

Proposed Lancaster County, SC UDO Text Amendment:
Highway Corridor Overlay District

Section 2.1.5 of the Unified Development Ordinance of Lancaster County is amended by adding:

- /7. The Highway Corridor Overlay District is hereby established, and is subject to the following general provisions:
- a. **Purpose and Intent:** The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to and within Lancaster County. 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. The land use recommendations and design requirements contained within this subsection (7) are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development. The County Council may choose to establish Highway Corridor Overlay Districts by ordinance on roads in various areas of Lancaster County by amending item (b) of this subsection (7).
 - b. **District Boundaries/Applicability:** This section applies to property parcels fronting on or within one thousand (1,000) feet of the right-of-way of the roads listed below, except for properties zoned and used for single family residential:
 1. US Highway 521 from SC Highway 75 northward to the North/South Carolina state line, and
 2. SC Highway 160 from US Highway 521 westward to the Lancaster/York county line.
 - c. **Permitted Uses:** Permitted uses shall be those established for the underlying zoning district, as set forth in § 3.1 Table of Permissible Uses of the Unified Development Ordinance of Lancaster County (the "UDO").
 - d. **Exceptions/Non-conforming Situations:** Any property zoned and used for a single-family residential use is exempt from the provisions of this section. However, if such property is rezoned for any use other than single-family, such property shall be subject to all Highway Corridor Overlay District provisions in this subsection (7). Likewise, existing development that is not single-family, being lawfully established prior to adoption of this Ordinance, shall also be exempt from the provisions of this section, until such time the Building Official determines renovation or expansion of the site or development exceeds fifty (50) percent of its appraised value as set by the Lancaster County Tax Assessor (or the Building Official for developments that are tax-exempt). PDD developments being lawfully established prior to adoption of this Ordinance shall also be exempt from the provisions of this section unless construction has yet to begin as of the date this Ordinance is adopted.
 - e. **Design Review:** All development reviews, as required by the UDO, shall apply.
 - f. **General Requirements/Development Standards:**
 1. **Building Placement:** Every building shall share a frontage line with a street, square, or other similar open space. Generally, buildings facades shall be parallel to frontage property lines.
 - i. Create "Commercial Activity Centers"
 2. **Building Height:** Maximum building height shall not exceed that established for the underlying zoning district, as set forth in Chapter 5 of the UDO.

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3. Materials: The use of vinyl, tin, metal and masonry block except split face/decorative masonry shall be prohibited on the exterior walls of any building located within the Highway Corridor Overlay District. All sides of the building shall comply with this requirement with the exception of any side of a building that is not visible from any point on an adjoining road(s) right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence or some combination of the two shall be considered to be visible from an adjoining street. This requirement is for aesthetic purposes only and has nothing to do with the enforcement of building code requirements or standards (Ord. No. 871, 12-3-07).
 4. Sidewalks and Pedestrian Amenities:
 - i. Sidewalks and Connectivity:
 1. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building.
 2. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where practicable.
 3. Sidewalks shall be required on both sides of local streets.
 4. Sidewalks shall be required adjacent to the corridor right-of-way *(To be discussed)*.
 - ii. Pedestrian Amenities:
 1. Open Space and Plazas
 - a. Required per designated square footage of commercial use *(To be discussed)*;
 2. Seating
 - a. Required per designated square footage of commercial use *(To be discussed)*.
 5. Open Space and Tree Preservation:
 - i. Existing trees above a designated DBH shall be preserved *(To be discussed)*;
- g. Access Management:**
1. Curb Cuts and Parcel Access:
 - i. Parcels having two hundred (200) or more feet of corridor frontage shall be permitted (1) access point to the corridor. Additional points may be permitted provided they are justified by a Traffic Impact Study and adhere to the SCDOT Access and Roadside Management Standards.
 - ii. Access points for smaller parcels without access to shared driveways shall be subject to SCDOT approval.
 - i. When applicable, access to a parcel shall be aligned directly with existing median crossovers. Accesses that do not align directly must adhere to the SCDOT Access and Roadside Management Standards.
 - ii. Traffic Impact Study Required for all parcels over (5) acres.
 - iii. Parking lots with more than one (1) double bay of parking spaces shall not have direct access to the corridor.
 2. Connectivity:

