



## UNIFIED DEVELOPMENT ORDINANCE UPDATE

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CHAPTER 2: ZONING DISTRICTS  
PUBLIC REVIEW DRAFT | 12-21-22

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## 2 ZONING DISTRICTS<sup>1</sup>

### 2.1 INTRODUCTION<sup>2</sup>

- 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 Development 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<sup>3</sup>

- A. **Generally.** This Section establishes the following district types:
  - 1. *Base Districts.* Base districts are established to comprehensively regulate all land use within 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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<sup>1</sup> 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).

<sup>2</sup> 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."

<sup>3</sup> 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 (HMFR) Neighborhood Business District (NB) General Business District (GB) Regional Business District (RB) Institutional District (INS) Open Space Preservation District (OSP) Light Industrial District (LI) Heavy Industrial District (HI) Mining District (M)
Overlay	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<sup>4</sup>

- 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<sup>5</sup>

### 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.

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<sup>4</sup> 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.

<sup>5</sup> 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). This revision relocates the Manufactured Home (MH) and Professional Business (PB) districts to Section 2.9: *Legacy Districts*.

## **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.

## **2.4.3 RURAL RESIDENTIAL DISTRICT (RR)<sup>6</sup>**

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

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<sup>6</sup> 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.

discourage any use that would be detrimental to the predominately residential nature of the areas included within the district.

### **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)<sup>7</sup>**

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)<sup>8</sup>**

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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<sup>7</sup> This district may be renamed.

<sup>8</sup> 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



### **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.

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

### **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 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<sup>9</sup>

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*), by a mixed use district (see Section 2.6: *Mixed Use Districts*), or via an administrative adjustment (see 10.4.5: *Administrative Adjustments*).

### 2.5.2 DIMENSIONAL STANDARDS TABLES<sup>10</sup>

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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<sup>9</sup> This section significantly revises the provisions of 1.4.1 *Applicability* to provide for the general applicability of these district standards.

<sup>10</sup> 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)				Impervious Surface (max per lot) <sup>11</sup>	Height (max)	Density (max)
		Lot Area	Lot Width <sup>12</sup>	Front	Side (Corner)	Side (Interior)	Rear			
AR	Principal Residential Buildings <sup>1</sup>	1.0 ac	130 ft	40 ft	20 ft	20 ft	25 ft	35%	35 ft	1 du/ac
	Principal Non-Residential Buildings <sup>13</sup>	21,780 sf	100 ft	40 ft	40 ft	15 ft or 35 ft <sup>2</sup>	25 ft or 35 ft <sup>2</sup>	35%	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	35%	35 ft	n/a

<sup>11</sup> 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.

<sup>12</sup> Lot width measurement changed from linear feet to feet based on staff input.

<sup>13</sup> 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)				Impervious Surface (max per lot) <sup>11</sup>	Height (max)	Density (max)
		Lot Area	Lot Width <sup>12</sup>	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	35%	35 ft	n/a
RR	Principal Residential Buildings <sup>1</sup>	1.0 ac	130 ft	40 ft	20 ft	20 ft	25 ft	40%	35 ft	1 du/ac
	Principal Non-Residential Buildings <sup>1</sup>	21,780 sf	100 ft	40 ft	40 ft	15 ft or 35 ft <sup>2</sup>	25 ft or 35 ft <sup>2</sup>	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)				Impervious Surface (max per lot) <sup>11</sup>	Height (max)	Density (max)
		Lot Area	Lot Width <sup>12</sup>	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 <sup>1</sup>	21,780 sf	100 ft	40 ft	40 ft	15 ft or 35 ft <sup>2</sup>	25 ft or 35 ft <sup>2</sup>	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)				Impervious Surface (max per lot) <sup>11</sup>	Height (max)	Density (max)
		Lot Area	Lot Width <sup>12</sup>	Front	Side (Corner)	Side (Interior)	Rear			
RUB	Principal Buildings <sup>14</sup>	21,780 sf <sup>15</sup>	100 ft <sup>16</sup>	40 ft	40 ft <sup>17</sup>	20 ft <sup>3</sup>	25 ft <sup>3</sup>	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

<sup>1</sup> Chapter 3: Use Regulations includes additional standards that apply to manufactured homes and manufactured home parks.

<sup>14</sup> 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).

<sup>15</sup> 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.

<sup>16</sup> Proposed here is to reduce the minimum lot width from 130 feet to 100 feet to better align with the proposed minimum lot area.

<sup>17</sup> 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)				Impervious Surface (max per lot) <sup>11</sup>	Height (max)	Density (max)
		Lot Area	Lot Width <sup>12</sup>	Front	Side (Corner)	Side (Interior)	Rear			

<sup>2</sup> 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..

<sup>3</sup> 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.

### 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)				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	55%	35 ft	1.5 du/ac



Table 2.5.2-2: Residential Districts Dimensional Standards

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min)				Impervious Surface (max Per Lot)	Height (max)	Density (max)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
	Non-Residential Structures	1 ac	100 ft	40 ft	40 ft	15 ft or 35 ft <sup>1</sup>	25 ft or 35 ft <sup>1</sup>	55%	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	55%	25 ft <sup>18</sup>	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	55%	25 ft	n/a
<b>MDR</b>	Detached Single-Family Dwellings	10,000 sf	70 ft	35 ft <sup>19</sup>	15 ft	10 ft	25 ft	55%	35 ft	2.5 du/ac

<sup>18</sup> 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).

