 HIGHWAY CORRIDOR OVERLAY DISTRICT[53]

Decision Point:

Generally, the Highway Corridor Overlay (HCO) standards have been converted to the Northern Panhandle development standards. This HCO district currently regulates a limited area along the major highways in the Northern Panhandle.

- Is the selection of the elevated HCO standards for the Northern Panhandle Character Area appropriate?
- What particular standards should or should not apply?
- Is there any need to carry forward the HCO district if Council adopts the Character Area Overlay?

2.7.3.1 Purpose and Intent[54]

A. The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from, and within Lancaster County.

B. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways.

C. The land use recommendations and design requirements contained in the Highway Corridor Overlay District are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that

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[53] This section significantly revises and reorganizes the provisions of current 4.3.2 *Highway Corridor Overlay District* with revisions based on the Assessment (p. 34) and staff input. Specific changes include 1) eliminating build-to line and 25 ft. setback standards; 2) eliminating references to generally applicable standards in other parts of the UDO; 3) providing a phased approach for nonconforming structures; and 4) relocating the primary content for the overlay in Paragraphs D (Nonconforming Situations), F (Building Vernacular, Materials, Sidewalks and Pedestrian Amenities), G (Parking and Vehicular Access), H (Signs), I (Lighting), J (Landscaping, Buffer Yard, and Screening Requirements) to the appropriate chapter providing that type of development standard to ensure the consistency of standards across and between districts. The revision deletes the content of current Paragraphs C (Uses), E (Design Review), K (Impervious Surface), L (Open Space and Tree Preservation), O (Typical Corridor Cross Section), and Appendix B – *Highway Corridor Overlay District.*

[54] This section carries forward the content of current 4.3.2(A) with minor revisions.

promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development[55].

2.7.3.2 District Boundaries and Applicability[56]

A. **District Boundaries.**

1. County Council designates the following highways (the designated highways) for the applicability of the Highway Corridor Overlay District:

   (a) US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and

   (b) SC Highway 160 from US Highway 521 westward to the York/Lancaster County line.

2. The HCO District includes:

   (a) All parcels that front on the designated highways;

   (b) All parcels that are developed as part of a common plan with a parcel that fronts on the designated highways; and

   (c) All parcels that front on another public street that intersects the designated highway and that are located less than 500 feet from that street's intersection with the designated highway.

3. The boundaries of the HCO District are shown on the Zoning Map.

B. **Applicability.**

1. The HCO District development regulations, as set forth throughout this UDO, apply to all uses on the properties zoned Highway Corridor Overlay District except for detached single-family dwellings uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district.

2. For successive expansions of existing nonconforming structures, the development standards applicable to the HCO District will apply based on

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[55] Appendix B (HCO Supplementary Diagrams) was removed based on staff input.

[56] This section proposes to reduce the HCO applicability from the current standard of 1,000 ft. in 4.3.2(B) to a new standard that will apply only to lots fronting on the highway corridor and intersecting streets within 500 ft. of the highway as recommended in the Assessment (p. 34).

the cumulative percentage change in gross square foot floor area compared to the square footage floor area of the original nonconforming structure.

2.7.3.3 Development Standards[57]

Development standards for lots subject to the HCO are specified in Chapter 4: *Landscaping & Open Space,* Chapter 5: *Parking & Loading,* Chapter 6: *Outdoor Lighting,* Chapter 7: *Signs,* Chapter 8: *Architectural Design Standards,* and Chapter 9: *Subdivision & Site Design.*

2.7.4 McWhirter Field Aviation Overlay District[58]

2.7.4.1 Purpose and Intent[59]

A. The McWhirter Field Aviation Overlay District (MFAO) is established to set height and land use limitations for airport safety within the vicinity of McWhirter Field in accordance with the most recent Airport Layout Plan.

B. The intent of the McWhirter Field Aviation Overlay is to promote the health, safety, and general welfare of the residents of Lancaster County.

C. The requirements of this Ordinance pertain to the compatibility of land uses within the vicinity of McWhirter Field as well as height considerations of structures and natural vegetation such as trees.

D. All applicable requirements meet the Code of Laws of South Carolina, as amended, and are adopted under authority granted by South Carolina Code of Laws, Title 55, §§ 55-9-240 and 55-9-260, as amended.

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[57] All development standards for the HCO District are proposed to be relocated to the chapters noted in order to establish a more consistent framework for development standards.

[58] This section significantly revises current 4.2.1 *McWhirter Field Aviation Overlay District.* Key changes include revising the Overlay to conform with the most recent draft of the Model Ordinance included as Appendix F to the FAA's Advisory Circular (AC) 150/5190-4B: Airport Land Use Compatibility Planning, which addresses height and land use controls surrounding airports as recommended in the Assessment (pp. 30-31). All zones and use standards have been updated to meet the FAA's guidance in the Advisory Circular Draft. The consultant team is currently working with staff to ensure the proposed changes are acceptable to the Airport Administrator.

[59] This section carries forward the current 4.2.1.A. with minor revisions.

2.7.4.2 District Boundaries and Applicability[60]

The McWhirter Field Aviation Overlay standards set out in this Section are applicable to the area designated on the map entitled McWhirter Field Aviation Overlay District Map (the Overlay District Map) as incorporated with the Official Zoning Map as maintained by the Lancaster County Development Services Division.

2.7.4.3 Airport Overlay Zones[61]

Airport overlay zoned established by this Ordinance include along the land lying in the runway primary surface, the runway protection zone, the approach surface, transitional surface, horizontal surface, conical surface, and landfill exclusion zone (Zone F). These zones are identified as A, B, C, D, E, and F and are defined under the definition section, Table 2.7.4.3-1: *Dimensions for Airport Overlay Zones* and in the Overlay District Map.

Table Airport Overlay Zones2.7.4.3-1: Dimensions for Airport Overlay Zones

ZONE	INNER WIDTH	OUTER WIDTH	LENGTH	HEIGHT OR SLOPE
A (Runway 6) (Runway Protection Zone – Begins 200 ft. past end of runway)	500 ft.	1,010 ft.	1,700 ft.	Not applicable
A (Runway 24) (Runway Protection Zone – Begins 200 ft. past end of runway)	1,000 ft.	1,750 ft.	2,500 ft.	Not applicable
B (Runway 6) (Approach zone - Begins 200 ft. past end of runway)	1,000 ft.	3,500 ft.	10,000 ft.	34:1
B (Runway 24) (Approach zone – Begins 200 ft. past end of runway)	1,000 ft	16,000 ft.	60,000 ft.[1]	50:1
C (Transitional Surface)	6,404 ft.	19,900 ft. (approximate)	1,050 ft. (variable)	7:1

[60] This section revises current 4.2.1.B. as noted.

[61] This section completely replaces current 4.2.1.D&E. with the standards of the FAA's Advisory Circular Draft.

Table Airport Overlay Zones2.7.4.3-1: Dimensions for Airport Overlay Zones				
ZONE	INNER WIDTH	OUTER WIDTH	LENGTH	HEIGHT OR SLOPE
D radius (Horizontal Surface)	Begins at outer width of transitional surface	10,000 ft.		150 ft. above airport elevation
E radius (Conical Surface)	Begins at edge of horizontal surface	4,000 ft.		20:1
F (Exclusion zone for solid waste landfills)	Begins at edge of runway	6 mi.		Not applicable

[1] For purposes of the McWhirter Field Aviation Overlay District, the Runway 24 Approach Zone is truncated at the beginning of the Conical Zone.

Source: Airport Layout Plan Update - Airport Layout Plan (ALP) & Airport Airspace Drawing Dated March 2006 on file with FAA & SC Aeronautics Commission.

Note: Should Airport Layout Plan be updated in the future and approved by FAA & SC Aeronautics Commission, data contained within this Table may change.

2.7.4.4 Airport Zone Height Limitations and Lighting Requirements [62]

A. **Height Limitations.** Unless provided for in this Ordinance, no structure, object, natural vegetation or terrain shall be erected, altered, allowed to grow, or maintained within any airport zone established by this MFAO to a height in excess of the applicable height limitations established by Table Airport Overlay Zones2.7.4.3-1: *Dimensions for Airport Overlay Zones* and in the Overlay District Map .

B. **Tree Removal.** If a tree is determined to be an airport hazard, Lancaster County will coordinate with the property owner(s) to bring such tree into conformance with this ordinance.

C. **Lighting.** Lighting and marking requirements will be determined through an FAA 7460-1 airspace analysis. The owner of any structure, object, natural vegetation, or terrain is hereby required to install, operate, and maintain such markers, lights, and other aids to navigation necessary to indicate to the aircraft operators in the vicinity of an airport the presence of an airport hazard.

[62] This section significantly revises current 4.2.1.D. with the standards of the FAA's Advisory Circular Draft.

2.7.4.5 Land Use Limitations in Airport Overlay[63]

A. **Use Table.**[64] Land use in the MFAO District must conform to the use standards in Table 2.7.4.5-1: *McWhirter Field Overlay District Use Limitations* unless otherwise provided for in this Ordinance.

B. **Compatible Uses.** Land uses defined below as compatible (C) shall be issued a permit if they follow all provisions of this Ordinance.

C. **Uses Not Compatible.** Those land uses identified as 'not compatible' (NC) are prohibited within the designated zone.

D. **Additional Review.** Land uses identified as 'additional review' (AR) will be evaluated by the Planning Director for potential impacts on the airport regarding noise, concentration of people, height, visual restrictions, wildlife attractions, flammable substances, and electrical, navigational, or radio interference.

Table 2.7.4.5-1: McWhirter Field Overlay District Use Limitations

LAND USES	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	ZONE F
Single Family	NC	AR	NC	AR	C	C
Multi-Family, Group Living Uses	NC	NC	NC	AR	C	C
Permitted uses in "B" Business Districts	NC	AR	AR	C	C	C
Permitted uses in "I" Industrial and "M" Mining Districts	NC	AR	AR	AR	C	C
Basic Utility Uses (i.e., utility substation facilities, electrical substations, water and sewer lift stations, water towers)	NC	NC	NC	AR	C	C
Sanitary Landfills	NC	NC	NC	NC	NC	NC
Solar Power, Generation Equipment, Wind Generation, Wind Farms	NC	NC	NC	AR	AR	C

[63] This section completely replaces current 4.2.1.E. with the standards of the FAA's Advisory Circular Draft.

[64] The draft replaces the two, somewhat conflicting land use tables with the table included in the most recent guidance provided by the FAA in Draft Advisory Circular 150/5190-4B as recommended in the Assessment (pp. 30-31).

Table 2.7.4.5-1: McWhirter Field Overlay District Use Limitations						
LAND USES	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	ZONE F
Communication Transmission Facilities	NC	NC	NC	AR	AR	C
Outdoor Storage, Signs, and Displays	NC	AR	AR	AR	C	C
General Community Service	NC	AR	AR	AR	C	C
Daycare Uses	NC	NC	NC	AR	C	C
Detention Facilities (i.e., prisons, jails, probation centers, juvenile detention homes, halfway houses)	NC	NC	NC	AR	C	C
Educational Facilities	NC	NC	NC	AR	C	C
Hospitals	NC	NC	NC	AR	C	C
Religious Assembly Uses	NC	NC	NC	AR	C	C
Communication Transmission Facility Uses (i.e., broadcast, wireless, point to point, emergency towers and antennas)	NC	NC	NC	AR	AR	C
Parking Uses (i.e., ground lots, parking structures)	AR	C	AR	C	C	C
Transportation Uses (i.e., highways, interstates, local and county roads)	AR	C	C	C	C	C
Utility Uses (i.e., solar power generation equipment, wind generators, wind farms)	NC	NC	NC	AR	AR	C
Farms – plant and animal with no residential	AR	AR	AR	C	C	C
Farms – Resident-related (i.e., single-family home, mobile home if converted to real property and taxed)	NC	AR	NC	AR	C	C
Grain Bins, Bulk Fuel, Grain Elevator	NC	NC	NC	AR	AR	C
Human-Made Water Retention, Detention, Wetlands	NC	NC	NC	AR	AR	C
Commercial Recreational Uses (i.e., facilities used for physical exercise, recreation, or culture)						

Table 2.7.4.5-1: McWhirter Field Overlay District Use Limitations						
LAND USES	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	ZONE F
Outdoor Recreation	NC	AR	NC	AR	C	C
Indoor Recreational Facilities	NC	AR	NC	AR	C	C
Parks	NC	AR	NC	C	C	C

Key: C = Compatible | AR = Additional Review Required | NC = Not Compatible

2.7.4.6 Other Land Use Requirements[65]

A. **Notice and Disclosure.** New residential subdivisions located within MFAO Land Use Zones A, B, B, C, and D require a Residential Fair Disclosure Statement on all filed subdivision plats. The Residential Fair Disclosure Statement should state:

> "This subject property and residential structures shown on this plat are located within the McWhirter Field Aviation Overlay District. Information regarding the McWhirter Field Aviation Overlay District can be received from the Lancaster County Development Services Division and is described fully in Section 2.7.4 of the Lancaster County's Unified Development Ordinance."

B. **Avigation Easement.** Lancaster County may request an avigation easement from the applicant or owner prior to the issuance of a permit for any development or activity located in the Overlay District Map Zone A or Zone B. The avigation easement by the property owner(s) will be on a form prescribed by the Lancaster County Airport Advisory Committee and recorded in a form acceptable to Lancaster County.

2.7.4.7 Nonconformities[66]

A. **Nonconforming Uses – Regulations Not Retroactive.**

1. This regulation shall not be construed to require the alteration of any lot or removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this ordinance, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction or intended use

[65] This section changes the contract/sale notice requirement in current 4.2.2.E.3. to a requirement that the notice be set out on all filed plats, as recommended by the Assessment (p. 35).

[66] This section carries forward current 4.2.1.F. with revisions noted. The FAA Advisory Circular does not address existing nonconformities but provides for variances for new structures and uses.

of any property or structure for which the construction or alteration was started or for which a building permit was acquired prior to the effective date of this Ordinance.

2. Notwithstanding the preceding provision of this Section, the owner of any existing nonconforming structure or tree is hereby required to allow the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Lancaster County Airport Committee to indicate to the operators of aircraft in the vicinity of the airport the presence of such obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the McWhirter Field. Reference FAA Advisory Circular 70/7460-1M, or successor advisory circulars, for further guidance.

B. **Existing Structures.** Except as specifically provided in this section, it is not permissible for any person to engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation. Physical alteration of structures or the placement of new structures on open land is unlawful if they result in an increase in the total amount of space devoted to a nonconforming use or greater nonconformity with respect to land use limitation.

C. **Abandoned Structures.** Whenever the Planning Director determines that a nonconforming structure has been abandoned or more than 80% demolished (or damaged more than 80% of the current County tax value), physically deteriorated, or decayed, no permit shall be granted that would allow such structure to otherwise deviate from the height and land use regulations.

D. **Temporary Structures.** Temporary structures constructed or erected incidental to a development and solely used for the designated purpose of the structure, can only remain while needed and for a maximum of one year.

2.7.4.8 Procedural Requirements[67]

A. **Zoning Permit Required – Existing Uses.** Before any existing use or structure may be replaced or substantially altered within any area of the Overlay District Map, a Zoning Permit shall be secured authorizing such replacement, change, or repair. No such permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use when the application for a permit is

[67] This section carries forward current 4.2.1.G. and 1) adds an exemption for accessory structures that are eight feet or less in height; 2) removes the requirement for the Airport Committee to approve permits in the overlay; and 3) clarifies the required permit is a Zoning Permit.

made. Except as indicated, all applications for a Zoning Permit for replacement, change, or repair of an existing structure shall be granted.

B. **Zoning Permit Required – Future Uses.**

1. No change shall be made in the use of land or increasing or establishing a structure unless a Zoning Permit has been applied for and granted by the Planning Director, except that accessory structures not exceeding eight feet in height may be constructed on existing residential lots without a permit. Each application shall indicate the purpose for which the permit is desired, with sufficient particularity to allow the Planning Director to determine whether the resulting use or structure would conform to the regulations prescribed in this Ordinance.

2. No Zoning Permit for a use or structure inconsistent with the provisions of this Ordinance shall be granted unless a variance has been approved in accordance with Chapter 10: *Procedures*.

C. **Permit Applications.** A Zoning Permit application shall be submitted to the Development Services Division for all new and modified uses and structures controlled by this ordinance. A Zoning Permit application, as required in this Section, shall also accompany a preliminary plat application.

D. **FAA Review.**

1. Before submitting any application to Lancaster County requesting approval of human-made structures that also require filing a notice with the FAA under Part 77, §77.9, of Title 14 of the Code of Federal Regulations, or in successor federal regulations, the applicant shall first submit an FAA form 7460-1, "Notice of Proposed Construction or Alteration," to the FAA for a review of impacts to airspace in the vicinity of the Airport.

2. The applicant shall include a copy of the FAA's findings in the application. If the FAA determines an adverse impact to the Airport's airspace may occur, the FAA decision will serve as a governing height limitation for such a human-made structure.

E. **Review by County Airport Administrator.** The Planning Director may seek input from the Airport Administrator prior to acting on an application for development in the MFAO.

2.7.5 TRANSPORTATION CORRIDOR PRESERVATION OVERLAY DISTRICT[68]

2.7.5.1 Purpose

The Lancaster County Council finds the need for additional setbacks for funded road improvements identified in the Capital Projects Sales Tax Programs or the Rock Hill-Fort Mill Area Transportation Study (RFATS) Long Range Transportation Plan to:

A. Assist in the preservation of public health, safety, and welfare and to aid in the harmonious, orderly, and beneficial development of the county in accordance with the Comprehensive Plan;

B. Provide for the preservation and protection of corridors where transportation improvements are scheduled to occur; and

C. Minimize impacts associated with road widening and new road construction.

2.7.5.2 Applicability

This Section applies to all land within Lancaster County that abuts or is located within corridors identified within the Capital Projects Sales Tax Programs or the RFATS Long Range Transportation Plan that are planned and funded for improvements.

