

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



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

**January 22, 2026
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, Judianna Tinklenberg, Maggie Norris, James Mulvaney, Darrell Walters, Allison Hardin.

Committee Members Absent: Steve Harper, Shannon Catoe, Shelly Richards.

Staff Members/Others Present: Lauren Hill, Deputy Clerk to Council.

A quorum of the County Council Ad-Hoc Development Agreement 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.

Call to Order County Council Ad-Hoc UDO Committee Meeting - Stuart Graham

Stuart Graham called the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting 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 Passed by a vote of 7-0; Absent: Steve Harper, Shannon Catoe, Shelly Richards.

Citizens Comments

The following citizens signed up for and spoke during the Citizen Comments: None.
The following citizens submitted electronic, written comments for Citizen Comments: None.

Discussion and Action Items

a. Approval of Minutes from the January 15, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting

Jose Luis moved to approve the minutes from the January 15, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting. Seconded by Maggie Norris. There was no discussion. The motion Passed by a vote of 7-0; Absent: Steve Harper, Shannon Catoe, Shelly Richards.

b. Decision Points - Allison Hardin

The Committee reviewed the decision points that were included on page 8 of the agenda packet and reviewed what had been discussed to date. The Committee discussed ways to bring all recommendations from the Committee, stakeholders, the public, etc. to Council for their review. Allison Hardin provided the Committee members with a list highlighting the recommendations the group had made to date. A copy of the handout is attached as Schedule A to the minutes. The Committee discussed the timeline of bringing the final Unified Development Ordinance (UDO) draft to Council for approval, with August 10, 2026, being the deadline in order to align with the 9-month residential development moratorium that Council approved in October 2025. Allison Hardin also provided a handout that outlined the history of the UDO rewrite, and a copy of the handout is attached as Schedule B to the minutes. The Committee discussed the importance of having a specific timeline to follow to ensure that the project would be completed on time.

c. Review of Chapter 6 - Allison Hardin

Allison Hardin explained that a red-line version of Chapter 6 was included in the agenda packet and the Committee was happy with the edits that were made.

d. Review of Chapter 5 Parking Counts - Allison Hardin

Allison Hardin provided the Committee members with a parking summary sheet. A copy of the handout is attached as Schedule C to the minutes. The Committee discussed parking requirements for both residential and commercial properties. Darrell Walters was concerned that the minimum parking requirement was not enough for college campuses. The Committee discussed what would require a parking demand study, the need to define "outdoor, amusement" uses, requiring vehicle maintenance shops to have parking in the rear of their building, paved parking for wedding venues, fire code requirements related to parking, and parking lot landscaping. Judianna Tinklenberg explained that the UDO needed to include parameters of where landscaping should be placed in parking lots, and the group agreed that the document should include sample photos. The Committee also agreed that the same parking standards should be upheld throughout the entirety of the County.

e. Discussion of Open Spaces, Buffers, and Landscape (Chapter 4) - Allison Hardin

The Committee discussed landscape buffers, buffer types (4.3.2.3), and what the Committee thought would be an appropriate minimum depth as well as what type of trees/shrubs would be best so that the buffers would be aesthetically pleasing. The Committee also discussed their thoughts on berms and fences in regards to buffer standards.

f. Future Agenda Topics

The Committee discussed what they wanted to cover at the next meeting: Rural Business

zoning and trees.

Adjournment

Jose Luis moved to adjourn the meeting. Seconded by Judianna Tinklenberg. The motion to adjourn Passed by a vote of 7-0; Absent: Steve Harper, Shannon Catoe, Shelly Richards.