<sup>19</sup> The front setback in MDR is increased from 30 feet to 35 feet per staff input.

Table 2.5.2-2: Residential Districts Dimensional Standards

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min)				Impervious Surface (max Per Lot)	Height (max)	Density (max)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
	Non-Residential Structures	21,780 sf	100 ft	35 ft	35 ft	15 ft or 35 ft <sup>1</sup>	25 ft or 35 ft <sup>1</sup>	55%	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	55%	25 ft <sup>20</sup>	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	55%	25 ft	n/a

<sup>20</sup> 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)				Impervious Surface (max Per Lot)	Height (max)	Density (max)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
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 <sup>2</sup>	15 ft	0 ft or 10 ft <sup>3</sup>	25 ft or 10 ft <sup>4</sup>	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 <sup>1</sup>	25 ft or 35 ft <sup>1</sup>	65%	45 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	Same as principal structure	25 ft	n/a

Table 2.5.2-2: Residential Districts Dimensional Standards

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min)				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	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

<sup>1</sup> 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..

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.

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) <sup>21</sup>				Impervious Surface (max per lot) <sup>22</sup>	Height (max)	Density (max)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
NB	Principal Buildings	n/a	100 ft	35 ft <sup>23</sup>	25 ft	10 ft or 25 ft <sup>1</sup>	10 ft or 25 ft <sup>1</sup>	75%	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	75%	25 ft	n/a

<sup>21</sup> 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.

<sup>22</sup> 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.

<sup>23</sup> 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) <sup>21</sup>				Impervious Surface (max per lot) <sup>22</sup>	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
GB	Principal Buildings	n/a	100 ft	50 ft	50 ft	15 ft or 35 ft <sup>1</sup>	15 ft or 35 ft <sup>1</sup>	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
	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

Table 2.5.2-3: Business Districts Dimensional Standards

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min) <sup>21</sup>				Impervious Surface (max per lot) <sup>22</sup>	Height (max)	Density (max)
		Lot Area	Lot Width	Front	Side (Corner)	Side (Interior)	Rear			
RB	Principal Buildings	n/a	100 ft	50 ft	50 ft	15 ft or 35 ft <sup>1</sup>	15 ft or 35 ft <sup>1</sup>	85%	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	85%	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	85%	25 ft	n/a
BT	Principal Buildings	n/a	150 ft	50 ft	50 ft	25 ft or 50 ft <sup>1</sup>	25 ft or 50 ft <sup>1</sup>	85%	70 ft	n/a

Table 2.5.2-3: Business Districts Dimensional Standards

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min) <sup>21</sup>				Impervious Surface (max per lot) <sup>22</sup>	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	85%	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	85%	25 ft	n/a

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

<sup>1</sup> 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.



#### 2.5.2.4 Industrial Districts Dimensional Standards

Table 2.5.2-4: Industrial Districts Dimensional Standards <sup>24</sup>										
Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min) <sup>25</sup>				Impervious Surface (max per lot) <sup>26</sup>	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 <sup>1</sup>	35 ft or 75 ft <sup>1</sup>	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 <sup>1</sup>	35 ft or 100 ft <sup>1</sup>	n/a	80 ft	n/a

<sup>24</sup> 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.

<sup>25</sup> 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.

<sup>26</sup> 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<sup>24</sup>

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min) <sup>25</sup>				Impervious Surface (max per lot) <sup>26</sup>	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 <sup>1</sup>	35 ft or 100 ft <sup>1</sup>	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
	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

<sup>1</sup> 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.

### 2.5.2.5 INS and OSP Districts Dimensional Standards

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min)				Impervious Surface (max per lot) <sup>28</sup>	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 <sup>1</sup>	35 ft or 50 ft <sup>1</sup>	n/a	50 ft <sup>29</sup>	2.5 units/acre <sup>30</sup>

<sup>27</sup> 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.

<sup>28</sup> The revision changes the previous pervious surface minimum to the more common impervious surface maximum as recommended by the Assessment (p. 20).

<sup>29</sup> 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.

<sup>30</sup> 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. <sup>31</sup> 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*.

Table 2.5.2-5: INS and OSP Districts Dimensional Standards<sup>27</sup>

Zoning District	Building Type	Lot Dimensions (min)		Setbacks (min)				Impervious Surface (max per lot) <sup>28</sup>	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
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

<sup>1</sup> 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.

### 2.5.3 INFILL LOT STANDARDS<sup>31</sup>

- 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<sup>32</sup>**  
<add graphic once standard is complete>

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<sup>31</sup> 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*.

<sup>32</sup> A graphic will be added to illustrate infill lot measurements after the standard is complete.