2.7.5.3 Location

The corridors subject to the TCP-O and the extent of each preservation setback are set forth in Lancaster County Preserved Transportation Corridors, a document maintained and kept on file with the Lancaster County Development Services Division.

2.7.5.4 Minimum Preservation Setback

A. **Relation to Generally Required Setback.** When determining the cumulative setback requirement for property within the identified corridors, the setback requirement

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[68] This new section adopts preservation standards for corridor development and widening planned by the Rock Hill-Fort Mill Area Transportation Study (RFATS) Long Range Transportation Plan (LRTP) and the County's Capital Projects Sales Tax. It is based on similar provisions adopted by York County (§§ 155.230-.233 in the York County Zoning Code) and Greenville County (Transportation Corridor Preservation Ordinance, Ordinance No. 4326). It expands upon the current provision in 1.4.3.C.2.b: *Setbacks Along Thoroughfares*.

provided in this Section is in addition to the setback requirement of the zoning district, if applicable, in which the property is located.

B. **Protection from Encroachment.** No building, structure, or facility shall be erected, constructed, reconstructed, moved, added to, or structurally altered within the limits of the Minimum Preservation Setback as defined in § 2.7.5.3: *Location* for any proposed street or highway improvement included within the Capital Projects Sales Tax Programs and/or the RFATS Long Range Transportation Plan.

C. **Establishment of Setbacks.**

1. When a future right-of-way alignment for a funded road improvement has been established by the appropriate reviewing agency, the setback and bufferyard requirements shall be applied to the approved right-of-way alignment.

2. Where an alignment for expanding an existing road or highway has not been determined, the Planning Director, in coordination with appropriate agencies, shall establish an approximate alignment based on the existing street centerline. The setback and bufferyard requirements shall be applied to the approximate alignment.

2.7.5.5 Utilities

Utilities installed to serve new development in a Preserved Transportation Corridor shall be located in a manner that will not require their relocation as part of the improvement project identified in the Capital Projects Sales Tax Programs or the RFATS Long Range Transportation Plan.

2.8 LEGACY DISTRICTS[69]

2.8.1 GENERAL PROVISIONS

A. No land shall be rezoned to a legacy zoning district. The County anticipates that all lots eventually will be rezoned out of legacy districts. A rezoning may only be initiated in accordance with the procedure specified in Chapter 10: *Procedures.* Landowners are encouraged to rezone land from a legacy zoning district classification.

B. The boundaries of existing legacy zoning districts shall not be expanded.

[69] Carries forward current district descriptions from 2.3 *Districts.*

C. Development in a legacy zoning district is subject to all requirements of that district and all other applicable regulations of the County Code, including this UDO.

2.8.2 PLANNED DEVELOPMENT DISTRICT (PDD)[70]

A. **Purpose.** The Planned Development District option was available in previous versions of the zoning ordinance or UDO. As specified in Section 2.8.1: *General Provisions*, no new PDDs may be added to the Official Zoning Map, nor may any boundary of an existing PDD be modified.

B. **District Standards.** Refer to Table 2.8.2-1 *Legacy Planned Development Districts (PDD)*, for PDD district numbers, names, ordinance numbers, and development agreement ordinance numbers, as applicable.

Table 2.8.2-1: Legacy Planned Development Districts (PDD)

DISTRICT NO.	DISTRICT NAME	PDD ORDINANCE NO.	DEVELOPMENT AGREEMENT ORDINANCE NO.
2	Bear Creek Landing / Edgewater	#322, #348, #356	#961
5	Bailes Ridge	#458, #491	Not Applicable
8	Walnut Creek / Edenmoor	#504, #710, #772	#732
9	Food Lion / Cobblestone	#514, #574	Not Applicable
11	Bridgemill	#537, #778	#776
13	Hanover Crossing	#592, #896	Not Applicable
16	Reid Pointe	#629, #1224	Not Applicable
18	Sun City Carolina Lakes	#631, #644, #660, #687, #691, #1389	#685, #864
20	Wallace Tract	#645, #659, #688, #878, #798	#814
21	Cambridge / Ansley Park	#650, #796	#2015-1378*
23	Rosemont	#725	Not Applicable
26	U.S. Trust / Collins Road	#1346	#960, #1150
27	Avondale	#2015-1386, #2015-1369	#2015-1370

* Applies to a portion of PDD-21

[70] This section carries forward current 1.3.3: Legacy District, with changes noted.

Schedule B

14 DEFINITIONS[534]

14.1 PURPOSE[535]

For the purpose of interpreting this ordinance, certain words, concepts, and ideas are defined herein. Except as defined herein, all other words used in this ordinance shall have their everyday meaning as determined by their dictionary definition.

Section 10.3 includes all definitions listed on the Use Table in Section 2.5.3. Section 10.4 are all definitions more general in nature and includes definitions specific to the mixed-use districts in Chapter 3; the aviation regulations in Chapter 4; and the floodplain and stormwater regulations in Chapter 8.

14.2 ACRONYMS[536]

(A, B, C)

AASHTO American Association of State Highway and Transportation Officials

ADT Average daily trips

ATM Automated Teller Machine

BFE Base Flood Elevation

BMP Best Management Practice

CLOMR Conditional Letter of Map Revision

(D, E, F)

DBH Diameter at breast height

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[534] This Chapter carries forward the provisions of current Chapter 10: *Definitions*. This is a working document that will continue to be updated throughout the UDO update process.

[535] The section carries forward the provisions of current 10.1: *Intent*.

[536] New section.

DES See **SCDES**

ERU Equivalent Residential Unit

FAA Federal Aviation Administration

FAR Federal Aviation Regulation

FCC Federal Communications Commission

FEMA Federal Emergency Management Agency

FHBM Flood Hazard Boundary Map

FIRM Flood Insurance Rate Map

(G, H, I)

HVL Highly volatile liquid

HQAR High quality aquatic resources

(J, K, L)

LAG Lowest adjacent grade

LBCS American Planning Association Land-Based Classification Standards

LID Low impact development

LOMA Letter of Map Amendment

LOMR Letter of Map Revision

LOS Level of Service

(M, N, O)

MSL Mean sea level

NAICS North American Industrial Classification System

NAVD North American Vertical Datum

NGVD Nations Geodetic Vertical Datum

NPDES National Pollution Discharge Elimination System

(P, Q, R)

(S, T, U)

SCDES South Carolina Department of Environmental Services

SCDOT South Carolina Department of Transportation

SFHA Special Flood Hazard Area

SOB Sexually oriented business

THOW Tiny home on wheels

TRC Technical Review Committee

USDA United States Department of Agriculture

USGS United States Geologic Survey

(V, W, X, Y, Z)

WSE Water surface elevation

14.3 DEFINITIONS[537]

(A)

ARCHITECTURAL LIGHTING Luminaires designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

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[537] The section carries forward the provisions of current 10.3 & 10.4: *Definitions, Use Type & Definitions, Generally* with updates and revisions based on staff feedback and the consulting team's identification of missing definitions.

ABUTTING Having common property lines. Property separated by a street or alley is not considered abutting.

ACCELERATED EROSION Any increase over the rate of natural erosion as a result of land-disturbing activity.

ACCESSORY STRUCTURE (APPURTENANT STRUCTURE) Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory Structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

ACCESSORY USE A use that is clearly incidental to and customarily found in connection with a principal building or use, is subordinate to and serves a principal building or use and is subordinate in area, extent and purpose to the principal building or principal use served.

ACTIVE USE A use other than parking.

ADDITION (TO AN EXISTING BUILDING) An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

ADEQUATE DOWNSTREAM STORMWATER CAPACITY A stormwater management system shall be considered to have adequate downstream stormwater capacity if the system can be shown to store or convey up to and including the 100-year stormwater runoff without increasing damage to adjoining properties or to a point downstream known to the Administrator or designee to be a restriction causing significant backwater.

ADEQUATE EROSION CONTROL MEASURE, STRUCTURE, OR DEVICE One which controls the soil material within the land area under responsible control of the person conducting the land-disturbing activity.

ADMINISTRATOR The Planning Director, the Zoning Official, the Public Works Director, Building Official, Fire Marshal, or Public Safety Communications Director and their subordinate staffs are collectively referred to as the Administrator for the purpose of enforcing the provisions contained in this ordinance.

AFFILIATE A person that directly, or indirectly through one or more intermediaries, controls, is controlled by, or is under common control of another person.

AGRICULTURAL & CROP PRODUCTION/ HARVESTING A property used primarily for the production and activities relating or incidental to the production and harvesting of crops, fruits, nuts, vegetables, and horticultural products, such as ornamental and flowering plants or sod.

AGRICULTURAL PRACTICES These practices include normal farming, silviculture and ranching activities such as gardening, plowing, seeding, cultivating, harvesting for the production of food, fiber, forest products, nursery stock and livestock; maintenance of agricultural drain tiles, irrigation and drainage ditches; maintenance of farm roads and other access areas for farm vehicles and equipment use.

AGRICULTURAL STRUCTURE A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from the provisions of this ordinance.

AGRICULTURAL SUPPORT SERVICES Nursery, orchard, forestry, or farm supply and support services including, but not limited to equipment dealers, support uses for agricultural, harvesting, and/or animal production, processing of wild game, seasonal packing sheds, etc.

AGRITOURISM Farm-related enterprises that operate for the enjoyment and education of the public and that combine tourism and agriculture such as agriculture cultural centers; hayrides, corn mazes, and petting zoos (farm animals only).

AIRPORT An airstrip with the addition of passenger and/or freight terminals. For the purposes of the Lancaster County Unified Development Ordinance, the only airstrip that qualifies as an airport is McWhirter Field.

AIRPORT OBSTRUCTION Any living or human-made structure or tree which obstructs the aerial approaches of the airport exceeding the maximum height of structures permitted in the airport operation area or is otherwise hazardous to its use for landing or taking off.

AIRPORT OPERATION AREA All airport zones established in this Ordinance.

AIRPORT OVERLAY ZONES Zones intended to place height and land use conditions on land impacted by airport operations while retaining the existing underlying zone. The Title 14 Code of Federal Regulations Part 77 (14 CFR Part 77) Surfaces and runway protection zones have been combined to create five airport overlay zones. The five specific zones create a comprehensive area focused on maintaining compatible land use around airports.

AIRSTRIP A surface used for take-off and landing of aircraft and the buildings, , airplane hangars, and other accessory uses directly associated with that function.

ALCOHOLIC BEVERAGE SALES STORE The retail sales of beer, wine, and/or other alcoholic beverages for off-premises consumption as a primary use.

ALCOHOL PRODUCTION, LARGE. A facility more than 5,000 square feet of gross floor area that is used for producing beer, cider, mead, spirits, and other alcoholic beverages for human consumption, except for wine. The facility may incorporate all aspects of production including aging, storage, bottling, wholesale sales, warehousing, and administrative office functions. Retail sales, tasting facilities, tours, and event facilities may be permitted as part of the facility operations.

ALCOHOL PRODUCTION, SMALL. A facility 5,000 square feet or less of gross floor area that is used for producing beer, cider, mead, spirits, and other alcoholic beverages for human consumption, except for wine. The facility may incorporate all aspects of production including aging, storage, bottling, wholesale sales, warehousing, and administrative office functions. Retail sales, tasting facilities, tours, and event facilities may be permitted as part of the facility operations.

ALLEY Alleys are intended to provide indirect, limited access to the rear of properties but not to accommodate through traffic. Utilities, either above ground or underground, may be located in alleyways to provide service connections to rear elevations. Alleys are less than 20 feet in width and do not qualify as roads or streets for the purpose of subdividing property. Alleys are limited to one lane of traffic and should be one way only unless there is not a connecting roadway to complete the network. Alley design should be straight (180 degrees) and may not curve. Alleys may not end in cul-de-sacs and must connect to another road in the network (usually a local road). On-street parking is strictly prohibited on alleys.

AMUSEMENTS, INDOOR Establishments that provide commercial recreation activities completely within an enclosed structure such as video arcades, skating rinks, roller rinks, pool halls, and bowling alleys.

AMUSEMENTS, OUTDOOR Establishments that provide commercial recreation activities primarily outdoors such as miniature golf establishments; go-cart facilities; theme parks, carnivals and midways; paintball parks; and water rides.

ANIMAL PRODUCTION/GENERAL FARMS The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to cattle, pigs, sheep, goats, fish (aquaculture), rabbits, and poultry. This does not include Animal Production Facilities. The animals are generally raised in an open range pasture environment. Establishments primarily engaged in the farm raising and production of aquatic animals or plants in controlled or selected aquatic environments are included in this subsector.

ANIMAL PRODUCTION FACILITY, NON-SWINE The raising, breeding, feeding, and/or keeping of domesticated animals, except swine, in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption. The animals are generally raised in total confinement or captivity. Examples of domesticated animals

include turkeys, chickens, cattle, and goats. These type of Animal Production establishments tend to have a blighting and/or deteriorating effect upon surrounding properties.

ANIMAL PRODUCTION FACILITY, SWINE The raising, breeding, feeding, and/or keeping of pigs in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption. The animals are generally raised in total confinement or captivity. These type of Animal Production establishments tend to have a blighting and/or deteriorating effect upon surrounding properties.

ANTENNA Communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services, and similar equipment used for the transmission or reception of surface waves.

APARTMENT BUILDING A building type that accommodates 12 or more attached dwelling units vertically and horizontally integrated.

APARTMENT COURT A building type that accommodates 12 or more dwelling units vertically and horizontally integrated and organized around a courtyard that fronts a primary street.

APIARY The assembly of 1 or more colonies of bees at a single location.

APICULTURE (BEE KEEPING) The keeping of bees on a large scale with commercial services ranging from selling equipment and supplies, pollination services, honeybee removal, honeybee breeding, queen breeding, etc.

APPEAL A request for a review of the local floodplain administrator's interpretation of any provision of this ordinance.

APPLICABLE CODES Uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization, or local amendments to those codes that are of general application, address public safety, and are consistent with this UDO

APPLICANT Any person, firm or governmental agency who owns property or the duly appointed representative that wishes to develop that property and one who executes the necessary forms to procure a permit to carry out such development from the County.

APPROACH AND RUNWAY PROTECTION ZONE MAP The Approach and Runway Protection Zone Map is compiled from the criteria in 14 CFR Part 77, "Objects Affecting Navigable Airspace." It shows the five-airport overlay zones affected by the Airport Overlay Zoning Ordinance, and includes the layout of runways, airport boundaries, elevations, and area topography. Applicable height limitation areas are shown in detail.

AREA OF SHALLOW FLOODING A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths of 1 foot to 3 feet where a clearly defined

channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

AREA OF SPECIAL FLOOD HAZARD The land in the floodplain within a community subject to a one percent or greater chance of being equaled or exceeded in any given year.

ARTIST STUDIO/LIGHT MAUFACTURING WORKSHOP The assembly, fabrication, production, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and are visually undifferentiated from an office building or a residentially scaled garage. These typically involve the work of artisans or craftsman.

AS-BUILT DRAWINGS As-built surveys, drawings, or plans must be prepared by a land surveyor licensed in the state of South Carolina. Horizontal survey datum control shall be based upon, and referenced to, South Carolina State Plane, NAD83 HARN, International Feet coordinates. Vertical survey datum control shall be based upon, and referenced to, the North America Vertical Datum of 1988 (NAVD 88).

ATTACHED CANOPY An architectural projection from an exterior wall of a building that is of rigid construction, is supported by attachment to a building on one or more sides, and that provides weather protection, identity, or decoration.

ATM Self-service machines used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

ATTIC A habitable or uninhabitable space within a building situated within the structure of a pitched roof and above the uppermost story.

AVENUE Avenues serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas, often terminating at prominent buildings or plazas. Avenues may also circulate around squares or neighborhood parks.

AVIGATION EASEMENT Ownership of the right of imposition upon such property of overflight, excessive noise, vibration, smoke, dust, vapors, and particulates due to the operation of aircraft to and from the airport. Also includes the right to remove airport obstructions on said properties.

AWNING An architectural projection from an exterior wall of a building that provides weather protection, identity, or decoration, and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a covering is attached.

(B)

BACKLIGHT For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.

BACKYARD PENS/COOPS The long-term keeping of poultry, rabbits, and other similar small creatures in backyards as accessory uses to existing residential structures. Large animals may be allowed depending on size of lot.

BALCONY A platform projecting from the wall of a building with a railing along its outer edge, often with access from a door or window.

BANKS, CREDIT UNIONS, FINANCIAL SERVICES Establishments that engage in financial transactions that create, liquidate, or change ownership of financial instruments. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds. In addition to banks and credit unions, financial services institutions may include credit agencies, trust companies, holding companies, savings and loan institutions, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies.

BANQUET HALL An establishment rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other celebrations. Publicly owned facilities are not included in this definition. The establishment may include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption only during scheduled events that are not open to the general public, and outdoor gardens or reception facilities.

BAR/TAVERN/BREW PUB Any establishment, whether public or operated as a private club, including cocktail lounges, taverns, and the like, serving an adult clientele whose primary business (51% of gross income) is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator. The sale of alcoholic beverages, beer, and wine must be licensed by the State Alcoholic Beverage Commission. May also include beer brewing as part of a brewpub.

BASE FLOOD The flood having a one percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE) A determination as published in the flood insurance study of the water surface elevations of the base flood.

BASEMENT Means any enclosed area of a building that is below grade on all sides.

BASIN Sub-watershed area within the County of Lancaster.

BASIN PLAN Study and evaluation of an individual drainage basin's stormwater management, flood control, and restoration/mitigation needs.

BED AND BREAKFAST INN A private home containing not more than 8 guest rooms that offers bed and breakfast accommodations to guests.

BEE Any stage of the common domestic honeybee, apis mellifera species.