There being no further business to discuss, the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting adjourned at approximately 7:56 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by the Committee on January 29, 2026

Schedule A

UDO AD-HOC RECOMMENDATIONS

Listed by meeting date

11/20/2025

- Make language clear and concise
- Improve entry points at the state line
- Provide guiding goals to attract developers that want to invest in Lancaster County
- Create zoning district between RR and MDR

12/3/2025

- Remove Character Area Overlay district option
- Add HCO to Hwy 9, Hwy 5, Hwy 75; extend down Hwy 521 to city limits
- Make Lancaster County road standards higher than SCDOT where needed
- Look for ways to incentivize LDR over MDR for compact neighborhoods
- Use more than one type of housing in each residential zone
- Look at using multiple general business (GB) zones to address needs by character

12/10/2025

- Look to PDD to replace MX zoning options
- Support higher density in appropriate areas; look to areas around City of Lancaster

12/18/2025

- Additional parking for larger homes (convert requirement to parking space per bedroom)
- Consider:
 - Requiring Development Agreements for non-PDD subdivisions of 100 lots or more
 - Wider driveway allowances for residential lots

1/3/2026

- Interest in making street access standards higher than SCDOT
- Support for family subdivision option
- Reduce minimum lot size for LDR to 1/3 acre (14,520 sq ft) if lot is served by public water and sewer
- Nix most of commercial lighting chapter

1/15/2026

- Open space requirements only applies to residential developments and developments that require a master plan (mixed use, PDD)
- Open space requirements should be reworked to be based on density (more open space required for higher densities)
- Add agricultural preserve to the options for open space
- Add vinyl fence option to buffers where fences are allowed
- Use chart instead of wording (Decision Point 4.3.2.3)
- Table 4.3.5.2-1: amend
 - 20 ft min streetscape depth for local roads
 - 30 ft min streetscape depth for collector roads
 - 50 ft minimum streetscape depth for HCO
- Up for discussion next week:
 - Increase minimum buffer from 10 ft to 15 ft

Schedule B

History

- 2020: Lancaster County decided to rewrite UDO; RFQ issued (eventually assigned in 2021)
- March 2021: List of staff-recommended amendments conveyed to consultants
- June 2021: Consultant contract signed with White & Smith
- Sept 2021: UDO Assessment issued
- Sept 2021 – Sept 2022: Work on UDO with staff, stakeholders; interim UDO proposed and denied
- Sept 2022: Consultants workshop with Council on Module 1 (zoning districts, use regulations)
- Nov 2022: Consultants workshop with Council for thoughts on Module 2 (landscaping, parking, lighting, signs, architectural design)
- 2023: Continued work with staff; focus pulled toward finishing the 2040 Comp Plan
- 2024: Utilize COW meetings to discuss big ticket questions regarding chapters in Modules 2 – 4
- 2025: Detailed Reviews
- September 30, 2025: Full Draft (version 2) Provided for Comment



Meetings with County Council Regarding the New UDO		
Date	Consultants	Topics
9/15/2021	Y	UDO Assessment
12/15/2021	N	Proposed Interim UDO
4/13/2022	N	Potential Interim UDO
7/20/2022	N	Potential Interim UDO
8/10/2022	N	Flexible Zoning
9/14/2022	Y	Shooting Ranges, Commercial Corridors; Gross v Net Density
10/12/2022	N	Growth Management
11/16/2022	N	Residential Developments
11/28/2022*	Y	Flexible Zoning; Natural Resources; Parking; Design
12/14/2022	N	Residential Developments
1/11/2023	Y	Module 1 Public Review
2/15/2023	N	MDR, Cluster
9/13/2023	N	Mixed Use
11/15/2023	N	Density Calculations
1/10/2024	N	Stormwater
3/13/2024	N	Definitions, Concurrence
6/12/2024	N	Administration
7/17/2024	N	Definitions, Administration
8/14/2024	N	Infrastructure, Signs
9/11/2024	N	Infrastructure
10/16/2024	N	Landscaping
11/13/2024	Y	Module 2 preview
1/15/2025	Y	Module 2 review
1/23/2025	N	Chapter 4 (Landscaping) Review
3/12/2025	Y	Module 2 review; Module 3 overview
6/11/2025	Y	Modules 2 & 4 Review
7/23/2025	Y	Subdivision and Infrastructure
10/15/2025	N	Initial Draft Discussion

Citizen Input

Planning Commission

Subcommittee Meetings

7/31/2025
7/24/2025
7/10/2025
7/3/2025
3/13/2025
3/6/2025
2/27/2025
2/6/2025
1/30/2025
12/19/2024
12/12/2024
12/5/2024