## 2.6 MIXED USE DISTRICTS

*County Council has expressed interest in revising these districts to better serve their intended purpose. These districts are currently under review by staff and the consultant team.*

## 2.7 OVERLAY ZONING DISTRICTS<sup>33</sup>

### 2.7.1 CAROLINA HEELSPLITTER OVERLAY DISTRICT<sup>34</sup>

#### 2.7.1.1 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 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 river banks 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

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<sup>33</sup> 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.

<sup>34</sup> 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.

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 occurs with increased coverage by impervious surfaces in a watershed.

#### 2.7.1.2 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) 03050103030010.
- 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

#### 2.7.1.3 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 South Carolina Department of Health and Environmental Control (SCDHEC) Stormwater Management BMP Handbook.
- 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.

#### 2.7.1.4 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;
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 §2.7.1.5: 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.

**2.7.1.5 Carolina Heelsplitter Conservation Bank<sup>35</sup>**

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

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<sup>35</sup> 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.

1. Credits shall be purchased through procedures established by the FWS.
  2. When the grading permit for the project is obtained from SCDHEC, 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 SCDHEC.
- 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.

## 2.7.2 CHARACTER AREAS OVERLAY<sup>36</sup>

### 2.7.2.1 Purpose

- A. In order to provide appropriate standards for preserving the County's rural quality of life while also accommodating existing and future development of auto-oriented

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<sup>36</sup> This new overlay district categorizes all lots as suburban or rural to implement a new framework that will provide distinct development standards for different areas of the County based on the suburban or rural character of the area. This implements the recommendations of the Assessment (pgs. 9-10). The consultant team is continuing to work with the County to define the applicability and geographic boundaries of each character area.

commercial and industrial areas, this overlay district establishes Rural and Suburban Character Areas.

- B. Where appropriate, this UDO provides distinct development standards for each of these Character Areas.

#### 2.7.2.2 Applicability

This overlay district designates all lots in unincorporated Lancaster County as part of either the Suburban or Rural Character Area.

#### 2.7.2.3 Boundaries

- A. The areas depicted in <insert map color> on the map in Figure 2.7.2.3-1: *Character Areas Map* are part of the Suburban Character Area.
- B. The areas depicted in <insert map color> on the map in Figure 2.7.2.3-1: *Character Areas Map* are part of the Rural Character Area.

Figure 2.7.2.3-1: Character Areas Map  
<insert map once Character Area boundaries are defined>

### 2.7.3 HIGHWAY CORRIDOR OVERLAY DISTRICT<sup>37</sup>

#### 2.7.3.1 Purpose and Intent<sup>38</sup>

- 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.

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<sup>37</sup> 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*.

<sup>38</sup> This section carries forward the content of current 4.3.2(A) with minor revisions.

- 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 promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development<sup>39</sup>.

#### 2.7.3.2 District Boundaries and Applicability<sup>40</sup>

- 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.**

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<sup>39</sup> Appendix B (HCO Supplementary Diagrams) was removed based on staff input.

<sup>40</sup> 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).

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 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<sup>41</sup>

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<sup>42</sup>

### 2.7.4.1 Purpose and Intent<sup>43</sup>

- 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.

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<sup>41</sup> All development standards for the HCO District are proposed to be relocated to the chapters noted in order to establish

<sup>42</sup> 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.

<sup>43</sup> This section carries forward the current 4.2.1.A. with minor revisions.

- 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.

#### 2.7.4.2 District Boundaries and Applicability<sup>44</sup>

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<sup>45</sup>

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 Airport Overlay Zones 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

<sup>44</sup> This section revises current 4.2.1.B. as noted.

<sup>45</sup> 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
B (Runway 24) (Approach zone – Begins 200 ft. past end of runway)	1,000 ft	16,000 ft.	60,000 ft. <sup>1</sup>	50:1
C (Transitional Surface)	6,404 ft.	19,900 ft. (approximate)	1,050 ft. (variable)	7:1
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

<sup>1</sup> 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 <sup>46</sup>

- 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.

<sup>46</sup> This section significantly revises current 4.2.1.D. with the standards of the FAA's Advisory Circular Draft.



- 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.

#### 2.7.4.5 Land Use Limitations in Airport Overlay<sup>47</sup>

- A. **Use Table.**<sup>48</sup> 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

<sup>47</sup> This section completely replaces current 4.2.1.E. with the standards of the FAA’s Advisory Circular Draft.

<sup>48</sup> 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
Sanitary Landfills	NC	NC	NC	NC	NC	NC
Solar Power, Generation Equipment, Wind Generation, Wind Farms	NC	NC	NC	AR	AR	C
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

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
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)						
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<sup>49</sup>

- 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<sup>50</sup>

- 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

<sup>49</sup> 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).

<sup>50</sup> 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.

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 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<sup>51</sup>

- 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

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<sup>51</sup> 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.

airport hazard or permit a nonconforming use when the application for a permit is 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<sup>52</sup>

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

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<sup>52</sup> 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](#)).

- 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<sup>53</sup>

### 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.
- 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.

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<sup>53</sup> Carries forward current district descriptions from 2.3 *Districts*.

## 2.8.2 PLANNED DEVELOPMENT DISTRICT (PDD)<sup>54</sup>

- 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

<sup>54</sup> This section carries forward current 1.3.3: Legacy District, with changes noted.