BEST MANAGEMENT PRACTICES (BMPs) Design, construction, and maintenance practices and criteria for stormwater facilities that minimize the impact of stormwater runoff rates and volumes, prevent erosion, and capture pollutants.

BLANK WALL AREA A portion of the exterior façade of the building that does not include substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters, or other articulation greater than 12 inches in depth.

BLOCK[538] A unit of land bounded by streets or a combination of streets, parks, rights-of-ways, waterways, or any other barrier to the continuity of development.

BOARDING OR ROOMING HOUSE A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

BORROW A fill material which is required for on-site construction and is obtained from other locations.

BOULEVARD Boulevards provide multi-lane access to commercial and mixed-use developments. Boulevards also serve to carry regional traffic throughout the County.

BUFFER An area of predominantly vegetated land to be left open, adjacent to drainageways, wetlands, lakes, ponds, or other surface waters for the purpose of eliminating or minimizing adverse impacts to such areas.

BUG RATING A luminaire classification system that classifies backlight (B), uplight (U), and glare (G).

BUILD-TO ZONE The area on the lot where a certain percentage of the front building façade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.

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[538] Staff comment: "Define block."

BUILDING. Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

BUILDING CODE The codes adopted by Lancaster County in County Code Sec. 7-1. - *Standard codes adopted*.

BUILDING ELEVATIONS Scaled, two-dimensional drawings used in development applications to accurately represent proposed building heights, floor levels, and building materials. These drawings typically illustrate each elevation (or façade) visible from a public street or civic space.

BUILDING FAÇADE The face of a building that delineates the edge of conditioned floor space.

BUILDING FAÇADE LIGHTING Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

BUILDING FLOOR AREA The gross floor area of an individual structure built for support, shelter or enclosure for any occupancy, or storage.

BUILDING OFFICIAL The officer charged with the administration and enforcement of the County's Building Codes, or a duly authorized representative.

BUSINESS SUPPORT SERVICES These establishments provide any of the following: document preparation, telephone answering, telemarketing, mailing (except direct mail advertising), court reporting, and steno typing. They may operate copy centers, which provide photocopying, duplicating, blueprinting, or other copying services besides printing. They may provide a range of support activities, including mailing services, document copying, facsimiles, word processing, on-site computer rental, tax preparation, legal services, and office product sales.

BYPASS means to route tributary drainage area runoff around and not through a stormwater control structure.

(C)

CAMPGROUND A lot, tract, or parcel of land upon which campsites for trailers, tents, or RVs is permitted for the purpose of temporary habitation for the travelling or vacationing public.

CARRIAGE HOUSE A rear detached accessory dwelling unit located at grade or above a garage that is associated with a detached house building type.

CEMETERY, COLUMBARIUM, AND MAUSOLEM A parcel of land used for internment of the dead in the ground or in a columbarium or mausoleum.

CERTIORARI A writ seeking supervisory judicial review. Appeals "in the nature of certiorari" means that the Court will review the case based on the record as presented to and acted on by the board or commission conducting the original review hearing, and review whether or not the board or commission followed proper procedures. In such reviews, the Court cannot hear or consider new evidence or testimony not already contained in the record.

CHANGE OF USE Any use that substantially differs from the previous use of a building or land. A substantial difference is one that involves a change from one category in the use table to another or the addition of another use in a new category to the existing use.

CHANNEL MODIFICATION Alteration of a stream channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping or other armoring, widening, deepening, straightening, relocating, and lining and significant removal of bottom or woody vegetation of the channel. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel.

CHEMICAL STORAGE FACILITY A building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

CHILD/ADULT DAY CARE HOME (6 OR Fewer PERSONS) Supervision or care provided on a regular basis as an accessory use within a principal residential dwelling unit, by a resident of the dwelling, for five or less children/adults).

CHILD/ADULT DAY CARE CENTER An individual, agency, or organization providing supervision or care on a regular basis for children or adults who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adults; and who are not residents in the center; designed and licensed in accordance with State regulations; not an accessory to residential use.

CIVIC BUILDING A building type that accommodates specifically identified civic uses.

COLLECTOR (RURAL) ROAD Collector routes are characterized by a roughly even distribution of their access and mobility functions. Traffic volumes and speeds will typically be somewhat lower than those of arterials. Access to properties is normally allowed on collector roads. The function of rural collector roads is to serve travel needs within the county and collect traffic flow from the rural local roads to the rural arterials and to distribute traffic flow from arterials back to the local roads. These collectors are found in the rural network, which includes rural zones as shown in Section 2.5.3. On-street parking is not allowed on collector (rural) roads.

COLLEGE/UNIVERSITY Junior colleges, colleges, universities, and professional schools with physical structures (excluding online and remote programs). These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels in a campus setting.

COLLOCATE OR COLLOCATION To install, mount, maintain, modify, operate, or replace Small Wireless Facilities on or adjacent to a support structure or pole.

COLONY A hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.

COMMERICAL STABLES Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch, or similar purpose.

COMMERCIAL STREET Main streets are intended to provide access to neighborhoods and high-density residential and commercial areas.

COMMERCIAL/ARTERIAL (URBAN) ROAD: Commercial/arterial (urban) roads are characterized by their ability to quickly move relatively large volumes of traffic but are often impacted by access to abutting properties. They have the highest travel speeds and the longest trip movements. Development along arterials should encourage shared driveways and/or frontage roads in order to manage highway access points. Commercial/arterials may take the form of multilane facilities (divided or not), two-lane rural highways, four lane urban street, or major two-lane urban street. At no time will an arterial consist only of gravel and/or dirt for a road surface; all arterials will be paved. Commercial/arterial (urban) roads are found in the transitional, special, and neighborhood zones as shown in Section 2.5.3.

COMMERCIAL/ARTERIAL (RURAL) ROAD: Commercial/arterial (rural) roads are characterized by their ability to quickly move volumes of traffic but are often impacted by access to abutting properties and slow-moving machinery using the road as transportation between fields. They have the highest travel speeds and the longest trip movements and provide a mix of intrastate/interstate and intercounty travel service. Commercial/arterial (rural) roads provide service to, through, and/or around urban areas from rural areas, may provide for significant suburban travel demands, and may warrant management of access to the highway. Commercial/arterial (rural) roads are found in rural zones as shown in Section 2.5.3 and generally do not penetrate neighborhoods.

COMMISSARY: A **commissary** is a permitted retail food establishment that is authorized by the SC Department of Agriculture to provide support of operations, storage, and servicing area for mobile food units (food trucks), and is constructed and operated in compliance with the requirements of the SCDA Regulation 61-25. Retail food establishments that prepare and serve food to highly susceptible populations such as those operated by health care facilities that are regulated by the Department shall not be approved as a commissary.

COMMUNICATIONS AND INFORMATION A use classification for establishments that produce or distribute information, including publishing, motion pictures and sound recording, telecommunications and broadcasting, and information services and data processing industries.

COMMUNICATIONS FACILITY The set of equipment and network components, including wires, cables, surface wave couplers, and associated facilities used by a cable operator, as defined in 47 U.S.C. Section 522(5); a provider of "video service" as defined in Section 58-12-300(10); a telecommunications carrier, as defined in 47 U.S.C. Section 153(51); a provider of information service, as defined in 47 U.S.C. Section 153(24); or a wireless services provider to provide communications services, including cable service, as defined in 47 U.S.C. Section 522(6); telecommunications service, as defined in 47 U.S.C. Section 153(53); an information service, as defined in 47 U.S.C. Section 153(24); wireless service; surface wave communication, or other one-way or two-way communications service.

COMMUNICATIONS NETWORK A network used to provide communications service.

COMMUNICATIONS SERVICE Cable service as defined in 47 U.S.C. Section 522(6), information service as defined in 47 U.S.C. Section 153(24), telecommunications service as defined in 47 U.S.C. Section 153(53), or wireless service.

COMMUNICATIONS SERVICE PROVIDER A cable operator, as defined in 47 U.S.C. Section 522(5); a provider of information service, as defined in 47 U.S.C. Section 153(24); a telecommunications carrier, as defined in 47 U.S.C. Section 153(51); or a wireless provider.

COMMUNITY SUPPORT FACILITY A non-profit or government facility providing personal assistance to individuals in need; such assistance to individuals may include temporary shelter, food services provisions, counseling, instruction, medical services, and other incidental services. This definition does not include Transitional Shelters.

COMPENSATORY STORAGE An excavated, hydraulically equivalent volume of storage used to offset the loss of natural flood storage capacity when artificial fill or structures are placed within a regulatory floodplain.

COMPLETION OF CONSTRUCTION OR DEVELOPMENT No further land-disturbing activity is required on a phase of a project except that which is necessary for establishing a permanent ground cover.

COMPREHENSIVE PLAN A document adopted by Lancaster County Council in accordance with S.C. Code Title 6, Chapter 29, Article 3, to address elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction. The Comprehensive Plan includes an inventory of existing conditions, a statement of needs and goals, and implementation strategies with timeframes. When used in this Ordinance, Comprehensive Plan means the mostly recently adopted version of the plan and any amendments thereto.

COMPUTER AND ELECTRONIC PRODUCTS MANUFACTURING Establishments that manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products.[539]

CONDITIONAL APPROVAL REGULATORY FLOODWAY MAP Preconstruction approval by the Federal Emergency Management Agency of a proposed change to the regulatory floodway map and/or BFE. This pre-construction approval, pursuant to this part, gives assurance to the property owner that once an appropriate use is constructed according to permitted plans, the regulatory floodway map and/or BFE can be changed, as previously agreed, upon review and acceptance of as-built plans.

CONDITIONAL LETTER OF MAP REVISION (CLOMR) A letter which indicated that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or regulatory floodway and/or BFE as shown on an effective flood hazard boundary map or flood insurance rate map, once the as-built plans are submitted and approved.

CONFERENCE/CONVENTION CENTER A commercial facility for public assembly including, but not limited to auditoriums, conference facilities, convention centers, exhibition halls, and the like.

CONEX CONTAINER (ALSO ISO CONTAINER) A modular storage container with a steel or metal exterior that is available in standard dimensions and is widely used by commercial shipping operators.

CONICAL SURFACE (ZONE E) The conical surface extends upward and outward from the periphery of the horizontal surface at a slope of 20 feet horizontally for every one foot vertically (20:1) for a distance of 4,000 feet. It is the outermost zone of the overlay areas and has the least number of land use restriction considerations.

CONSTRUCTION DOCUMENTS A component of a site plan or other development application that includes the full and complete set of engineered drawings necessary for final permitting and construction.

CONTRACTORS OFFICES Establishments that are primarily engaged in the construction of buildings or engineering projects, such as site preparation, new construction, additions, alterations, or maintenance and repairs. This definition includes general contractors, homebuilders, and specialty building trades or subcontractors. The operations of these establishments generally are managed at a fixed place of business where offices are located and

[539] This definition is derived from the 2022 NAICS description of computer and electronic product manufacturing (NAICS 334).

equipment and materials may be stored, but the construction operations are usually performed off-site.

CONTROL STRUCTURE A structure designed to control the rate of flow that passes through the structure, given a specific upstream and downstream water surface elevation.

CORRECTIONAL INSTITUTION Government establishments generally designed for the confinement, correction, and rehabilitation of offenders sentenced by a court.

COTTAGE COURT A development building type with individual detached houses organized around a common courtyard that fronts a primary street.

COUNTY Lancaster County.

COUNTY COUNCIL The County Council of Lancaster County.

COUNTY POLE A pole owned, managed, or operated by or on behalf of the County, provided however, that a County pole shall not include any pole, support structure, electric transmission structure, or equipment of any type that is part of a County owned or County controlled electric plant or system for furnishing of electricity to the public for compensation.

CREMATORIA Establishments for the preparation of the dead through cremation in a furnace. This definition includes crematoria for the internment of animal remains.

CRITICAL FACILITY A facility that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

CULTURAL OR COMMUNITY FACILITY Facilities designed to promote cultural advancement and serve the community such as live theater, dance, or music establishments; art galleries, studios and museums, or similar facility; and libraries.

(D)

DAM Any artificial barrier, together with appurtenant works, including, but not limited to, dams, levees, dikes or floodwalls for the impoundment or diversion of water or other fluids where failure may cause danger to life or property.

DAMAGE A measurable rise in flood heights on property currently subject to flooding, flooding of property currently not subject to flooding unless it is contained within the streambanks or a deed or plat restricted area or increases in velocity to the point where the rate of land lost to erosion and scour is significantly increased.

DATA CENTER A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Key components of a data center include routers, switches, firewalls, storage systems, servers, and application-delivery controllers. Typical supporting equipment includes back-up batteries and/or power generators, cooling units, fire suppression systems, and enhanced security features.

DAY TREATMENT CENTER A state-licensed facility providing behavioral health treatment programs, outpatient care, substance abuse treatment and treatment of mental or nervous disorders. Consumers, or patients, may be residents of their own home, a substitute home, or a group care setting. The day treatment is provided in a setting separate from the consumer's residence.

DECORATIVE POLE A County pole that is specially designed and placed for aesthetic purposes and on which no appurtenances or attachments, other than a SWF, public safety devices, or specially designed informational or directional signage or temporary holiday or special event attachments, have been placed or are permitted to be placed according to nondiscriminatory municipal rules or codes.

DEED OR PLAT RESTRICTION Permanent easements, covenants, deed restricted open spaces, outlots, reserved plat areas, and conservation easements dedicated to meet the requirements of this article, or public road rights-of-way that contain any part of the stormwater management system of a development.

DEPRESSIONAL STORAGE AREAS Nonriverine depressions where stormwater collects.

DESIGN STORM A selected storm event, described in terms of the probability of occurring once within a given number of years, for which stormwater or flood control improvements are designed and built.

DETACHED HOUSE A building type that accommodates one dwelling unit on an individual lot with yards on all sides along with a rear accessory dwelling unit at grade or above a garage.

DETENTION FACILITY A human-made structure for the temporary storage of stormwater runoff with controlled release during or immediately following a storm.

DETENTION VOLUME SAFETY FACTOR A multiplication factor applied to a development's detention volume when the detention facility is constructed on-stream.

DEVELOPED COMMERCIAL/INDUSTRIAL PROPERTY Developed property which does not serve the primary purpose of providing permanent dwelling units for single-family detached units, regardless of the zoning district in which such property is located. Such property shall include all multi-residential and nonresidential property, including, but not limited to, duplexes, apartment buildings and complexes, condominiums, boardinghouses, commercial properties, industrial properties, parking lots, recreational, institutional, and

governmental facilities, hotels, offices, schools and other educational facilities, theaters and other facilities for performances, and churches and other religious institutions.

DEVELOPED PROPERTY Real property which has been altered from its natural state by the addition and attachment of any improvements such as buildings, structures, or other impervious area. For new construction, property shall be considered developed property upon final approval of site improvements by the County.

DEVELOPED RESIDENTIAL PROPERTY Developed property which serves the primary purpose of providing a permanent dwelling unit, regardless of the zoning district in which such property is located, for single-family detached units and duplexes, and which may or may not have accessory uses related to the purpose of providing permanent dwelling facilities.

DEVELOPMENT Any human-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

DEVELOPMENT FLOOR AREA The total building floor area of any construction projects simultaneously developed by a single developer.

DEVELOPMENT SERVICES DIRECTOR The administrative head of the Development Services Department or their designee.

DIAMETER BREAST HEIGHT (DBH) The diameter of a tree as measured at a point 4.5 feet above the tree's base.

DISCHARGE POINT A point at which stormwater runoff leaves a tract of land.

DISPOSAL Defined as in South Carolina Code of Laws, Title 44.

DISTURBANCE An area where the land surface has been cleared, grubbed, compacted, or otherwise modified to alter stormwater runoff, volumes, rates, flow direction, or inundation duration.

DORMITORY A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, convent, monastery or other similar public, semi-public use. These are measured in terms of lodging units: a lodging unit is a furnished room of a minimum 200 square feet that includes sanitary facilities and may include limited kitchen facilities

DRAINAGE AREA The land area above a given point that contributes stormwater to that point.

DRAINAGEWAY A natural or artificial stream, closed conduit, or depression that carries surface water.

DRIVE-THRU/DRIVE-IN FACILITY A primary or accessory facility where goods or services may be obtained by motorists without leaving their vehicles. These facilities include drive-through bank teller windows, dry cleaners, fast-food restaurants, drive-through coffee, photo stores, pharmacies, etc. Does not include Automated Teller Machines (ATMs), gas stations or other vehicle services, which are separately defined.

DRY CLEANING & LAUNDRY SERVICES Coin-operated laundries, dry cleaning pick-up stores without dry cleaning equipment, or dry cleaning stores that do not provide cleaning services to other collection stations or stores.

DRY DETENTION FACILITY A dry detention facility is a detention facility designed to drain completely after temporary storage of stormwater flows and to normally be dry over the majority of its bottom area.

DWELLING or DWELLING UNIT A building or structure, or part of a building or structure, providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation and meeting the habitability requirements of the International Residential Code.

DWELLING-ACCESSORY A dwelling unit either detached or attached, such as a garage apartment or cottage, designed for occupancy by one or two persons, located on a lot with an existing single family dwelling.

DWELLING – FOURPLEX Four dwelling units on one platted lot, including modular homes, attached side by side or one on top of another and sharing common walls or common floors and ceilings.

DWELLING-MULTIFAMILY A building or portion thereof containing three or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month are considered lodging.

DWELLING-MULTIFAMILY AGE RESTRICTED A building or portion thereof containing three or more independent living facility dwelling units on a single lot. Multifamily Age Restricted use requires that the development's dwelling units are restricted by age to be available only for residents 55 and over.

DWELLING-SINGLE FAMILY DETACHED A free standing building designed for and/or occupied by one household. These residences may be individually owned or owned by rental or management companies. Also includes factory-built, modular housing units that comply with International Residential Code.