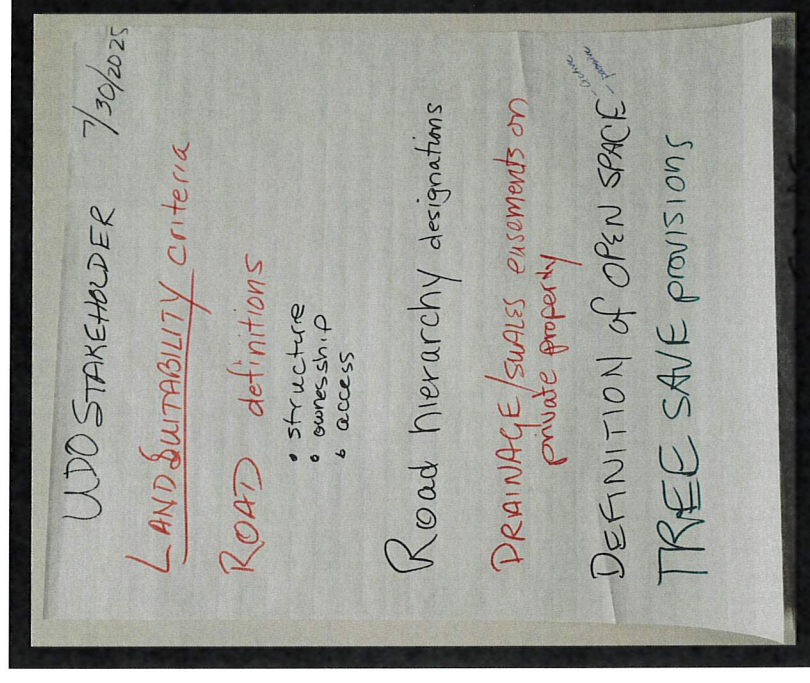
Stakeholder Meetings

8/6/2025
7/30/2025
7/16/2025
11/13/2024

Ad-Hoc Committee Meetings

1/15/2026
1/7/2026
12/28/2025
12/11/2025
12/3/2025
11/20/2025
10/27/2025

Link to all meeting agendas and minutes have been collected on the Future UDO Update web page:
<https://www.lancastercountysc.gov/246/Future-UDO-Update>