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- i. Consolidation of Access Points.
 1. Shared Driveways shall be required where practicable; and
 2. To the extent practicable, adjoining parking lots serving non-residential buildings shall be interconnected.
- ii. Stub outs
 1. Where an undeveloped adjacent parcel exists; a stub out, or easement for future stub out, shall be required to allow for connection to parking and/or shared driveways.
- h. Parking and Vehicular Access:**
 1. Off-street Parking:
 - i. Parking lots shall be located to the rear and/or side of the building. Sideyard parking shall occupy no more than 45 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified by the planning commission.
 - ii. Uninterrupted areas of parking lot shall be limited in size. Large parking lots shall be broken by buildings and/or landscape features; and
 - iii. Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building.
 2. On-street Parking: SCDOT requirements shall apply.
 3. Parking Count and Dimension Requirements: As set forth in Chapter 11 of the UDO.
 4. Off-street Loading Spaces: As set forth in Chapter 11 of the UDO.
 - i. Buffer required from residential use.
 5. Driveway/Street Standards:
 - i. SCDOT requirements shall apply;
 - ii. Curb and Gutter shall be required on all newly constructed streets and parking lots;
 - iii. Interconnectivity shall be required, as set forth in subitem (g) of this section.
- i. Sign Regulation:** As set forth in REVISED Chapter 10 of the UDO.
 1. Permitted Signage: Ground Monument Signs shall be required.
 - i. Maximum Height: No more than 25’;
 - ii. Maximum number of signs: One (1) sign allowed per corridor frontage;
 - iii. Maximum number of faces: Two (2) faces are allowed; and
 - iv. Internal illumination is permitted.
 2. Prohibited Signage: Pole, feather, inflatable, temporary, and other similar signs shall be prohibited in this district. Flashing, moving and neon gas (or similar) lighting is prohibited.
 3. Development/Directional Signage:
 - i. As set forth in REVISED Chapter 10 of the UDO; and
 - ii. Shall compliment the structure.
- j. Lighting Regulation:**
 1. Mast Arm Traffic Lights shall be required; and

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2. Parking lot lighting shall be on standards ranging from 8' to 30' in height. All other requirements, as set forth in Chapter 11 of the UDO shall apply.

k. Landscaping, Buffer Yard, and Screening Requirements:

1. Right-Of-Way Perimeter Buffer: Landscaping shall be provided along corridor frontage within the first 25 feet of the front yard as measured from the edge of the road right-of-way.
 - i. The following is required per 100 feet of corridor frontage:
 1. Three (3) canopy trees equally spaced where possible or five (5) understory trees equally spaced where overhead utility lines exist. Trees to be planted shall have a minimum caliper of 3 inches at installation;
 2. Twelve (12) evergreen shrubs. Shrubs to be planted shall have no less than a 36" height at installation.
 - ii. Plants may not impede traffic safety or obscure traffic signals, signs, etc.
 - iii. Low maintenance plants shall be used where practicable.
 - iv. Plants must compliment the structure.
 - v. Waivers are permissible for adequate natural, undisturbed buffer.
 - vi. No impervious surface shall be allowed in this area except for driveways connecting to the point of ingress and egress, required sidewalks, boundary fences or walls.
 - vii. There shall be no display of merchandise for sale within this area.
2. Buffer Yards: As set forth in Chapter 12 of the UDO.
 - i. Chain link fencing is not permitted in this district.
 - ii. Wall materials shall comply with General Requirements of this subsection (7).
3. Screening: Containers, Dumpsters, Utility boxes, and similar structures must be screened from view from a public right-of way using an opaque screen. Roof top mechanical equipment shall also be screened.
 - i. Chain link fencing is not permitted.
 - ii. Wall materials shall comply with General Requirements of this subsection (7).
4. Medan Landscaping:
 - i. Shall be as allowed by SCDOT (*To be determined*).
5. Parking Lot Landscaping and Screening:
 - i. Perimeter Planting:
 1. 8' Minimum width planting area required around all parking;
 2. Continuous evergreen shrub screen required. Shrubs shall be 36" height at installation, spaced no more than 6' on center. Shrubs shall have a mature height of 6'. A masonry wall (3-6' above finished grade) may be substituted where practicable. Screen may be penetrated for ingress/egress; and
 3. Large Maturing Canopy Trees shall line the perimeter of the parking lot and shall be spaced no more than 40' on center. Trees to be planted shall have a minimum caliper of 2 inches and shall be 8-10 feet in height

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at installation. Small maturing trees may be used where overhead utilities exist and shall be no more than 30' on center;

- ii. In a parking area with more than one (1) double bay of parking spaces, no more than ten (10) spaces are allowed in a row without a tree planting area. Tree planting areas within parking lots shall be at least eight feet wide, a minimum of 200 square feet in area, edged with a curb at least six inches in height. Each tree planting area shall be planted with at least one (1) large maturing canopy tree, having a minimum caliper of 2 inches and shall be 8-10 feet in height at installation. Small maturing trees may be used where overhead utilities exist and shall be no more than 30' on center;
 - iii. Lots with less than five (5) spaces shall not be subject to this provision;
 - iv. Irrigation Requirement (*To be determined*); and
 - v. Completion and Maintenance Requirement (*To be determined*).
- I. Other Zoning Requirements:** To the extent that this subsection (7), establishing the Highway Corridor Overlay District, may contain zoning and development standards and requirements that are inconsistent with or conflict with zoning and development standards and requirements contained elsewhere in the UDO, including the permitted uses of the zoning districts which underlie this district, the more restrictive and stringent regulations shall be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this subsection (7) are more relaxed. In addition, all projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this subsection (7)./