DWELLING – TRIPLEX Three dwelling units on one platted lot, including modular homes, attached side by side or one on top of another sharing common walls or common floors and ceilings.

DWELLING-TOWNHOME A building with three or more residential units, located side by side, with common walls between the units and where each unit has a separate entrance from the outside and occupies a separate lot. Townhomes typically have one primary yard (rear) and a small front setback to provide some landscaping.

DWELLING-DUPLEX A two-unit building located on a single lot that is divided horizontally or vertically, and each unit has a separate entrance from the outside or through a common vestibule.

(E)

ECOTOURISM Organized, educational and mainly outdoor recreation with or without lodging that invites participants to learn about and promote ecological preservation, conservation, and sustainability. This use shall include at least two of the following characteristics:

A. Located near or within a wilderness setting, park, or protected area;

B. Interpretive educational program with or without guides;

C. Outdoor activities; or

D. Cultural experiences.

ELECTRIC VEHICLE CHARGING STATION, PRIVATE One or more electric vehicle charging spaces that are not held open to the general public that are served by electric vehicle chargers or other charging equipment allowing charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION, PUBLIC One or more electric vehicle charging spaces that are held open to the general public that are served by electric vehicle chargers or other charging equipment allowing charging of electric vehicles.

ELECTRICAL EQUIPMENT, APPLIANCE, AND COMPONENT MANUFACTURING Establishments that manufacture products that generate, distribute, and use electrical power, such as electric lamp bulbs, lighting fixtures, and parts; small and major electrical appliances and parts; electric motors, generators, transformers, and switchgear apparatus; and batteries, wire, and wiring devices.[540]

ELECTRONIC AND PRECISION INSTRUMENT REPAIR AND MAINTENANCE Establishments primarily engaged in repairing and maintaining one or more of the following:

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[540] This definition is derived from the 2022 NAICS description of electrical equipment, appliance, and component manufacturing (NAICS 335).

A. Consumer electronic equipment;

B. Computers;

C. Office machines;

D. Communication equipment; and

E. Other electronic and precision equipment and instruments, without retailing these products as new.[541]

ELEVATED BUILDING A non-basement building built to have the lowest floor elevated above the ground level by means of solid foundation perimeter walls, pilings, columns, piers, or shear walls parallel to the flow of water.

ELEVATION CERTIFICATE A form published by the Federal Emergency Management Agency that is used to certify the elevation to which a building has been constructed.

EMERGENCY OVERFLOW The structure in a stormwater management system designed to protect the system in the event of a malfunction of the primary flow structure or a storm event greater than the system design. The emergency overflow capacity initiates at the facility design high water level or base flood elevation.

ENCLOSED An area that is sealed off or surrounded by constructed or manufactured barriers.

ENCROACHMENT Generally, encroachment is the presence of a building, structure, activity, or use in a right-of-way, outside of the required setback, over a lot line, or in another area where it is not permitted. For the Floodplain regulations in Chapter _____, encroachment is the advance or infringement of uses, fill, excavation, buildings, permanent structures, or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

ENERGY DISSIPATOR A structure or a shaped channel section with mechanical armoring placed at the outlet of pipes or conduits to receive and break down the energy from high velocity flow.

ENVIRONMENTAL SURVEY A component of a development application that identifies forest stands or trees of a uniform size and species; specimen trees of varying sizes and species, particularly free standing or open-grown or field grown trees; a distinctive tree line or forest edge; existing watercourses; previously documented Federally and State recognized endangered species habitats; and historic or culturally significant areas.

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[541] This definition is from the 2022 NAICS description of electronic and precision instrument repair and maintenance (NAICS 8112).

EQUIVALENT RESIDENTIAL UNIT (ERU) The total impervious area of a typical single-family residential property and is determined as the median impervious area of a representative sample, as determined by Lancaster County, of all developed residential properties in the single-family residential category. The equivalent residential unit is 2.389 square feet.

EROSION The wearing away of land surfaces by the action of wind, water, gravity, or any combination thereof.

EROSION AND SEDIMENT CONTROL PLAN A plan for the control of soil erosion and sediment resulting from land disturbing activity.

RURAL EVENT VENUE A commercial facility in a rural area rented to individuals, groups, or organizations and used to host gatherings such as weddings, receptions, parties, meetings, and conferences. A rural event venue may be comprised of a permanent structure(s), temporary structure(s), uncovered outdoor gathering area(s), or any combination of these features. This definition does not include banquet halls, places of assembly, or publicly owned facilities.

EXECUTIVE ORDER 11988 (FLOODPLAIN MANAGEMENT) Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

EXISTING CONSTRUCTION Means, for the purposes of determining rates, structures for which the start of construction commenced before January 6, 1983.

EXISTING LOT Any tract of land, less than five acres, for which an approved plat has been recorded at the Lancaster County Register of Deeds office, or which is shown on a preliminary subdivision plat that has been approved by the Lancaster County Planning Commission as of the effective date of the UDO.

EXISTING MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before January 6, 1983.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

(F)

FABRICATION SHOPS The assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or

health or safety hazards outside of the building and are visually undifferentiated from an office building. This shall not include uses that require deliveries by trucks with more than two axles more frequently than once a day.

FAIRGROUNDS A facility that includes buildings and outdoor areas for animal shows and judging, carnivals, circuses, community meetings, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, and theaters, but does not include racetracks or motorized contests of speed.

FALL ZONE Provides for adequate setbacks on all sides of a tower to prevent its fall from encroaching on adjoining properties.

FAMILY A single individual or collective body of persons in a domestic relationship based upon blood, marriage, adoption, or legal custody, living as a separate, independent housekeeping unit, or a group of not more than three unrelated persons, all living together as a separate housekeeping unit.

FARMERS' MARKET A permanent establishment for the retailing or wholesaling of agricultural products including, but not limited to, vegetables, fruits, meats, eggs, dairy products, grains, and prepared foods. At least 50 percent% of the vendors must be farmers, fishermen, and other agricultural producers who sell produce, eggs, plants, flowers, local seafood, and other value-added farm products such as jams, jellies, and honey.

FEE The annual monetary amount charged to a property owner of record of real property for the services provided by the stormwater utility system and program.

FEMA The Department of Homeland Security, Federal Emergency Management Agency and its regulations codified as 44 CFR 59-79. The following documents are incorporated by reference and may be used by the local floodplain administrator to provide further guidance and interpretation of this article as found on FEMA's website at www.fema.gov:

1) All FEMA technical bulletins.

2) All FEMA floodplain management bulletins.

3) FEMA 348 protecting building utilities from flood damage.

FINAL PLAT The final map, drawing, or chart on which the subdivider's plat of subdivision is presented for approval and which, if approved by the Planning Department, will be submitted to the Register of Deeds for recording.

FLAG A piece of durable fabric or other flexible material with distinctive colors and patterns mounted by attaching one side to a freestanding pole or a pole attached to a building. For the purposes of this UDO, a flag does not include feather flags, pennant flags, sail flags, teardrop flags, blade flags, banners, or screens.

FLEET SERVICE FACILITY, PRIVATE A facility owned and/or operated by a business establishment or individual for the purpose of storage, maintenance, and/or fueling of fleet vehicles; storage of equipment and supplies in warehouses or outdoor storage yards; and/or the dispatching and training of field employees.

FLEET SERVICE FACILITY, PUBLIC A facility owned and/or operated by the government for the purpose of storage, maintenance, and/or fueling of fleet vehicles; storage of equipment and supplies in warehouses or outdoor storage yards; and/or the dispatching and training of field employees.

FLOOD A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

FLOOD FREQUENCY A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

FLOOD HAZARD BOUNDARY MAP (FHBM) An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

FLOOD INSURANCE The insurance coverage provided under the national flood insurance program.

FLOOD INSURANCE RATE MAP (FIRM) An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY The official report provided by the Federal Emergency Management Agency which contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

FLOOD PRONE AREA See "Floodplain.

FLOOD ZONE A geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

FLOODING The grade situated below the 100-year BFE of either a FEMA mapped stream or, as determined from a hydrological/hydraulic analysis, below the Q100 BFE elevation of an unmapped stream or conduit.

FLOODPLAIN or FLOOD PRONE AREA Any land area susceptible to being inundated by water from any source.

FLOODPLAIN MANAGEMENT The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

FLOODPLAIN REGULATIONS Included in Chapter 8 and through the UDO zoning and, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

FLOODPLAIN STUDY A study, formally adopted by the County, excluding base flood determinations performed for a specific development site that examines, analyzes, evaluates, or determines the hydraulic and hydrologic characteristics of flood hazards for a basin or partial basin area. To be used as a regulatory instrument the study shall, at a minimum, meet the FEMA criteria specified in Guidelines and Specifications for Flood Hazard Mapping Partners, most current version.

FLOODPROOFING Any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitation facilities, or structures with their contents.

FLOODPROOFING CERTIFICATE A form published by the Federal Emergency Management Agency that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

FLOOD-RESISTANT MATERIAL Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

FLOODWAY The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

~~**FOOD TRUCK** A licensed, motorized vehicle mobile food unit which is temporarily stored on privately-owned lot where food items are sold to the general public.~~

FOOD TRUCK A mobile food unit, licensed by the SC Department of Agriculture, that are fully enclosed mobile kitchens that may prepare, cook, or serve time/ temperature control for safety foods as an extension of the commissary (home kitchen). A mobile food unit must be permitted by the SCDA in order to operate from a retail food establishment.

FORECOURT An open area at grade or within 30 inches of grade, that serves as an open space, plaza, or outdoor dining area.

FORESTRY Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs.

FRATERNITY/SORORITY HOUSE A structure used to provide housing for fraternal or sisterhood organization members while such persons are attending college. These are measured in terms of lodging units: a lodging unit is a furnished room of a minimum 200 square feet that includes sanitary facilities and may include limited kitchen facilities

FREEBOARD A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FREESTANDING CANOPY A permanent structure that is structurally independent of a building, that is of rigid construction, and over which a covering is attached that provides weather protection, identity, or decoration.

FRONTAGE[542] The uninterrupted linear or curvilinear extent of a lot measured along the street right-of-way from its intersection with one side lot line to the intersection of the other side lot line.

FRONTAGE LANDSCAPE AREA A required landscaped area along any public street right-of-way.

FUNCTIONALLY DEPENDENT USE A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

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[542] Staff comment: "Define frontage."

FUNERAL HOMES Establishments for preparing the dead for burial or internment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, and selling caskets and related merchandise).

(G)

GALLERY A covered passage extending along the outside wall of a building supported by arches or columns that is open on three sides.

GARDEN (COMMUNITY AND PRIVATE) An exterior area for the small-scale production of vegetables and flowering plants for personal or small commercial use. This definition includes community and private gardens. This definition does not include crop production and nurseries.

GARDEN APARTMENT A building type that accommodates 3 to 12 attached dwelling units vertically and horizontally integrated.

GAS Natural gas, flammable gas, or gas that is toxic or corrosive.

GENERAL BUILDING A building type that typically accommodates commercial uses.

GENERAL COMMERCIAL, SMALLA place of business with 5,000 or less square feet of floor area providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser.

GENERAL COMMERCIAL, LARGE A place of business with more than 5,000 square feet of floor area providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser.

GENERAL COMMUNITY SERVICE For the purposes of the McWhirter Field Aviation Overlay District, general community service is a nonprofit, educational, institutional, or governmental land use that is not commercial or residential in nature and that is not otherwise included as a specified use.

GLARE Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

GOVERNMENT OFFICE A room or group of rooms used to conduct the affairs of a local, state, or federal government or government agency.

GROSS FLOOR AREA The sum in square feet of the horizontal area of all floors of the building measured from the exterior walls or from the centerline when two buildings or units abut. Gross floor area includes basement floor area when more than 50% of the basement height is above the established curb level or above the finished lot grade level where the curb has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics,

balconies and mezzanines, enclosed porches and floor area devoted to accessory uses is included in the calculation of gross floor area. However, the following is not included: any space devoted exclusively to on-site parking; or outdoor loading, display, storage, utility service areas; and uninhabited enclosed space on tops of roofs; or attic space having head room of less than 7'6".

GROUND COVER Any natural vegetative growth or other material which renders the soil surface stable against accelerated erosion.

GROUND FLOOR The floor of a building that is at or nearest to the level of the ground around the building. It does not include the floor of the basement.

GROUND FLOOR ELEVATION The height of the finished ground floor measured from the top of the abutting sidewalk.

(H)

HABITABLE STRUCTURES A building or part thereof, designed to be used for human habitation as a residence or lodging regularly or intermittently, or any place of business which is regularly or intermittently inhabited or occupied by the general public: Habitable Structures include but are not limited to the following use types occupied by the general public: residential, lodging, office/service, commercial/entertainment, civic, educational/institutional, automotive, and industrial. Habitable Structures do not include barns, storage buildings, utility/toolsheds, playhouses, doghouses, and garages and pool houses without sleeping quarters, etc.

HALFWAY HOME A place where persons are aided in readjusting to society following a period of imprisonment, hospitalization, or institutionalized treatment related to a criminal offense. This term excludes residential/family care homes and residential care facilities.

HAZARD TO AIR NAVIGATION An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of navigable airspace.

HAZARDOUS WASTE MANAGEMENT FACILITY A facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste as defined in South Carolina Code of Laws, Title 44.

LARGE PRODUCT RENTAL/SALES/REPAIR Establishments that may have showrooms, open lots, or garages for selling, renting, leasing, repairing, servicing, alteration, restoration, towing, painting, and/or finishing of heavy equipment, buses, trucks, manufactured homes, prefabricated storage buildings or sheds, construction equipment, and commercial and industrial equipment, and recreational vehicles.

HEIGHT[543] The vertical distance from the ground elevation to the highest point of a structure or tree, including any appurtenance thereon expressed as feet above mean sea level (MSL).

HEIGHT, BUILDING The highest point of a pitched of flat roof measured from average grade.

HEIGHT LIMITATIONS No structure or tree shall be erected, altered, allowed to grow, or maintained in any airport surface zone, with a height in excess of the height established for such zone. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

HEIGHT, STORY The height of story measured from the top of the finished floor to the ceiling above.

HIGH QUALITY AQUATIC RESOURCES (HQAR) means waters of the United States or waters of the state that are determined to be critical due to their uniqueness, scarcity, function, and/or value.

HIGHEST ADJACENT GRADE The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

HIGHLY VOLATILE LIQUID (HVL) A hazardous liquid which will form a vapor cloud when released to the atmosphere and which has a vapor pressure exceeding 276 kPa (40 psia) at 37.8°C (100 °F).

HISTORIC STRUCTURE Any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a State inventory of historic places;

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified (a) by an approved State program as determined by the Secretary of Interior, or (b) directly by the Secretary of Interior in states without approved programs. Some structures or districts listed on

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[543] Staff comment: "The various definitions of height, building height, story height need to be assimilated into a singular cohesive definition."

the State or local inventories MAY NOT be "Historic" as cited above but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

HIVE A structure intended for the housing of a bee colony.

HOME OCCUPATION An occupation or profession conducted within a dwelling unit by a resident that is incidental to the primary use of the dwelling as a residence. Home Occupations are small and quiet businesses generally invisible from the frontage requiring little parking, little or no signage, and having only one or two employees and provide services such as professional services, music instruction, and hair styling. For the purposes of this ordinance, telecommuting shall not constitute the establishment of a home occupation.

HORIZONTAL SURFACE (ZONE D) The horizontal surface is a horizontal plane located 150 feet above the established airport elevation and begins at the edge of the transitional surfaces and primary surface for a distance of 5,000 feet for visual approach runways.

HOSPITAL A health care facility and related facilities the purpose of which is to provide for care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for- profit or not-for-profit basis; but not including group homes. The facility must be licensed by the South Carolina Department of Public Health (SCDPH).

HOTEL/MOTEL Establishments providing lodging and short-term accommodations for travelers. They may offer a wide range of services including overnight sleeping space, food services, convention hosting services, and/or laundry services. Entertainment and recreation activities may also be included. Extended-stay hotels are included in this category. This definition includes "inns." These are measured in terms of lodging units: a lodging unit is a furnished room of a minimum 200 square feet that includes sanitary facilities and may include limited kitchen facilities.

HYDRAULICALLY EQUIVALENT COMPENSATORY STORAGE Compensatory storage placed between the proposed normal water elevation and the proposed 100-year flood elevation. All storage lost or displaced below the existing ten-year flood elevation is replaced below the proposed ten-year flood elevation. All storage lost or displaced above the existing ten-year flood elevation is replaced above the proposed ten-year flood elevation.

HYDROLOGIC AND HYDRAULIC CALCULATIONS Engineering analysis which determines expected flood flows and flood elevations based on land characteristics and rainfall events.

HYDROPHYTIC VEGETATION Plant life typically adapted for life in saturated soil conditions or water.

(I)

ILLICIT DISCHARGE Any discharge or dumping of material into the stormwater management system, a flood prone area, or a water of the U.S./state that is not composed entirely of stormwater, except for discharges allowed under a National Pollution Discharge Elimination System (NPDES) permit or nonpolluting flows.

IMPERVIOUS SURFACE Impervious surface includes any material which reduces and prevents absorption of stormwater into previously undeveloped land. This includes but is not limited to, buildings, roads, pavement, gravel surfaces, etc. Items not considered to be "impervious" include the water area of a swimming pool and wooden slatted decks.

IMPERVIOUS SURFACE AREA means a surface which, because of its composition or compacted nature, impedes or prevents natural infiltration of water into the soil, including but not limited to roofs, decks, driveways, patios, sidewalks, parking areas, tennis courts, streets, or compacted gravel surfaces.

IMPERVIOUS SURFACE AREA RATIO The ratio of impervious surface to total parcel area.

IMPROVED SITE AREA The sum of the horizontal area of the outside portion of the site and includes any space devoted to on-site parking; outdoor loading, display, storage, utility service, decorative areas and landscaped areas that are part of the original site plan approval.