Current Process

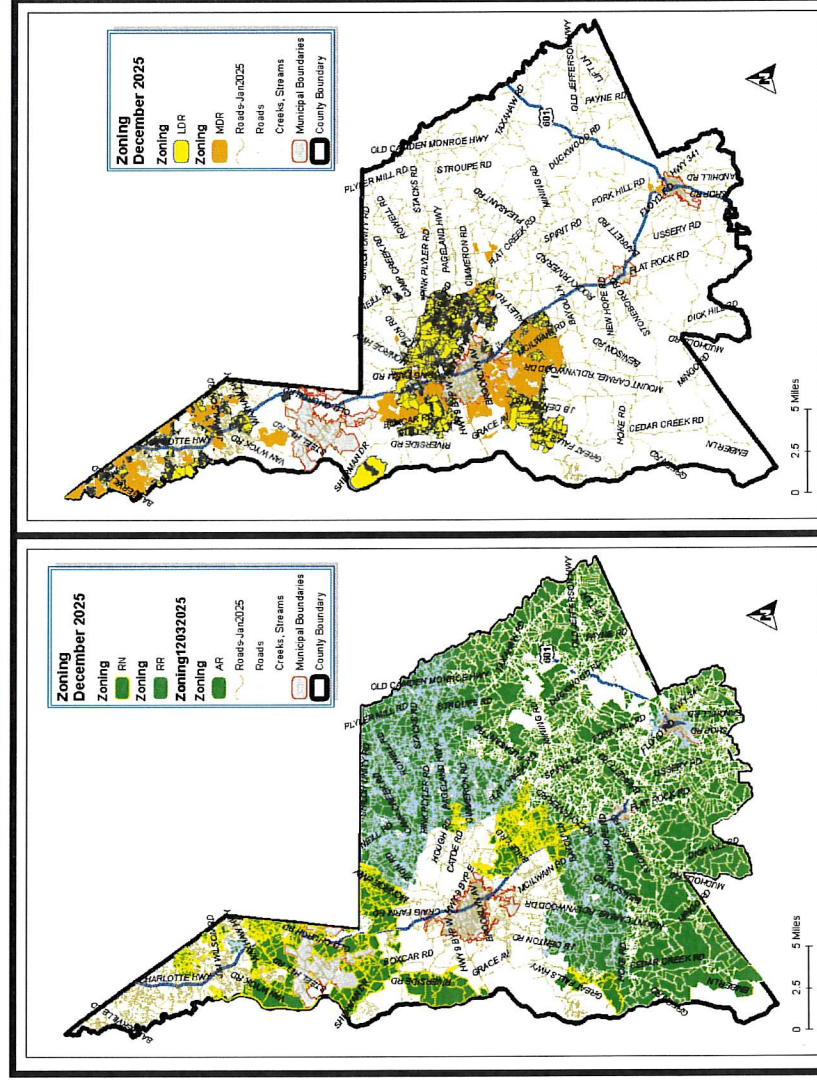
DECISION POINTS

This document includes several decision points in callout boxes for County Council's consideration and discussion. These decision point boxes identify topics that Council or County staff inquired about or requested more deliberation on and are located at the beginning of the chapter or section addressing the topic. The list below includes a brief description of each topic and hypertext links to the location of the decision point in the draft.

TOPIC	REFERENCE	PAGE
Evaluation of the proposed Character Area Overlay to vary the development standards by geographical area.	§ 2.7.1: Character Area Overlay Districts	45
Preferences on future implementation of the Carolina Heelsplitter preservation standards.	§ 2.7.2: Carolina Heelsplitter Overlay District	49
Consideration of the need for the Highway Corridor Overlay in light of the proposed Character Area Overlay.	§ 2.7.3: Highway Corridor Overlay District	55
Preferences on inclusion of purpose statements for the various topics regulated.	Ch. 4: Landscaping & Open Space	217
Preferences on details about buffer standards.	§ 4.3.2.3: Buffer Types	225
Preferences on screening for drive-thrus.	§ 4.3.4.7: Drive-Thru Facilities in the Northern Panhandle Overlay District	245
Consideration of proposed open space ratios in subdivisions and implementation details for open space.	§ 4.6.3: Open Space Requirements	269
Evaluation of the option for the deferred construction of required parking.	§ 5.3.3: Deferred Parking Plans	295
Consideration of continuing the regulation of outdoor lighting.	Ch.6: Outdoor Lighting	321
Evaluation of prohibited lighting types.	§ 6.2.3: Prohibited Outdoor Lighting	
Preferences to regulate off-site lighting impacts.	§ 6.5: Limits to Off-Site Impacts	328
Preferences to provide special standards for security lighting.	§ 6.7.4: Security Lighting	335
Evaluation of whether to regulate signs by zoning district, Character Area, or both.	Ch. 7: Signs	342
Consideration of a new Open Space Subdivision design option to replace the current Cluster Subdivision Overlay.	§ 9.3.3: Open Space Subdivision Design	394

Preferences for regulation of required subdivision and site improvements by zoning district, Character Area, or both.	§ 9.4.1: Required Improvements for All Development	402
Consideration of external connection standards for residential subdivisions.	§ 9.6.4: External Connections	422
Consideration of the location of the flood damage prevention, stormwater management, and sediment and erosion control regulations and implementation details for these regulations.	Ch.10: Natural Resources Protection	455

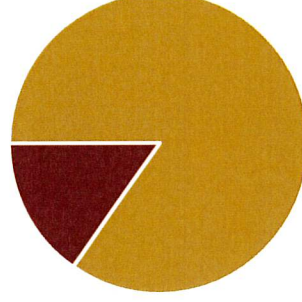
Worth Noting



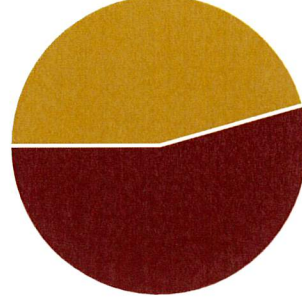
Approximately 333,914 Acres of Unincorporated Property Zoned by County and Approximately 43,094 Parcels