INDEPENDENT LIVING FACILITIES Age-restricted (55 and over) attached congregate living facilities (not a single-family dwelling), with paid or volunteer staff that provide assistance to more than 6 individuals. Independent Living Facilities are designed for persons 55 years of age and older who do not require full-time health and support services, such as medical and nursing care, central dining, and transportation service, to be located on-site. Each living unit within an Independent Living Facilities shall be physically accessible to older persons. Independent Living Facilities shall consist of controlled access to the building, interior elevators, and conditioned corridors. This term excludes residential/family care homes and halfway homes. The site shall have reasonable access to either an arterial or collector road.

INDUSTRY, RESTRICTED A facility that involves the use, storage, production, or processing of any hazardous materials or substances in quantities subject to the reporting requirements of The Emergency Planning and Community Right-to-Know Act (EPCRA) also known as SARA Title III of 1980 (Sections 311-312, 42 U.S.C. §§ 11021-11022) and/or any facility that uses, stores, produces, or processes dangerous goods and/or hazardous substances that are covered by separate regulations, standards, or codes which are classified on the basis of immediate physical or chemical hazards, such as fire, explosion, corrosion and toxicity, and are in sufficient quantities such that accidental release or explosion may affect life, health, property or the

environment beyond the immediate perimeter of the facility. These include flammable gases, flammable liquids, flammable solids (self-reactive and related substances; and desensitized explosives), substances liable to spontaneous combustion, substances that when in contact with water emit flammable gases, oxidizing substances, organic peroxides, toxic substances, radioactive and corrosive substances.

INDUSTRY, HEAVY Typically the largest facilities in a community, these structures house complex operations and allow for intense manufacturing and industrial uses that have high impacts to neighboring properties with extensive outdoor activities.

INDUSTRY, LIGHT These facilities are typically designed for a range of primarily indoor industrial uses such as fabrication, manufacturing, assembly, processing, and bulk storage which have low impacts on surrounding properties.

IN-KIND REPLACEMENT (CULVERT) An in-kind culvert replacement has an equivalent cross-sectional area, shape, roughness coefficient, and inlet and outlet elevations; or the replacement may be shown to have an equivalent hydraulic capacity using appropriate engineering calculations.

INCREASED COST OF COMPLIANCE (ICC) Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with State or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

(J)

JUNKYARDS Any land or structure used for storing, dismantling, reconditioning, collecting, purchasing, or selling of scrap metal or other discarded goods and materials, including the collection, dismantlement, and salvage of two or more inoperative vehicles, boats, or other types of machinery or equipment.

(K)

KENNELS, INDOOR Establishments for the boarding and grooming of pets, including dog day care facilities that do not allow overnight boarding or keep unsupervised animals outside.

KENNELS, OUTDOOR A use or structure intended and used for the breeding or accommodation of small domestic animals for sale or for the training, or overnight boarding, of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals.

(L)

LAKE OR NATURAL WATERCOURSE A natural or artificial body of water encompassing an area of two or more acres which retains water throughout the year. Any stream, river, brook, swamp, sound, bay, creek, run, branch, canal, waterway, estuary, and any reservoir, lake or pond, natural or impounded in which sediment may be moved or carried in suspension, and which could be damaged by accumulation of sediment.

LAMP A generic term for a source of optical radiation (i.e. "light"), often called a "bulb" or "tube." Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.

LAND DEVELOPMENT ACTIVITY Define to include all development

LAND DISTURBING ACTIVITY Any activity which results in changes in the volume or flow rates of rainfall runoff, soil erosion from water or wind; or the movement of sediments into state waters or onto land within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land.

LANDFILL – CLASS ONE – COMPOSTING FACILITY A Composting Facility, as defined in South Carolina Code of Laws, Title 44, as amended, is a facility used to provide aerobic, thermophilic decomposition of the solid organic constituents of solid waste to produce a stable, humus-like material. The operations of such a facility include the grinding or composting of source separated organic residual wastes. These wastes shall include only yard trimmings, leaves, grass clippings, woodchips, trees, stumps, and other land-clearing debris. Waste shall not include food waste, masonry materials, road spoils, paving material, solid waste from agricultural or silvicultural operations, scrap metal, vehicles, or other scrap materials.

LANDFILL - CLASS TWO - CONSTRUCTION AND DEMOLITION DEBRIS A land use for the disposal of discarded solid wastes resulting from construction, remodeling, repair, and demolition of structures, road building, and land clearing. The wastes include, but are not limited to, bricks, concrete, and other masonry materials, soil, rock, lumber, road spoils, paving material, and tree and brush stumps. Allowed waste does not include solid waste from agricultural or silvicultural operations or municipal solid waste.

LANDFILL - CLASS THREE A solid waste disposal facility, as defined in South Carolina Code of Laws, Title 44, as amended, for municipal solid waste, industrial solid waste, sewage sludge, nonhazardous solid waste incinerator ash, scrap metal, vehicles and other nonhazardous waste. These establishments also include recycling and resource recovery facilities that operate in conjunction with landfills.

LAND USE COMPATIBILITY Generally this term means The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. For the purposes of the McWhirter Field Aviation Overlay, this means land uses that do not endanger the health, safety, or welfare of the owners' occupants or users of the land.

LAND USE PLAN A comprehensive plan prepared by the County Council upon recommendation of the Planning Commission which indicates the general locations recommended for the various functional classes of public works, places, and structures and for the general physical development of Lancaster County and includes any unit or part of such plan separately adopted and any amendment to such plan or parts thereof.

LANDSCAPE LIGHTING The illumination of trees, shrubs, or other plant material as well as ponds and other landscape features.

LANDSCAPED ISLAND A landscaped area placed at the ends of all parking bays or aisles (other than perimeter parking bays or aisles) or where required along traffic channels.

LANDSCAPED PROTRUSION An extension from the outer perimeter of a parking lot that extends from the perimeter into the parking lot.

LANE Lanes are small, traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

"**Large-Scale Retailer**" is a type of General Commercial use and includes membership-only retail warehouse facilities. Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area.

LARGE PARKING LOT A parking lot where the number of parking spaces exceeds 100.

LATERAL ADDITION Improvements that increase the building footprint square footage. If the common wall is demolished as part of the project, then the entire structure must be elevated. If only a doorway is knocked through the existing structure, then only the additional has to be elevated.

LETTER OF MAP AMENDMENT (LOMA) The official determination by FEMA that a specific structure is not in a special flood hazard area; amends the effective flood hazard boundary map (FHBM) or flood insurance rate map (FIRM).

LETTER OF MAP REVISION (LOMR) A letter issued by FEMA that revises base flood elevation, flood insurance rate zones, flood boundaries or regulatory floodways as shown on an effective flood hazard boundary map or flood insurance rate map.

LEVEL OF SERVICE (LOS) A qualitative assessment of a transportation facility's operating conditions indicating the extent or degree of service provided by, or proposed to be provided by, the facility based on and related to the operational characteristics of the facility.

LIGHT POLLUTION Any adverse effect of artificial light including, but not limited to, glare, light trespass, skyglow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

LIGHT TRESPASS Light that falls beyond the property it is intended to illuminate.

LIGHTING EQUIPMENT Materials specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.

LIMITED STORAGE An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE, and A1-A30 zone it must meet the requirements of Article IV.A.4 of this ordinance. If the area is located below the base flood elevation in a V, VE and V1-V30 zone it must meet the requirements of Article IV.F of this ordinance.

LITTORAL ZONES Such zones are described as follows:

A. The littoral zone is that portion of a wet detention pond which is designed to contain rooted aquatic plants. The littoral area is usually provided by extending and gently sloping the sides of the pond down to a depth of two to three feet below the normal water level or control elevation. Also, the littoral zone can be provided in other areas of the pond that have suitable depths (i.e., a shallow shelf in the middle of the lake); and

B. The littoral zone is established with native aquatic plants by planting and/or the placement of wetland soils containing seeds of native aquatic plants. A specific vegetation establishment plan must be prepared for the littoral zone. The plan must consider the hydroperiod of the pond and the type of plants to be established.

LIVE-WORK UNIT An attached residential building type with a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces (no dual occupancy is permitted). Live-work units exist as variations of either the Detached House building type or the Townhome building type and shall be subject to their applicable requirements.

LOADING AREA An off-street area logically and conveniently located for the loading and unloading of goods, supplies, or equipment.

LOADING BERTH Space within a loading area where a vehicle is parked during the loading or unloading process.

LOCAL GOVERNMENT Any county, incorporated village, town or city, or any combination of counties, incorporated villages, towns, and cities.

LOCAL (URBAN) ROAD. Roads that primarily serve as access to residences, businesses, and other properties. They distribute traffic to higher functional classification streets in the network. These roads should have the lowest traffic counts in the urban network, which includes the transitional and neighborhood zones as shown in Section 2.5.3. Informal on-street parking is not allowed on local (urban) streets with less than 30 feet of pavement width after the date of adoption of this ordinance. On-street parking is allowed with an approved parking plan that includes parking stalls designed to work with the street.

LOCAL (RURAL) ROAD. Local roads and streets primarily serve as access roads to farms, residences, businesses, and other properties. They distribute traffic to highways in the higher functional classification network. These roads should have the lowest traffic counts in the county-wide network and are found in rural zones as shown in Section 2.5.3.

LOT A portion of a subdivision or any other parcel of land intended as a unit for transfer or ownership or for development or both. This term has the same meaning as plot, parcel, or tract.

LOT AREA The area included within the rear, side, and front lot lines. Lot area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

LOT, CORNER[544] A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle of less than 135 degrees.

LOT DEPTH The distance between the front and rear property lines measured along a line midway between the side property lines.

LOT, INFILL[545] **Development on vacant or underutilized land in previously developed areas.**

LOT OF RECORD A lot which is a part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds of Lancaster County; or a lot described by metes and bounds in a deed of conveyance which has been recorded in the Lancaster County Registry; or a lot on which the building or buildings and improvements for a condominium or townhouse development are to be located; or a residential site where a condominium unit or townhouse development is to be located, which said description shall be contained in a duly recorded declaration creating and establishing a condominium unit or townhouse ownership.

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[544] Staff comment: "Define corner lot."

[545] Staff comment: "Define infill lots."

LOT, THROUGH[546] A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot.

LOT WIDTH The distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.

LOW IMPACT DEVELOPMENT (LID) A stormwater management strategy concerned with maintaining or restoring the natural hydrologic functions of a site to achieve natural resource protection objectives and fulfill environmental regulatory requirements.

LOW VOLTAGE LANDSCAPE LIGHTING Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.

LOWEST ADJACENT GRADE (LAG) Is an elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

LOWEST FLOOR The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

LUMEN The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).

LUMINAIRE The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

LUMINAIRE, FULLY SHIELDED A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.

LUMINAIRE, UNSHIELDED A luminaire capable of emitting light in any direction including downwards.

(M)

MAIN A distribution line that serves as a common source of supply for more than one service line.

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[546] Staff comment: "Define through lot."

MANUFACTURED HOME A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK The location of two or more manufactured or mobile homes on a parcel of land shall constitute a manufactured home park.

MANUFACTURED HOME PARK OR SUBDIVISION, NEW A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after January 6, 1983.

MANUFACTURED (MOBILE) HOUSING A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. This definition is not inclusive of Recreational Vehicles.

MANUFACTURED HOUSING-CLASS A A manufactured home constructed after July 1, 1998, that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development authorized under the National Manufactured Housing Construction and Safety Standards Act of 1974 that were in effect at the time of construction and has a HUD label attached.

MANUFACTURED HOUSING-CLASS B A double-wide manufactured home constructed to meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development authorized under the National Manufactured Housing Construction and Safety Standards Act of 1974 that were in effect at the time of construction and has a HUD label attached, but does not meet the criteria of a Class A Manufactured Home.

MANUFACTURED HOME-CLASS C A single-wide manufactured home constructed to meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development authorized under the National Manufactured Housing Construction and Safety Standards Act of 1974 that were in effect at the time of construction and has a HUD label attached, but does not meet the criteria of a Class A Manufactured Home.

MARKET VALUE shall be determined based on:

A. An independent appraisal by a professional appraiser. The appraisal must exclude the value of the land and not use the income capitalization approach which bases value on the use of the property, not the structure; or

B. Detailed estimates of the structure's actual cash value. The replacement cost for a building, minus a depreciation percentage based on age and condition.

MARQUEE A canopy projecting from the side of a building that may include vertical panels that extend from the canopy above the roofline of the building and frequently includes panels for changeable copy.

MASTER PLAN A component of a development application that provides a detailed two-dimensional drawing illustrating all required site features, including buildings, parking areas, street locations, street sections, rights-of-way, property lines and setbacks, required or proposed watercourse buffers, site landscaping and lighting (in conceptual form), and all related development calculations.

MATERIALS RECOVERY An industrial facility that is not a salvage yard and in which recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

MEAN SEA LEVEL Means, for the purpose of this ordinance, the Nations Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Maps (FIRM) are shown.

MEDIAN ISLAND A landscaped area in the center between 2 back-to-back parking rows in a parking bay.

MEDICAL CLINIC Facilities that provide outpatient ambulatory or outpatient health care such as emergency medical clinics; ambulatory surgical centers dialysis centers outpatient family planning services; community health centers and clinics; and blood and organ banks.

MEDICAL EQUIPMENT AND SUPPLIES MANUFACTURING Establishments primarily engaged in manufacturing medical equipment and supplies. Examples of products made by these establishments are surgical and medical instruments, surgical appliances and supplies, dental equipment and supplies, orthodontic goods, ophthalmic goods, dentures, and orthodontic appliances.

MEDICAL FACILITIES, SMALL A use classification that includes doctor offices, dentist offices, urgent care facilities, and similar facilities concerned with the diagnosis, treatment, and care of human beings that are 10,000 square feet or less in gross floor area.

MEDICAL FACILITIES, LARGE A use classification that includes hospitals, medical office buildings, long-term/institutional care facilities, and similar facilities concerned with the diagnosis, treatment, and care of human beings that are more than 10,000 square feet in gross floor area.

MICRO WIRELESS FACILITY A small wireless facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height; and any exterior antenna that is no longer than 11 inches.

MINING MAJOR RESOURCE EXTRACTION[547] (MINING AT DEPTH) The mining or extraction of any minerals, ore, fossil fuels, or other materials from beneath the surface of the earth for processing, sale, or any other commercial purpose. This use includes the extraction of any materials more than 12 feet below the existing grade, including quarries to mine, extract, or remove limestone, minerals, or bedrock materials if they extend more than 12 feet below the existing grade.

MINING MINOR RESOURCE EXTRACTION (SURFACE) Extractive uses such as surface mining for sand, gravel, clay, and topsoil for processing, sale, or any other commercial purpose and any other such use. This use includes extraction of materials that does not extend more than 12 feet below the existing grade.

MITIGATION Measures taken to eliminate or minimize damage from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement of the resource.

MIXED USE BUILDING A multi-story building type that typically accommodates ground floor retail uses with upper-story residential or commercial use.

MOUNTING HEIGHT The height of the photometric center of a luminaire above grade level.

MULTI-TENANT DEVELOPMENT For the purposes of the sign regulations in Chapter 7, a building or group of buildings developed for multiple non-residential users occupying one building or lot, or in multiple buildings or lots that are divided by a shared party wall that utilize shared parking. Examples include a shopping center, retail center, office park, multi-story multi-tenant building, or planned development.

(N)

NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

NATURAL EROSION The wearing away of the earth's surface by water, wind, or other natural agents under natural environmental conditions undisturbed by man.

NATURAL, WHEN USED IN REFERENCE TO STREAMS AND CHANNELS Those streams and channels formed by the existing surface topography of the earth prior to changes made by

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[547] The revision of the mining definitions is intended to clarify the treatment of quarries and sets the limit at 12 feet as provided in the use regulations for Mining. Under the proposed text, extraction of more than 12 feet (including quarries) are Major Resource Extraction and not Minor Resource Extraction.

man. A modified stream and channel which has regained natural characteristics over time as it meanders and reestablishes vegetation may be considered

NETWORK INTERFACE DEVICE The telecommunications demarcation device and cross connect point demarcating the boundary with any wireline backhaul facility and which is on or adjacent to the pole or support structure supporting the small wireless facility.

NEW CONSTRUCTION Structures for which the "start of construction" commenced on or after January 6, 1983, and includes any subsequent improvements to such structures.

NEW IMPERVIOUS SURFACE Area that is created after the effective date of this UDO (insert date).

NIGHT CLUB A facility whose primary business (51% of gross income) is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, for on-site consumption where the purchase of food is at the option of the customers and not required by the operator, and providing entertainment, examples of which include live music, dancing, comedy, etc. Night club does not include sexually oriented/adult businesses.

NONCONFORMING NON-ENCROACHMENT AREA The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 1 foot as designated in the Flood Insurance Study report.

NONCONFORMITY Any lawfully established lot, site improvement, structure, or use, that does not comply with current UDO regulations.

NON-DEPOSITORY FINANCIAL INSTITUTION An establishment that provides short-term, high-interest personal lending services. These institutions include check cashing establishments (not including incidental check cashing), motor vehicle title lenders, payday lenders, deferred presentment services, bail bonding, and other businesses with similar business models and land use impacts. This definition does not include banks, credit unions, savings and loan associations, precious metals dealers, or similar uses.

NONMETALLIC MINERAL PRODUCT MANUFACTURING Nonmetallic Mineral Product Manufacturing use transforms mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption. The use includes establishments that manufacture bricks, refractories, ceramic products, and glass and glass products, such as plate glass and containers. Also included are cement and concrete products, lime, gypsum and other nonmetallic mineral products including abrasive products, ceramic plumbing fixtures, statuary, cut stone products, and mineral wool. This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials and are not classified as a Class III Landfill.

NONRIVERINE REGULATORY FLOODPLAIN Regulatory floodplains not associated with streams, creeks, or rivers, such as isolated depressional storage area or lakes.

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) The datum listed as the reference datum on flood insurance rate maps should be used for elevation certificate and floodproofing certificate completion.

NUCLEUS COLONY A small colony used for educational purposes, queen maintenance and rearing, or for use in the capture and future integration of a swarm into a viable colony. A nucleus colony is comprised of significantly fewer bees than a conventional colony and is contained in a structure that is approximately one-half the size of a normal hive.

NURSERIES & GARDEN CENTERS Industries in the Nursery and Garden Center subsector grow and sell plants mainly to be transplanted to another lot. The subsector comprises establishments, such as orchards, greenhouses, and nurseries, primarily engaged in retailing plants, vines, or trees and their seeds.

(O)

OFFICE, GENERAL A use classification for general business enterprises that provide a variety of standard administrative services but do not fall into another specific use classification, including flexible office space provided to multiple persons or firms. These establishments typically employ white-collar and professional workers and may be corporate headquarters, independent enterprises, or part of conglomerates with varied lines of business.

ON-STREAM DETENTION A detention facility constructed in whole or in part on a jurisdictional watercourse.

OPEN SPACE An area, land or water set aside and protected from development which may be left in a generally unimproved state without human-made structures and reserved for enjoyment in its unaltered state.

ORDINARY HIGH-WATER MARK The point on the bank or shore established by the fluctuations of water and indicated by physical characteristics. Distinctive marks may be present, such as by erosion, destruction, or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other such recognized characteristics.

OUTDOOR AMENITY SPACE A predominately outdoor, open, and uncovered area that serves as an outside amenity for occupants of a development.

OUTDOOR SALES, ACCESSORY USE The retail sale of goods and products outside of a permanent primary structure that are clearly secondary to the function contained in that structure. They are typically located within permanent open-air structures, uncovered outdoor

areas, or on public or private sidewalks. Sale items include, but are not limited to, landscape materials, lawn and garden supplies, and produce.

OUTDOOR SALES – LARGE PRODUCT RENTAL/SALES/REPAIR Establishments that may have showrooms, open lots, or garages for selling, renting, leasing, repairing, servicing, alteration, restoration, towing, painting, or finishing of products that are generally displayed outdoors due to their large size or all-weather construction, such as heavy equipment, buses, trucks exceeding 20,000 pounds of gross vehicle weight, manufactured homes, prefabricated storage buildings or sheds, construction equipment, and commercial and industrial equipment, and recreational vehicles.

OUTDOOR SALES - NURSERIES AND LANDSCAPE PRODUCTS Establishments primarily engaged in retail sales of nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, as well as materials for use in landscaping, such as pine straw, mulch, rock, stone, and pavers

OVERLAY ZONE A zoning district that encompasses one or more underlying zones and that imposes additional requirements beyond those required for the underlying zone.

OWNER Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide.

OWNERSHIP PARCEL Any legally described parcel of land. This includes contiguous lots or parcels of land, owned in whole, or in part, by the same property owner.

(P)

PARENT means an affiliate that directly, or indirectly through one or more intermediaries, controls another person.

PARK, PRIVATE A tract of land owned or controlled and used by specific and designated entities or persons for active and/or passive recreational purposes.

PARK, PUBLIC A tract of land owned by a branch of government and available to the general public for recreational purposes.

PARKING AISLE A single row of parking spaces.

PARKING BAY Two parking aisles located in a back-to-back configuration.

PARKING LOT/STRUCTURE–PRINCIPAL USE A stand-alone parking lot or structure (deck/garage) that is available for public or private use, but that is not accessory to another use.

PAWNSHOPS Premises operated by a pawnbroker who is engaged in the business of lending money on the security of pledged goods and who may also purchase merchandise for resale from dealers and traders. (Subject to South Carolina Code of Laws, Title 40, Chapter 39)

PEDESTRIAN SHED, LINEAR A pedestrian shed that is based on a one-quarter (1,320 feet) radius around a series of block lengths. Linear pedestrian sheds are useful in planning neighborhood main streets or neighborhoods with multiple nodes.

PEDESTRIAN SHED, STANDARD A pedestrian shed that is based on a one-quartered mile (1,320 feet) radius around a node. Standard pedestrian sheds are useful in planning neighborhoods.

PENINSULA, PROTRUSION OR AREAS THAT CHANNEL TRAFFIC All areas other than parking spaces or pedestrian walkways where traffic flow or direction is channeled or otherwise guided within the parking lot.

PERENNIAL STREAM Any stream displayed as a solid blue line on the most recent maps published by the U.S. Geological Survey, approved by the Army Corps of Engineers, or appearing on a map of perennial streams and wetlands approved by the Lancaster County Council.

PERIMETER LANDSCAPE AREA A landscaped area around a principle building that front upon a public street.

PERSON Any individual or group of individuals, firm, partnership, association, corporation, or any other entity including local government.

PERSON CONDUCTING LAND-DISTURBING ACTIVITY Any person who may be held responsible for violation unless expressly provided otherwise by this Ordinance.

PERSONAL SERVICES Cosmetic services such as hair and nail salons, barber shops, clothing alterations, shoe repair, weight loss centers, and non-permanent makeup services.

PERSONAL SERVICES, RESTRICTED A personal service establishment that may tend to have a blighting and/or deteriorating effect upon surrounding areas and that may need to be dispersed from other similar uses to minimize its adverse impacts, including tattooing, body piercing, huka or hookah facilities, and similar services. These uses may also include accessory retail sales of products related to the services provided. The use does not include establishments that offer ear piercing.

PETROLEUM GAS Propane, propylene, butane, (normal butane or isobutanes) , and butylene (including isomers), or mixtures composed predominantly of these gases, having a vapor pressure not exceeding 208 psi (1434 kPa) gage at 100 °F (38 °C).

PETROLEUM PRODUCT Flammable, toxic, or corrosive products obtained from distilling and processing of crude oil, unfinished oils, natural gas liquids, blend stocks and other miscellaneous hydrocarbon compounds.

PHARMACEUTICAL AND MEDICINE MANUFACTURING Establishments primarily engaged in one or more of the following:

A. Manufacturing biological and medicinal products;

B. Processing (i.e., grading, grinding, and milling) botanical drugs and herbs;

C. Isolating active medicinal principals from botanical drugs and herbs; and

D. Manufacturing pharmaceutical products intended for internal and external consumption in such forms as ampoules, tablets, capsules, vials, ointments, powders, solutions, and suspensions.[548]

PHASE OF GRADING One of two types of grading: rough or fine.

PLACES OF ASSEMBLY – LARGE Structures and land designed for 50 or more people to congregate for civic, social, and religious functions. This includes, but is not limited to, worship centers, such as churches, temples, synagogues, and mosques, and civic meeting facilities, such as alumni associations, booster clubs, scouting organizations, ethnic associations, social clubs, fraternal lodge and veterans' membership organizations.

PLACES OF ASSEMBLY – SMALL Structures and land designed for less than 50 people to congregate for civic, social, and religious functions. This includes, but is not limited to, worship centers, such as churches, temples, synagogues, and mosques, and civic meeting facilities, such as alumni associations, booster clubs, scouting organizations, ethnic associations, social clubs, fraternal lodge and veterans' membership organizations.

PLANT UNIT A specific number and type of plants required within the landscape area.

POLE A vertical pole such as a utility, lighting, traffic, or similar pole made of wood, concrete, metal, or other material that is lawfully located or to be located within a right of way including, but not limited to, a replacement pole and a County pole. A 'pole' shall not include a support structure or electric transmission structure.

POLLUTANT Any substance harmful to the environment that is not authorized for discharge from a storm sewer by a SCDES MS4 or NPDES permit.

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[548] This definition is derived from the 2022 NAICS description of pharmaceutical and medicine manufacturing (NAICS 3254).

POND A natural or artificial body of water of less than two acres which retains water year-round.

PORCH A raised structure attached to a building, forming a covered entrance to a doorway.

POST-FIRM Construction or other development which started on or after January 6, 1983.

POST OFFICE Establishments conducting operations of the United States Postal Service including permanent, contract, and lease stations.

PRE-FIRM Construction or other development which started before January 6, 1983.

PRECISION INSTRUMENT RUNWAY A runway end having instrument approach procedure utilizing air navigation facilities with horizontal and vertical guidance, or area type navigation equipment, for which a straight-in precision instrument approach procedure has been approved or planned.

PRE-DEVELOPMENT Predevelopment conditions for the purpose of the UDO assume land use conditions prior to the proposed development or re-development. In such cases where development is initiated prior to receiving appropriate local, state, and federal permits, the existing land use condition will be assumed to be native forest.

PRELIMINARY PLAT A map or plat of a parcel of land which is to be or has been subdivided, containing sufficient data in order that a determination may be readily made as to the location, bearing, and length of every street and alley line, lot line, easement boundary line, and other boundary line, and meeting the required standards of this ordinance and approved following the procedures in this ordinance.

PRIMARY FAÇADE A building facade which faces a street, private drive, parking area, park or civic space.

PRIMARY SURFACE The primary surface is longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway. When the runway has no specially prepared hard surface, the primary surface ends at each end of that runway. The width of the primary surface is 250 feet, or 50 feet beyond the marked edge of a turf runway.

PRINCIPAL STRUCTURE A structure in which is conducted the principal use of the lot on which it is located.

PRINTING AND RELATED SUPPORT ACTIVITIES Establishments that print products, such as newspapers, books, labels, business cards, stationery, business forms, and other materials, and perform support activities, such as data imaging, platemaking services, and bookbinding.[549]

PRIVATE MATERIALS RECOVERY & WASTE TRANSFER FACILITIES This commercial industry comprises establishments primarily engaged in operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage); and/or operating facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories.

PRIVATE RECYCLING COLLECTION STATIONS A center for the acceptance and temporary storage of recyclable materials in a common area in a residential or commercial development.

PROFESSIONAL SERVICES Services provided that make available the knowledge and skills of their employees to sell expertise and perform professional, scientific, and technical services to others such as legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services; advertising, media, and photography services; real estate services; investment banking, securities, brokerages; and insurance-related services.

PROPERTY LINES A line of record, bounding a property and dividing one property from another property or from a public or private space. In this definition, the terms "lot" and "parcel" mean the same as "property."

PROPERTY LINE, FRONT The property line separating property from a street right-of-way or access way.

PROPERTY LINE, REAR The property line opposite and most distant from the front property line.

PROPERTY LINE, SIDE INTERIOR The property line that is roughly perpendicular to the front property line and rear property line and separates one property from the other by a shared property line.

PROPERTY LINE, SIDE STREET The property line that is roughly perpendicular to the front property line and rear property line and separates the property from another street right-of-way or access way that is not the front property line.

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[549] This definition is from the 2022 NAICS description of printing and related support activities (NAICS 323).

PROPERTY OWNER OF RECORD The person identified as owner by County tax records.

PROTECTED DISTRICT The zoning district that is protected by a landscape buffer.

PUBLIC FLOOD CONTROL PROJECT A flood control project within a deed or plat restricted area that will be operated and maintained by a public agency to reduce flood damages to existing buildings or structures. A land stewardship not-for-profit corporation, or similar entity, may also own, operate, or maintain a public flood control project. In this circumstance, there shall also be an executed agreement with a public agency to take over ownership, operation, or maintenance if the corporation dissolves or fails to meet the operation and maintenance requirements for the project area. The project shall include a hydrologic and hydraulic study of the existing and proposed conditions of the watershed area affected by the project. Nothing in this definition shall preclude the design, engineering, construction, or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.

PUBLIC RECYCLING COLLECTION STATIONS A center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. This definition is not intended to be inclusive of Materials Recovery & Waste Transfer Facilities, which are engaged in the active sorting and processing of recyclables or other waste materials.

WASTE/RECYCLING CONVENIENCE SITES A site, location, tract of land, or building operated by a public entity that may be used for the purpose of collecting all types of residential waste and recyclables that are generated "off-site" in the local community to be transported by public or private companies to a waste recycling, transfer, or disposal/recovery facility, permitted by South Carolina Department of Environmental Services (SCDES) as required. This use includes County collection (convenience) centers.

PUBLIC ROAD OR TRAIL DEVELOPMENT Any development activities which take place in a public right-of-way or part thereof or easement that is administered and funded, in whole or in part, by a public agency under its respective roadway jurisdiction. A public road development located within a regulatory floodway, and which has been approved by the South Carolina Department of Transportation is exempt from the hydraulic analysis requirements of the UDO. Individual recreation trail systems being constructed as part of another development project are not considered public road or trail development.

PUBLIC SAFETY STATION Facilities for federal, state, and local law enforcement and fire protection agencies, and their accessory uses including office space, temporary holding cells, equipment and evidence storage facilities, and vehicle garages. This definition is not intended to be inclusive of vehicle impoundment lots or state prison facilities.

PUBLIC SIDEWALK An improved surface paralleling a street, road, or alley that is used as a public pedestrian walkway. This sidewalk shall not include any privately installed and maintained areas located adjacent to the public sidewalk that is used primarily to provide a pedestrian linkage between the abutting property and the public sidewalk.

PUBLIC TRANSPORTATION FACILITY A facility used for the purposes of providing regular, continuing shared-ride surface transportation services to the public. **PUBLIC TRANSPORTATION FACILITIES** include bus terminals, subway terminals, trolly and cable car terminals, and railroad terminals.

(Q)

(R)

RACETRACK An outdoor course prepared for horse, dog, automobile, or other vehicle racing.

RECONSTRUCTION The act of rebuilding a structure.

RECREATION FACILITIES, PRIVATE Indoor or outdoor uses or structures for active or passive recreation that are owned by private for-profit entities. Such uses include gymnasiums, natatoriums, fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities, parks, pools, ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, archery ranges, tennis courts, riding stables, golf courses, marinas, and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), restrooms, and picnic shelters.

RECREATION FACILITIES, PUBLIC Indoor or outdoor uses or structures for active or passive recreation that are owned by public or semi- public entities including municipal governments, homeowner's associations, athletic associations, and youth associations. Such uses include, gymnasiums, natatoriums, fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities, parks, pools, ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, archery ranges, tennis courts, riding stables, golf courses, marinas, and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), restrooms, and picnic shelters.

RECREATIONAL VEHICLE A vehicle which is:

A. Built on a single chassis;

B. 400 square feet or less when measured at the largest horizontal projection;

C. Designed to be self-propelled or permanently towable by a light-duty truck; and

D. Designed primarily not for use as permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGISTERED PROFESSIONAL ENGINEER An engineer licensed in the state under the S.C. Code of Regulations Chapter 49.

REGULATORY FLOOD PROTECTION ELEVATION The elevation to which all structures and other development located within the special flood hazard areas must be elevated, or floodproofed if non-residential. Within such areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus 2.5 feet of freeboard. In such areas where no BFE has been established, this shall be 2.5 feet above the highest adjacent grade.

REMEDY A VIOLATION To bring a structure or other development into compliance with State or community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the Ordinance, or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

REPAIR, REMODELING OR MAINTENANCE Activities which do not result in any increases in the outside dimensions of a building or any changes to the dimensions of a structure.

REPETITIVE LOSS A building covered by a contract for flood insurance that has incurred flood-related damages on 2 occasions during a 10 year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

RESEARCH AND DEVELOPMENT FACILITIES This includes medical and testing laboratories but shall not include uses that require frequent deliveries by truck with more than two axles. This definition also includes facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities.

RESIDENTIAL/FAMILY CARE HOME (5 OR FEWER RESIDENTS) A home with support and supervisory personnel that provides room and board, personal care, and rehabilitation services in a family environment for not more than 6 resident handicapped persons and is certified by the State of South Carolina. This term excludes residential care facilities and halfway homes.

RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS) A staffed premises (not a single-family dwelling) with paid or volunteer staff that provides full-time care to more than 6 individuals. Residential care facilities include group homes, nursing homes, residential child-care facilities, assisted living facilities, adult care homes, congregate living facilities, continuing care facilities, skilled nursing facilities, and orphanages. Residential Care Facilities can include independent living facilities, but the use must include care facilities to qualify as a residential

care facility and not an independent living facility. This term excludes residential/family care homes and halfway homes.

RESIDENTIAL STREET Streets serve as the primary transportation network in the community. Generally, they are two to six blocks in length.

RESTAURANT Any establishment, whether open to the public or operated as a private club, whose primary business (51% of gross income) is serving food or meals prepared on the premises. When alcoholic beverages, including beer and wine, are served, menus must be available and table service provided to patrons. Any defined portion of the restaurant where alcoholic beverages, including beer and wine, are served, but the purchase of food is optional, will clearly be subordinate to the main dining area where the purchase of food is expected and required by the operator. The sale of alcoholic beverages, including beer and wine, must be licensed by the State Alcoholic Beverage Commission.

RETENTION FACILITIES A facility designed to completely retain a specified amount of stormwater runoff without release except by means of evaporation, infiltration, or pumping.

RETROFITTING Measures, such as floodproofing, elevation, construction of small levees, and other modifications, taken on an existing building or its yard to protect it from flood damage.

REVENUES All fees, assessments or other income received by the stormwater utility, including, but not limited to, amounts received from the investment or deposit of monies in any fund or account, and all amounts received as gifts or donations, and the proceeds from the sale of bonds to finance the stormwater management program, or any other type of funds derived from grants, charges, or loans which by purpose or effect relate to stormwater management activities.

RIPARIAN ENVIRONMENT Vegetated areas within the limits of the regulatory floodplain or flood prone area conveyance path, bordering a waterway that provides habitat or amenities dependent on the proximity to water.

RIVERINE Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

ROADSIDE DITCHES Drainage ditches within 25 feet from the edge of the outside travel lane. Section 1316 of the National Flood Insurance Act of 1968 refers to the act that provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

ROADSIDE STANDS A Seasonal Sales establishment, operated primarily in the open air, for the retailing of agricultural products including, but not limited to, vegetables, fruits, meats, eggs, dairy products, grains, and prepared foods.