Acres

Parcels



■ Rural ■ Suburban



■ Rural ■ Suburban

Type	# Parcels	% of Total	Acres	% of Total
Rural	13,803	32%	242,965	73%
Suburban	16,364	38%	43,740	13%

As of December 30, 2025 per Lancaster County GIS data

Schedule C

PARKING

Topic	Current UDO	Proposed UDO	Changes
Applicability	All new and expanded development	By character area (for new development) and amount of proposed change to existing development	Parking

MINIMUM REQUIREMENTS

Table 5.2.2-1: Number of Off-Street Parking Spaces Required

USE CATEGORY	NUMBER OF SPACES (MIN) (CURRENT)	NUMBER OF SPACES (MIN) (PROPOSED)
Accessory Uses		
Agritourism		1 per each 4 customers/ participants the use is designed to accommodate
Bed & Breakfast Inn	1 space, plus 1 per guest room	1 per guest room, plus all spaces required for the principal dwelling
Dwelling - Accessory	1 space per unit	1 per du
Home Occupation		See 3.13.6.8: <i>Home Occupations</i>
All Other Accessory Uses	n/a	None required
Agricultural		
All Uses	No requirement	No minimum
Automotive		
Fleet Service Facilities		1 per each fleet vehicle stored on-site, plus 1 per 300 sf office GFA
Truck Stop		No minimum

USE CATEGORY	NUMBER OF SPACES (MIN)	NUMBER OF SPACES (MIN)
	(CURRENT)	(PROPOSED)
Vehicle Services – Major Repair/Body Work	2 per repair bay	2 per repair bay
Vehicle Services – Minor Maintenance/Repair	1 per gas pump and repair bay	1 per gas pump and 1 per repair bay
All Other Automotive Uses	1 per 400 sf of office space	1 per 300 sf office GFA
Civic/ Institutional		
Banquet Hall		1 per every 4 occupants permitted by applicable Building Code or Fire Code requirements
Cemeteries, Columbaria, Mausoleums		No minimum
Child/Adult Day Care Centers (6 or more persons)	1 per 500 sf	1 per 400 sf
College, University		1 per classroom, laboratory, or instruction area; plus 1 per 4 students based on design capacity
Conference/ Convention Center		Parking demand study required
Correctional Institution		Parking demand study required
Government Offices		1 per 300 sf GFA
Hospital	1 per bed, plus 1 per 300 sf of administrative floor area	2.25 per 1,000 sf GFA
Medical Clinic	1 per 350 sf	< to be replaced by Medical Facility, below>

USE CATEGORY	NUMBER OF SPACES (MIN)	NUMBER OF SPACES (MIN)
	(CURRENT)	(PROPOSED)
Medical Facility		1 per 300 sf
Places of Assembly	1 per 80 sf in main assembly hall	1 per 80 sf in main assembly hall
Professional Services (Medical Services)	1 per 250 sf	< to be replaced by Medical Facility, above>
Rural Event Venue		See 3.5.2: Rural Event Venues
Schools – Elementary		0.13 per student based on design capacity
Schools – Secondary (Middle School)		0.09 per student based on design capacity
Schools – Secondary (High School)		0.26 per student based on design capacity
Schools – Private K-12		0.35 per student based on design capacity
Schools – Vocational/Technical		1 per classroom, laboratory, or instruction area; plus 1 per 4 students based on design capacity
All Other Civic/ Institutional Uses	1 per 500 sf	1 per 500 sf GFA
All Other Educational/Institutional Uses	1 per 1,000 sf	<to be replaced by row above>
Entertainment/ Recreation		
Amusements, Indoor	No requirement	1 per 150 sf GFA
Amusements, Outdoor	No requirement	Parking demand study required

USE CATEGORY	NUMBER OF SPACES (MIN)	NUMBER OF SPACES (MIN)
	(CURRENT)	(PROPOSED)
Fairgrounds		Parking demand study required
Nightclub		1 per 50 sf of indoor seating area, plus 1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Private Recreational Facility	1 per 250 sf	<to be replaced by row below>
Recreation Facility		No minimum
Shooting Range		2, plus 1 per shooting lane
Sports Arena/Stadium		Parking demand study required
Theater, Indoor & Outdoor	1 per 80 sf in auditorium	1 per 4 seats
All Other Commercial/ Entertainment Uses	1 per 400 sf	<to be replaced by row below>
All Other Entertainment/ Recreation Uses		1 per 300 sf
Industry/ Wholesale/ Storage		
Industry	No requirement	No minimum
Wholesale/Storage	No requirement	No minimum for the actual storage or warehouse space; for attached sales room or office, see relevant parking requirements
Flex Space	No requirement	1 per 400 sf
Infrastructure		
All Uses	No requirement	No minimum
Lodging		
Campground	n/a	1 per campsite/RV site
All Other Lodging Uses	1 per room	1 per bedroom or guest room

USE CATEGORY	NUMBER OF SPACES (MIN) (CURRENT)	NUMBER OF SPACES (MIN) (PROPOSED)
Office/Service		
ATMs (standalone)		See 5.5: <i>Vehicle Queuing</i>
Data Centers		1 per 1,000 sf GFA
Kennels, Indoor & Outdoor		1 per 1,000 sf GFA
Office, General		1 per 300 sf GFA
Personal Services	1 per 350 sf	1 per 300 sf GFA
Professional Services (All other)	1 per 500 sf	1 per 300 sf GFA
All Other Office/Service Uses	1 per 500 sf	1 per 300 sf GFA
Residential		
Dwelling - Multifamily	1.5 per unit	1.5 per du, plus 1 visitor space for every 6 du
Dwelling - Multifamily Age-Restricted	n/a	0.5 per du, plus 1 space per employee on the most highly staffed shift.
Dwelling - Single-Family Detached & Duplex	1 per unit	2 per du
Dwelling - Townhome	1.5 per unit	1.5 per du, plus 1 visitor space for every 4 du
Dwelling - Triplex & Fourplex	1.5 per unit	1.5 per du
Halfway Homes	n/a	1 per bedroom
Live-Work Units	1 per 500 sf	2 spaces
Residential Care Facilities	1 per 2 units	1 per every 2 beds
All Other Residential Uses	1 per unit	1 per du

Table 5.2.2-1: Number of Off-Street Parking Spaces Required

USE CATEGORY	NUMBER OF SPACES (MIN) (CURRENT) ²⁶¹	NUMBER OF SPACES (MIN) (PROPOSED)
Retail/Food Service		
Bar/Tavern/Brewpub	1 per 50 sf of indoor seating area	1 per 50 sf of indoor seating area, plus 1 per 400 sf of brewing area, plus 1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
	1 per 400 sf of brewing area	
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)	
Drive-Thru/ Drive-In Facility		As required for principal use, plus queuing spaces (see 5.5: <i>Vehicle Queuing</i>)
Food Truck		See 3.12.3: <i>Food Trucks</i>
Outdoor Sales		No minimum
Restaurant	1 per 75 sf of indoor seating area, plus 1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)	1 per 75 sf of indoor seating area, plus 1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Sexually Oriented Business/Adult Establishment		1 per 150 sf GFA
General Commercial	1 per 250 sf	1 per 300 sf GFA
All Other Retail/Food Service Uses		1 per 300 sf GFA

Key: min = minimum required | sf = square feet | GFA = gross floor area | du = dwelling unit

PARKING COMPONENTS

Applicability		
Current UDO	Proposed UDO	Changes
All new and expanded construction, and use changes that require 10% or 5 more parking spaces than previous use (whichever is greater)	All new and expanded construction; conditional on repairs and expansions; design requirements vary in South/Rural area	Need to be addressed with removal of Character Area overlays

Parking Space Location		
Current UDO	Proposed UDO	Changes
Located on the same lot as the use, with location-specific areas by use type (front, side, or rear of lots)	Located on the same lot as the use	More flexibility

Parking Stall Size		
Current UDO	Proposed UDO	Changes
Min 8.5 x 18.5 except parallel which is 7 x 22	Min 9 x 19 except parallel which is 9 x 24	Better fits today's vehicles