RUNWAY A defined area on an airport prepared for landing and takeoff of aircraft along its length.

RUNWAY END Existing physical end of the hard-surfaced runway, having a defined coordinate and elevation.

RUNWAY PROTECTION ZONE (RPZ) (ZONE A) The area off the end of the runway end designed to provide a clear area that is free of above ground obstructions and structures to enhance the protection of people and property on the ground. Zone A is intended to provide a clear area that is free of above-ground obstructions and structures.

RUNWAY APPROACH SURFACE (ZONE B) A critical overlay surface that reflects the approach and departure areas for each runway at an airport. The approach surface is longitudinally centered on the extended runway centerline, extending outward and upward from the end of the runway. The approach slope for visual runways is 20:1 for a distance of 5,000 feet.

(S)

SCHOOLS–ELEMENTARY & SECONDARY A public or private institution for education or learning including athletic or recreational facilities, but not including lodging. This includes any school licensed by the state and that meets the state requirements for elementary and secondary education. This may include remedial after school activities.

SCHOOLS–VOCATIONAL/TECHNICAL A public or private institution for education or learning including athletic or recreational facilities, but not including lodging. These schools offer vocational and technical training in a variety of technical subjects and trades. Training may lead to job-specific certification.

SEASONAL LIGHTING Temporary lighting installed and operated in connection with holidays or traditions.

SECONDARY FAÇADE A building façade which does not face a street, private drive, parking area, park, or civic space.

SECTION 1316 OF THE NATIONAL FLOOD INSURANCE ACT OF 1968 The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

SEDIMENT Solid particulate matter, both mineral and organic, that has been or is being transported by water, air, gravity, or ice from its site of origin.

SEDIMENTATION The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural watercourse.

SERVICE LINE A distribution line that transports gas from a common source of supply to an individual customer, to residential or small commercial customers, or to multiple residential or small commercial customers served through a meter header or manifold. A service line ends at the outlet of the customer meter or at the connection to a customer's piping, whichever is further downstream, or at the connection to customer piping if there is no meter.

SERVICE STREET A specifically designated street where special rules apply.

SETBACK The minimum horizontal distance from any lot line, proposed lot line, or right-of-way, which establishes the allowed building envelope or location for a structure or condition.

SETBACK, FRONT YARD The minimum horizontal distance between the front lot line and the nearest point of the allowable building envelope

SETBACK, REAR YARD The minimum horizontal distance between the rear lot line and the nearest point of the allowable building envelope.

SETBACK , SIDE INTERIOR YARD The minimum horizontal distance between: (1) a shared property line between two properties that is roughly perpendicular to the front property line, and (2) the minimum building envelope for the side yard.

SETBACK, SIDE STREET YARD The minimum horizontal distance between a side street right-of-way and the nearest point of the allowable building envelope.

SEXUALLY ORIENTED BUSINESS (SOB)/ADULT ESTABLISHMENT Any establishment having a substantial portion of materials or entertainment characterized by an emphasis on sexual activities, anatomical genital areas, or the female breast as listed and defined in South Carolina Code of Laws Section 16-15-375. SOB uses and establishments include, but are not limited to, adult arcades, adult bookstores, adult cabarets, adult motels, adult motion picture theaters, adult theaters, adult video stores, escort motels, escort services, and sexual encounter centers, and any other establishment which contains activities characterized by the performance, depiction, or description of specific anatomical areas or specific sexual activities.

SHADE TREE A locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater.

SHOOTING RANGE, INDOOR An enclosed indoor facility designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, air guns, or any other similar sport shooting. Indoor shooting range facilities are designed to offer a totally controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation,

lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use.

SHOOTING RANGE, OUTDOOR A permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, air guns, or any other similar sport shooting in an outdoor environment.

SHOPFRONT BUILDING A single-story building type that typically accommodates ground floor retail uses

SIGN A visual display of an object or device that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that is intended to communicate, advertise, identify, announce, direct, inform, or attract attention and that is visible from a public right-of-way. The term "sign" includes a structure used to support or display a sign.

BANNER A temporary, generally flexible, sign constructed of cloth, plastic, vinyl, or fabric of any kind intended to be hung either with or without a frame.

BILLBOARD A permanent, freestanding, off-premises sign or sign structure that has one or more faces upon which copy is placed on a poster or panel that is mounted on a pole or metal structure.

READERBOARD A sign that serves as a display for characters, letters, or illustrations that a sign user can manually change or rearrange without altering the face or surface of the sign.

ELECTONIC MESSAGE CENTER (EMC) A sign capable of displaying words, symbols, figures, or images, that are changeable electronically or mechanically by remote or automatic means. Examples of EMCs include digital displays using light-emitting diodes (LED) and tri-vision mechanically changeable signs.

INFLATABLE DEVICE A sign that is a cold air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable, or similar method.

SIGN, A-FRAME A temporary, portable, freestanding sign that is in the shape of the letter "A" when viewed from the side, with back-to-back sign faces, an easel, or a similar configuration.

SIGN, ATTACHED CANOPY An on-premises attached sign that is affixed to an attached canopy.

SIGN, ATTACHED An on-premises sign that is permanently affixed to a building or structure.

SIGN, AWNING An on-premises sign painted, printed, or attached to the cover or frame structure of an awning.

SIGN, FEATHER A banner in the shape of a feather, quill, sail, blade, or teardrop that is mounted on a solid or flexible pole or cord. These are sometimes referred to as "quill signs" or "sail banners."

SIGN, FREESTANDING CANOPY An on-premises attached sign that is affixed to a freestanding canopy where the face of the sign is parallel to the face or fascia of the canopy to which it is attached.

SIGN, FREESTANDING A permanent on-premises sign supported by its own structure apart from a building and secured in the ground.

SIGN, INCIDENTAL A small permanent on-premises sign that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as wall signs and freestanding signs, and that has a height and scale that is subordinate to the primary sign types allowed for the property. Examples of typical incidental signs include house numbers, occupant directories, directional signs, drive-thru menu boards, and parking signs. The list of examples is provided to clarify the regulations and does not limit the content of incidental signs. The County will not review the content of incidental signs.

SIGN, MARQUEE An on-premises attached sign on a canopy projecting from the side of a building that may include vertical panels that extend above the roofline of the building and frequently includes panels for changeable copy.

SIGN, MONUMENT An on-premises permanent freestanding sign with a low profile and having a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

SIGN, OFF-PREMISES A sign that draws attention to or communicates information about a business, organization, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises on which the sign is located. Nothing contained in this definition will be construed to apply to limit noncommercial messages or information placed on any allowed sign.

SIGN, ON-PREMISES A sign that draws attention to or communicates information about a business, organization, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided on the premises where the sign is located. Nothing contained in this definition will be

construed to apply to limit noncommercial messages or information placed on any allowed sign.

SIGN, PERMANENT A sign constructed from durable materials that is affixed to a building, a structure, or the ground so that the sign resists environmental loads, such as wind, and that precludes ready removal or movement of the sign.

SIGN, POLE An on-premises permanent freestanding sign supported by one or more visible poles or vertical members.

SIGN, PYLON An on-premises permanent freestanding sign supported by one or more poles or vertical members that are enclosed within fascia or another exterior finish material.

SIGN, PORTABLE Any sign that is not securely attached to a fixed location and that a person or vehicle can carry, tow, haul, or drive. Examples of portable signs include:

A. Portable signs with a chassis or support constructed without wheels;

B. Portable signs with the wheels removed; and

C. Signs designed for use on a trailer or on wheels.

SIGN, PROJECTING/SUSPENDED An on-premises attached sign that is affixed to and projects 12 inches or more from the side of a building or underside of a balcony or arcade, that is generally oriented perpendicular to the front façade of the building, and that displays content on both sides.

SIGN, RESIDENTIAL DEVELOPMENT A permanent freestanding sign located near the entrance drive or road to a residential development or an optional attached sign for a multi-family residential development. An example of a typical residential development sign is one that identifies the name of the development or phase of development, sometimes incorporating architectural or landscape features. The example is provided to clarify the regulations and does not limit the content of residential development signs. The County will not review the content of residential development signs.

SIGN, ROOF A sign which is erected, constructed, placed, or maintained upon and completely over the roof of the building to which it is attached.

SIGN, TEMPORARY A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, and displayed for a limited time only. Temporary signs include banners, feather signs, inflatable devices, stake signs, and post signs. Examples of common temporary signs include political signs, public demonstration signs, yard sale signs, grand opening signs, contractor signs, real estate signs, and signs that announce a special event. The list of

examples does not limit the content of temporary signs. The County will not review the content of temporary signs.

SIGN, WALL An on-premises sign painted or attached to the wall of a building or structure where the face of the sign is parallel to the wall on which it is installed.

SIGN, WINDOW An on-premises sign that is painted, hung, or otherwise affixed to the inside or outside of a window of a building or structure.

SILTATION Sediment resulting from accelerated erosion which is settleable or removable by properly designed, constructed, and maintained control measures; and which has been transported from its point of origin within the site of a land-disturbing activity; and which has been deposited, or is in suspension in water.

SINGLE FAMILY RESIDENTIAL PROPERTY Developed property which serves the primary purpose of providing a permanent dwelling unit, regardless of the zoning district in which such property is located, for single-family detached units, and which may or may not have accessory uses related to the purpose of providing permanent dwelling facilities.

SITE Any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development.

SITE PLAN A map or graphics prepared to scale depicting the development of a tract of land, including but not limited to the location and relationship of the structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, existing and proposed grading, walkways, and other site development information required for the review of some proposed developments.

SKETCH PLAN A component of a development application that shows in simple line drawing form the proposed layout of streets, lots, buildings, civic spaces, and other features in relation to existing conditions based upon the size of the tract proposed for development.

SLAUGTHERHOUSE A commercial enterprise with a dedicated facility where livestock is slaughtered and prepared for distribution retail sales establishments such as grocery stores and butcher shops. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage, or sale of the product on the premises.

SMALL EQUIPMENT REPAIR/RENTAL The repair and/or rental of small equipment as a primary use including televisions, computers, cleaning equipment, vacuum cleaners, and other equipment that can be transported by automobile, small truck/van.

SMALL WIRELESS FACILITY Radio transceivers; surface wave couplers; antennas; coaxial or fiber optic cable located on a pole or support structure, immediately adjacent to a pole or support structure, or directly associated with equipment located on a pole or support structure

and within a one hundred-foot radius of the pole or support structure; regular and backup power supplies and rectifiers; and associated ancillary equipment, regardless of technological configuration, at a fixed location or fixed locations that enable communication or surface wave communication between user equipment and a communications network and that meets both of the following qualifications:

A. Each wireless provider's antenna could fit within an enclosure of no more than six cubic feet in volume; and

B. All other wireless equipment associated with the small wireless facility, whether ground or pole mounted, is cumulatively no more than twenty-eight cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of the volume of all other wireless equipment associated with any such facility: electric meters, concealment elements, network interface devices, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services. The term "small wireless facility" does not include: the pole, support structure, or improvements on, under, or within which the equipment is located or collocated or to which the equipment is attached; wireline backhaul facilities; or coaxial or fiber optic cable that is between Small Wireless Facilities, poles, or support structures or that is otherwise not immediately adjacent to or directly associated with a particular antenna. For purposes of this Regulation, in order to be considered directly associated with equipment located on a pole or support structure, coaxial or fiber optic cable must not extend more than one hundred feet in radial circumference from the base of the pole or support structure to which the small wireless facility antenna is attached. No portion of a small wireless facility as defined in this Regulation may be used as a wireline backhaul facility.

SMALL WIRELESS PERMIT A written authorization, in electronic or hard copy format, required to be issued by the County to initiate, continue, or complete the collocation of a small wireless facility or the installation, modification, or replacement of a pole upon which a small wireless facility is to be collocated.

SOLAR ENERGY SYSTEM Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including but not limited to any substance or device which collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or part of the roof of a building or structure and serving as a window or wall. A solar energy system may be mounted on the building or on the ground and is not the principal use of the property.

SOLAR FARM An energy generation facility comprised of one or more freestanding, ground mounted devices that capture solar energy and convert it to electrical energy for use in locations

other than where it is generated. Solar generation stations typically utilize photovoltaic solar cells but can use parabolic trough systems. A solar farm is also known as a solar power plant, solar generation plant, solar power plant, or solar thermal power plant.

SPECIAL FLOOD HAZARD AREA (SFHA) The land in the floodplain subject to a 1 percent or greater chance of being flooded in any given year as determined in Chapter 8 of this Ordinance.

SPORTS ARENA/STADIUM. A structure that is open or enclosed and used for games, concerts, and major events and is partly or completely surrounded by tiers of seats accommodating spectators. This use does not include venues located on the campus of elementary or secondary schools.

STORAGE – VEHICLE, BOAT, AND RV A land use for the temporary or long-term storage of vehicles, boats, and recreational vehicles in an enclosed warehouse or fenced storage yard. The facility may also provide customary services for the repair, or maintenance, and accessory sale of stored products and supplies, or services including lifting or launching services.

STORAGE-OUTDOOR STORAGE YARD A land use for the outdoor storage of various materials including, but not limited to, lumber, pipe, bricks, stone, shingles, mulch, soil, sand, gravel, and other nonhazardous materials outside of a structure. This definition does not include any scrap metal, junk vehicles, or other similar salvage materials. Storage of construction materials on an active job site is not included in the definition of outdoor storage.

STORAGE–SELF-SERVICE A facility for renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property. No occupant may use a self-service storage facility for residential purposes. A self-service storage facility is not a safe-deposit box or vault maintained by banks, trust companies, or other financial entities.

STORAGE–SELF-SERVICE CLIMATE CONTROLLED A facility for renting or leasing individual indoor, climate-controlled storage space to occupants who are to have access to the space for the purpose of storing and removing personal property. No occupant may use a self-service storage facility for residential purposes. A self-service storage facility is not a safe-deposit box or vault maintained by banks, trust companies, or other financial entities.

STORAGE-WAREHOUSE, INDOOR STORAGE Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, self-service, or mini-storage facilities offered for rent or lease to the general public; warehouse facilities primarily used for wholesaling and distribution; or terminal facilities for handling freight.

STORAGE-WAREHOUSE, INDOOR STORAGE, RESTRICTED A facility that involves the storage of any hazardous materials or substances which would be subject to the reporting requirements of The Emergency Planning and Community Right-to-Know Act (EPCRA) also known as SARA Title III of 1980 (Sections 311-312, 42 U.S.C. §§ 11021-11022) and/or any facility

which stores dangerous goods and/or hazardous substances that are covered by separate regulations, standards or codes which are classified on the basis of immediate physical or chemical hazards, such as fire, explosion, corrosion and toxicity and are in sufficient quantities such that accidental release of explosion may affect life, health, property or the environment beyond the immediate perimeter of the facility. These include flammable gases, flammable liquids, flammable solids (self-reactive and related substances; and desensitized explosives), substances liable to spontaneous combustion, substances that when in contact with water emit flammable gases, oxidizing substances, organic peroxides, toxic substances, radioactive and corrosive substances.

STORMWATER FACILITY See Stormwater drainage, flood control and pollutant reduction in runoff.

STORMWATER MANAGEMENT SYSTEM All ditches, channels, conduits, bridges, culverts, levees, ponds, natural and human-made impoundments, wetlands, wetland buffers, riparian environment, tile, swales, sewers, BMPs or other natural or artificial structures or measures which serve as a means of draining surface and subsurface water from land.

STORMWATER PERMIT A permit established by this article and issued through the County prior to the approval of a building permit signifying conformance with provisions of this article.

STORMWATER POLLUTION PREVENTION PLAN A document which describes the best management practices (BMPs) and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.

STORMWATER RUNOFF The portion of a precipitation on the land which reaches the drainage system.

STORMWATER UTILITY SERVICE FEE The monthly monetary amount charged each parcel of real property for the services provided by the stormwater utility system and program as set forth in the County schedule of rates and fees, a copy of which is located in the office of the County Clerk and is incorporated by reference herein.

STREAM A perennial or intermittent stream shall be deemed present if the feature is shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture (USDA) or the most recent complete version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS).

STREAM CHANNEL Any river, stream, creek, brook, or branch in or into which surface or groundwater flows, either perennially or intermittently.

STREET – A public or private thoroughfare intended for automotive travel that provides the principal means of access to adjacent property. This UDO uses the terms "street" and "road" synonymously and includes highways in the definition. Streets are categorized into functional classification based on the role the street plays in the road network. The functional classifications are:

A. Alleys;

B. Local Roads;

C. Collector Roads;

D. Commercial/Arterial Roads; and

E. Commercial/Arterial Road.

STREET, INTERIOR A private drive or other means of automotive circulation located on the interior of a development site.

STRUCTURE A combination of materials that form a construction for use, occupancy, or ornamentation whether install on, above, or below the surface of land or water.

STUDIO–DANCE, FITNESS, MARTIAL ARTS, MUSIC, ARTS Facilities for individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.

SUBDIVIDER Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity proceeding under to subdivide land hereunder for himself or for another.

SUBDIVISION All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes resubdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exceptions are included within this definition only for the purpose of requiring that the Lancaster County Planning Department be informed and have a record of the subdivisions:

A. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;

B. The division of land into parcels of five acres or more where no new street is involved and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats; and

C. The combination or recombination of entire lots of record where no new street or change in existing streets is involved.

SUBDIVISION, MAJOR Subdivisions that include new streets, extensions of streets, requests for variances, dedication of public utilities or streets, include 11 or more acres or subdivide land into 6 or more lots, and result in an increase in the number of lots/parcels included in subdivision previously approved by Lancaster County.