Maximum Parking Allowed		
Current UDO	Proposed UDO	Changes
200% or up to 300% with stormwater off-set	200% and removal of stormwater off-set – no proof that it works	Requires those wanting more than maximum to request variance; those wanting to pave fewer than required may use "Alternative Parking Plan" guidance in Section 5.3

Phased Compliance		
Current UDO	Proposed UDO	Changes
None	The standards of this Section apply on a sliding scale based on the extent of the change for each of the development activities as provided in Table 4.3.1.1-2: <i>Applicability by Proposed Development Activity</i> .	<i>Adds Applicability by Proposed Development Activity</i>

Table 4.3.1.1-2: Applicability by Proposed Development Activity (NEW)

DEVELOPMENT ACTIVITY	APPLICABILITY
New Construction (Except Single-Family and Two-Family Dwellings on Previously Platted Lots)	All standards apply.
Expansion of Parking Areas (Less than 50% of Total Existing Area or less than 12 spaces)	The standards of Subsection 4.3.4: <i>Parking Lot Landscaping</i> apply to areas within and adjacent to parking lot expansion areas.
Expansion of Parking Areas (50% or Greater of Total Existing Area or 12 spaces or more)	The standards of Subsection 4.3.4: <i>Parking Lot Landscaping</i> apply to all new and existing parking areas.
Building Expansion (Less than 50% of Existing Floor Area)	The standards of Subsection 4.3.3: <i>Building Landscaping</i> apply only to the area around the addition.
Building Expansion (50% or Greater of Existing Floor Area)	The entire site shall be brought into full compliance with this Section.
Change of Use (From Residential to Non-Residential, OR any change of use which requires a denser buffer yard)	The entire site shall be brought into full compliance with this Section.

PARKING LOT LANDSCAPING

7.1.4.C	Table 4.3.4.3-1: Parking Lot Perimeter Landscaping Standards			
CURRENT UDO	CHARACTER AREA	MINIMUM DEPTH	MINIMUM PLANTINGS PER 100 LINEAR FEET	OPTIONAL WALL OR FENCE
-Semi-opaque screen to average height of 3 ft along with canopy trees planted with max spacing 40 ft on center -Height may not exceed 4 ft -Buffer yard trees may count toward parking lot landscaping				Allowed to meet screening requirements: brick walls, wood fences, earth berms, architectural features, and tight evergreen hedges, or combos
	Northern Panhandle	10 feet	3 Canopy Trees 2 Evergreen Trees 2 Understory Trees Evergreen Shrub Screen1	Not Allowed as Replacement
	Central Lancaster	10 feet	2 Canopy Trees 2 Understory Trees 24 Evergreen Shrubs	50% of Plantings May be Replaced with a 3-Foot Tall Masonry Wall
	Rural Lancaster	5 feet	1 Canopy Tree 2 Understory Trees 10 Shrubs with at least 50% Evergreen	Plantings May be Replaced with a 3-Foot Tall Masonry Wall

Parking Lot Interior Landscaping		
Current 7.1.4.C	Proposed 4.3.4.4	Change
Islands: min 1 canopy tree per 10 parking spaces Two understory trees may be used to replace 1 canopy tree for no more than 1/3 of requirement	Same	No change

End islands: min island with one canopy tree or two understory trees placed at end of every parking row	Same	No change
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7.1.4.D	Table 4.3.4.4-1: Private Drive Island Landscaping Standards			
CURRENT UDO	CHARACTER AREA	MINIMUM DEPTH	MINIMUM PLANTINGS PER 100 LINEAR FEET	OPTIONAL WALL OR FENCE
Min 6 ft separation from sidewalks or rows of parking; landscaped containing canopy trees max of 40 ft on center. Understory tree replacement as in 7.1.4.C				
	Northern Panhandle	8 feet	3 Canopy Trees 2 Understory Trees 24 Evergreen Shrubs	Not Allowed as Replacement
	Central Lancaster	6 feet	3 Canopy Trees 24 Shrubs with at least 50% Evergreen	50% of Plantings May be Replaced with a 3-Foot Tall Masonry Wall
	Rural Lancaster	N/A	N/A	N/A