SUBDIVISION, MINOR Subdivisions that do not include new streets, extensions of streets (except for improving or widening existing streets), requests for variances (except those for curb and gutter requirements), dedication of public utilities or streets, include 10 or fewer acres or subdivide land into five or fewer lots, and do not result in an increase in the number of lots/parcels included in subdivision previously approved by Lancaster County.

SUBSIDIARY An affiliate that is directly, or indirectly through one or more intermediaries, controlled by another person.

SUBSTANTIAL DAMAGE Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement".

SUBSTANTIAL IMPROVEMENT Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

A. Any project of improvement to a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official, and which are the minimum necessary to assure safe living conditions or,

B. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Permits shall be cumulative for a period of 5 years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARK OR SUBDIVISION Where the repair, reconstruction, rehabilitation, or improvement of the streets, utilities, and pads equals or exceeds 50%of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement commenced.

SUPPORT STRUCTURE (FOR WIRELESS FACILITIES) Includes communication towers, buildings, and any other structures used to support 1 or more antennas.

SUPPORT STRUCTURE (FOR SIGNS) A building, billboard, or any other structure in the ROW to which a small wireless facility is or may be attached. A "support structure" does not include an electric transmission structure or pole.

SWALE A vegetated channel, ditch, or low-lying or depressional tract of land that is periodically inundated by conveying stormwater from one point to another.

(T)

TECHNICAL REVIEW COMMITTEE (TRC) A staff committee established to provide technical advice on sketch plans, preliminary plats, and final plats.

TECHNICALLY FEASIBLE A deployment that, by virtue of engineering or spectrum usage, the proposed placement for a small wireless facility, or its design, concealment measures, or site location can be implemented without a material reduction in the functionality of the small wireless facility.

TEMPORARY USE A land use on an individual parcel or site established for a limited and fixed period of time for a purpose which may not normally be permitted in a zoning district, or which does not meet all zoning requirements, but which is necessary in special situations.

TEN-YEAR STORM The stormwater runoff resulting from precipitation of an intensity expected to be equaled or exceeded, on the average, once in 10 years, and of a duration which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

THEATER, INDOOR (MOVIE OR LIVE PERFORMANCE) A specialized theater for showing movies or motion pictures on a projection screen or a stage for live performances. This category also includes cineplexes and megaplexes, complex structures with multiple movie theaters, each

theater capable of an independent performance. This does not include Sexually Oriented Businesses/Adult Entertainment.

THEATER, OUTDOOR (AMPHITHEATER) An establishment for the performing arts with open-air seating for audiences, usually circular or oval, in which tiers of seats rise from a central open avenue.

TINY HOME A Detached Dwelling that is 600 square feet or less in Floor Area, excluding lofts. A "loft" is a floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet, 8 inches and is used as a living or sleeping space.

TINY HOME COURT A Development that contains three or more Tiny Homes located on a single Lot.

TINY HOME ON WHEELS (THOW) A type of Recreational Vehicle that: is 400 square feet or less in area; includes basic functional areas that support normal daily routines, such as a bathroom, a kitchen, and a sleeping area; and is mounted on a wheeled trailer chassis.

TOWER,COMMUNICATIONS Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

TOWER, LATTICE A guyed or self-supporting multi-sided, open, steel frame structure used to support wireless communications equipment.

TOWER, MONOPOLE A structure composed of a single spire used to support wireless communications equipment.

TOWNHOUSE A building type that accommodates three or more dwelling units where each unit is separated vertically by a common side wall. Units cannot be vertically mixed.

TOWNHOUSE DEVELOPMENT A townhouse development is a development consisting of two or more townhouses with each townhouse on its own lot separated by property lines and constructed within a building group of townhouses with their accompanying common areas, courtyards, and accessory buildings as authorized by the condominium or townhouse development regulations of the Lancaster County Unified Development Ordinance.

TOXIC OR HAZARDOUS MATERIALS Any substance or combination of substances, which upon exposure to any organism, either directly from the environment or indirectly by ingestion through food chains, has the potential to cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions, physical deformities, or other adverse health effects in such organisms or their offspring.

TRAFFIC AISLE A driveway for traffic along parking spaces.

TRAFFIC CHANNEL A driveway for traffic movement within a parking lot other than landscape islands.

TRAFFIC ISLAND Any peninsula, protrusion, or area within or along parking lots that channel traffic or separate entrance drives from parking spaces. A traffic island is not necessarily a complete "island" surrounded by other installations or constructions.

TRAILS A linear path designed for and used by pedestrians, cyclists, equestrians, and other nonmotorized modes of transportation. The term trails also includes greenways and multi-use paths.

TRANSITION SECTION The reaches of the stream or regulatory floodway where water flows from a narrow cross-section to a wide cross-section or vice-versa.

TRANSITIONAL SHELTER A facility that provides temporary housing within a religious institution. Such a facility is a temporary use and is distinct from the definition for Community Support Facility.

TRANSITIONAL SURFACE (ZONE C) The transitional surface extends outward and upward at right angles to the runway centerline and extends at a slope of seven feet horizontally for each one foot vertically (7:1) from the sides of the primary and approach surfaces. The transitional surfaces extend to the point at which they intercept the horizontal surface at a height of 150 feet above the established airport elevation.

TRANSMISSION PIPELINES Include, but not limited to, pipelines designed for the transmission of a "Gas", or "Petroleum Gas", except a "Service Line" or "Main", as those terms are defined by Title 49, Code of Federal Regulations, Section 192.3; also includes pipelines designed for the transmission of a "Hazardous Liquid", "Petroleum Product", "Highly Volatile Liquid", as defined by Title 49, Section 195.2.

TRANSPARENCY The total area of window and door opening filled with glass expressed as a percentage of the total facade area by story.

TRUCK STOP. An establishment engaged primarily in the fueling, servicing, repair, or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include showers or restaurant facilities primarily for the use of truck crews.

TURKEY SHOOT A temporary use of land for firing shotguns at fixed targets as a competition, frequently awarding a turkey as the prize for the winner.

TWENTY-FIVE YEAR STORM The stormwater runoff resulting from precipitation of an intensity expected to be equaled or exceeded on the average, once in 25 years, and of a duration

which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

(U)

UDO Lancaster County Unified Development Ordinance.

UNCOVERED The removal of ground cover from, on, or above the soil surface.

UNDERSTORY TREE A locally adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.

UNDEVELOPED COMMERCIAL/INDUSTRIAL PROPERTY Undeveloped property located within a zoning district in which multifamily, industrial, service, or commercial uses are included as permitted uses.

UNDEVELOPED RESIDENTIAL PROPERTY Undeveloped property located in a district zoned primarily for detached single-family dwelling units, but not included as permitted uses industrial, service, and commercial uses.

UNENCLOSED A structure or use that exists or occurs in a location that is not sealed off or surrounded by constructed or manufactured barriers.

UPPER STORY Any story above the ground story or floor.

UPLIGHT For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plan.

USE The principal activity or function that actually takes place or is intended to take place on a parcel.

UTILITIES Facilities or systems for the distribution of gas, electricity, steam, or water, the collection, treatment and disposal of sewage or refuse; the transmission of communications; of similar functions necessary for the provision of public services. Radio transmission facilities less than 180 feet in height for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities. Utilities are divided into 3 classes:

> Class 1: Distribution, transmission, and collection lines (above and below ground) including electrical, solar panels, telephone/broadband internet, natural gas, waste water collection, and water distribution lines; pumping stations, lift stations, and telephone/broadband switching facilities (up to 200 square feet).
>
> Class 2: Elevated water storage tanks; above ground natural gas facilities including regulator stations and Point of Delivery stations; package treatment plants;

telephone/broadband switching facilities (over 200 square feet); substations; or other similar facilities in connection with telephone, electric, natural gas, steam, and water facilities, not including cellular communication towers.

Class 3: Generation, production, or treatment facilities such as power plants, water, and sewage plants.

(V)

VARIANCE A grant of permission that authorizes a person, owing to conditions particular to the property, in which a literal enforcement of the UDO would result in unnecessary and undue hardship.

VEHICLE RENTAL/LEASING/SALES Establishments that may have showrooms or open lots for selling, renting, or leasing vehicles. May include dealers for automobiles and light trucks, motorcycle, ATVs, or boat and marine craft dealers.

VEHICLE RENTAL/LEASING/SALES, OFFICE ONLY Establishments that engage in the wholesaling of vehicles for sale, lease, or rental and that do not have any outdoor displays of vehicles or offer vehicle repair services. Vehicles include automobiles and light trucks, motorcycles, ATVs, or boat and marine craft dealers.

VEHICLE SERVICES–MAJOR REPAIR/BODY WORK The repair, servicing, alteration, restoration, towing, painting, or finishing of automobiles, recreational vehicles, boats, and other personal vehicles as a primary use. This includes major repair and body work such as collision repair, painting services, tire recapping, and other body work. This may be an accessory use to an establishment that provides vehicle rental/leasing/sales. "Vehicle Services – Minor Repair/Maintenance" use as well as the sale of vehicle parts, food and convenience items may also be included as an incidental part of such uses.

VEHICLE SERVICES–MINOR REPAIR/MAINTENANCE Facilities for the fueling, cleaning and servicing of automobiles, recreational vehicles, boats, and other personal vehicles as a primary use. Examples include gas stations; car washes (as an accessory use)); car stereo and alarm system installers; detailing services; muffler and radiator shops; tire and battery sales and installation (not including recapping); and quick-lube services. Such uses may include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. The sale of vehicle parts, food, and convenience items may be included as an incidental part of such uses.

VEHICLE WASHING FACILITIES A self- or full-service outdoor facility primarily engaged in cleaning, washing, or waxing automotive vehicles, such as passenger cars, trucks, vans, and trailers.

VELOCITY The average velocity of flow through the cross section of the main channel at the peak flow of the storm of interest. The cross section of the main channel shall be that area defined by the geometry of the channel plus the area of flow below the flood height defined by vertical lines at the main channel.

VETERINARY CLINIC Establishments that include services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; boarding services for pets; and grooming.

VIOLATION The failure of a structure or other development to be fully compliant with these regulations.

VISUAL APPROACH An approach to an airport conducted with visual reference to the terrain.

(W)

WASTE Surplus materials resulting from on-site land-disturbing activities and being disposed of at other locations.

WASTE TRANSFER FACILITY A place or facility where nonhazardous solid waste materials are taken from a collection vehicle, temporarily stored or stockpiled, and ultimately placed in a transportation unit for movement to another facility.

WATER DEPENDENT Structures or facilities relating to the use of, or requiring access to, the water or shoreline. Examples of water-dependent uses include, but are not limited to, pumping facilities, wastewater treatment facilities, facilities and improvements related to recreation boating or commercial shipping.

WATER SURFACE ELEVATION (WSE) The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of riverine or lacustrine areas

WATERCOURSE A lake, river, creek, stream, wash, channel, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

WATERSHED The land area above a given point on a channel that contributes stormwater to that point.

WATERSHED BENEFIT A decrease in flood damages to structures or an improvement in water quality upstream or downstream of the development site created by installation of the stormwater management system. The benefit must be beyond the benefit provided by meeting the minimum stormwater ordinance standards and stormwater technical reference manual guidance.

WATERS OF THE STATE The South Carolina Pollution Control Act defines waters of the state as: lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic Ocean within the territorial limits of the state and all other bodies of surface or underground water, natural or artificial, public or private, inland or coastal, fresh or salt, which are wholly or partially within or bordering the state or within its jurisdiction. The definition includes, but is not limited to:

A. All waters such as lakes, rivers, streams (including intermittent streams), mudflats, wetlands, sloughs, wet meadows, or natural ponds.

B. All impoundments of waters not otherwise defined as waters of the state under the definition.

C. Tributaries of waters identified above.

D. Wetlands adjacent to waters identified above.

For clarification, Waste Treatment Systems, including treatment ponds or lagoons designed to meet the requirements of the Clean Water Act (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the state. It should also be noted that the following waters are generally not considered to be waters of the state:

A. Drainage and irrigation ditches excavated on dry land.

B. Artificially irrigated areas that would revert to upland if the irrigation ceased.

C. Artificial lakes created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stormwater storage, stock watering, irrigation, or settling basins.

D. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating and/or diking dry land to retain water for primarily aesthetic reasons.

E. Water-filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the state.

WATERS OF THE UNITED STATES Those water bodies and wetland areas that are under the U.S. Army Corps of Engineers' jurisdiction.

WET DETENTION FACILITY A wet detention facility designed to maintain a permanent pool of water at least three feet in depth after the temporary storage of stormwater runoff.

WETLAND Lands that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, under normal conditions, a prevalence of vegetation adapted for life in saturated soil conditions (known as hydrophytic vegetation). A wetland is identified based upon the three attributes:

A. Hydrology;

B. Soils; and

C. Vegetation as mandated by the current federal

D. wetland determination methodology.

WETLAND IMPACT Waters of the U.S. or state that are disturbed or otherwise adversely affected by flooding, filling, excavation, or drainage which results from implementation of a development activity.

WHOLESALING AND DISTRIBUTION Establishments engaged in transferring, loading, unloading, buying, and selling merchandise to and from retailers, contractors, trucking and freight companies, manufacturers, institutions, farms, other wholesalers, or other professional businesses. This includes establishments such as trucking terminals, goods transfer facilities, and other establishments acting as agents or brokers in buying, selling, or otherwise transferring merchandise to or from the aforementioned entities. This does not include establishments engaged in selling goods and merchandise to the public. Specific examples of these establishments include:

A. Agents, merchandise or commodity brokers, and commission merchants;

B. Assemblers, buyers, and associations engaged in the cooperative marketing of farm products;

C. Merchant wholesalers;

D. Stores primarily selling electrical, plumbing, and heating and air conditioning supplies and equipment; and

E. Trucking terminals.

WHOLESALING AND DISTRIBUTION, RESTRICTED A facility that involves the storage, wholesaling or distribution of any hazardous materials or substances that are not packaged for retail sale and are one site in quantities which would be subject to the reporting requirements of The Emergency Planning and Community Right-to-Know Act (EPCRA) also known as SARA Title III of 1980 (Sections 311-312, 42 U.S.C. §§ 11021-11022) and/or any facility which stores or distributes dangerous goods and/or hazardous substances that are covered by separate regulations, standards or codes which are classified on the basis of immediate physical or

chemical hazards, such as fire, explosion, corrosion and toxicity and are in sufficient quantities such that accidental release of explosion may affect life, health, property or the environment beyond the immediate perimeter of the facility. These include flammable gases, flammable liquids, flammable solids (self-reactive and related substances; and desensitized explosives), substances liable to spontaneous combustion, substances that when in contact with water emit flammable gases, oxidizing substances, organic peroxides, toxic substances, radioactive and corrosive substances.

WILDLIFE ATTRACTING USES EXCLUSION ZONE (ZONE F) The Wildlife Attracting Uses Exclusion Zone is a horizontal buffer with a six mile radius measured from the edge of the runway surface that is established to limit wildlife attracting uses, such as solid waste landfills, in the vicinity of the airport.

WINERY An agricultural production and processing facility used for growing grapes and other fruit and vegetables with the associated commercial purpose of processing grapes, other fruits, or vegetables to produce wine or wine related spirits, excluding beer and liquor. Processing includes crushing, fermenting, blending, aging, storage, bottling, administrative office functions of wine and related promotional items. Wineries may also engage in on-premises sales and provide tasting rooms, and winery tours may be permitted as part of the winery operations. The agricultural use without the processing and production is considered Agriculture and Crop Production/Harvesting.

WIRELESS COMMUNICATIONS Any communications using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public.

WIRELESS COMMUNICATIONS TRANSMISSION FACILITIES A tower, pole, or similar structure more than 30 feet in height erected on the ground or on a building or other structure, used primarily for the support of one or more antenna(e) which are used as support for any personal wireless services as defined in the Federal Telecommunications Act of 1996 including cellular, personal communications services (PCS), paging equipment, and similar services that currently exist or may in the future be developed. This term shall not include radio and television stations' antenna(e), residential television antenna, any antenna(e) which is part of a communication system used by a business to communicate with their employees or satellite dishes, etc.

WIRELESS INFRASTRUCTURE PROVIDER Any person, including a person authorized to provide telecommunications service in the State, acting to build or install wireless communication transmission equipment, wireless facilities, or support structures, but that is not a wireless services provider.

WIRELESS PROVIDER A wireless infrastructure provider or a wireless services provider.

WIRELESS SERVICES Any services using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public.

WIRELESS SERVICES, PERSONAL Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.

WIRELESS SERVICES PROVIDER A person who provides wireless services.

WIRELINE BACKHAUL FACILITY An above ground or underground wireline facility used to transport communications between a small wireless facility network interface device and a network or another small wireless network interface device.

WORKING DAYS Days exclusive of Saturday and Sunday during which weather conditions or soil conditions permit land-disturbing activity to be undertaken.

(Y)

YARD, FRONT The area between the right-of-way on which a lot fronts and the more distant of the principal structure on the lot or the applicable front setback for the district.

YARD, REAR The area between the rear property line of a lot and the more distant of the principal structure on the lot or the applicable rear setback for the district.

YARD, SIDE INTERIOR The area between a side property line of a lot and the more distant of the principal structure on the lot or the applicable side setback for the district.

YARD, SIDE STREET The area between the right-of-way of a street on a side other than the principal frontage for the lot and the more distant of the principal structure on the lot or the applicable side street setback for the district.

(Z)

ZONING DISTRICT A specifically delineated area within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.

ZONING DISTRICT, RESIDENTIAL A base zoning district in which the predominant uses are residential dwellings. The following districts are considered residential zoning districts: AR, RR, RN, LDR, MDR, and MFR.

ZONING DISTRICT, NON-RESIDENTIAL A base zoning district in which the predominant uses are commercial or other non-residential uses. The following districts are considered non-residential zoning districts: RUB, NB, GB, RB, INS, OSP, LI, HI, and M.