

2018 SEP 11 PM 4:01

STATE OF SOUTH CAROLINA

ORDINANCE NO.: 2018-1535

COUNTY OF LANCASTER

AN ORDINANCE

TO AMEND TWO SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 5.12.4, SUBSECTION E [TEMPORARY RELOCATION MOBILE HOMES FOR DISPLACED RESIDENTS] AND SECTION 5.12.4, SUBSECTION F.2., [TEMPORARY RECREATIONAL VEHICLE OR TRAVEL TRAILER] SO AS TO BROADEN AND CLARIFY THE CONDITIONS FOR THE USE OF SUCH TEMPORARY HOUSING.

WHEREAS, on November 28, 2016, Lancaster County adopted a new complex Unified Development Ordinance (UDO); and

WHEREAS, during the drafting and finalization of that ordinance, it was contemplated that from time to time certain amendments to the UDO text would be necessary for clarification and/or situations that required a revisiting of the UDO so as to provide a more practical application of the regulations involving development standards throughout Lancaster County; and

WHEREAS, the text amendment noted herein has been reviewed and recommended by the Planning Staff and the Planning Commission and, following additional review by County Council, it is the finding of County Council that the recommended amendment is reasonable, necessary and appropriate in all respects;

NOW, THEREFORE, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and by the powers granted to the County by the General Assembly of the State, it is ordained that:

Section 1. Title.

The text of the Lancaster County Uniform Development Ordinance shall be amended in the following particulars:

- A. Portions of Section 5.12.4.E hereby are deleted and henceforth the revised Section 5.12.4.E shall read as follows:

Temporary Relocation Housing: Residents displaced as a result of a natural or manmade disaster, or a publicly sponsored redevelopment project in a

neighborhood or area, shall be allowed temporary relocation housing in a mobile home or recreational vehicle provided they meet the following requirements:

1. May occupy designated disaster areas or redevelopment project areas only. Mobile homes shall only be allowed to occupy redevelopment project areas.
2. Shall be permitted for not more than two (2) years.
3. Shall be properly installed according to state requirements and connected with public utilities as set forth in Lancaster County ordinances.
4. Shall be located at least thirty (30) feet from one another or other structures.
5. Shall be accessible to public service and emergency vehicles as determined and approved by the Administrator.
6. Adequate provision shall be made for parking and waste management in compliance with County ordinances and policies.

B. Section 5.12.4.F.2. is deleted in its entirety and henceforth shall be substituted to read as follows:

2. An active building permit for the principal building on the property is a prerequisite for a permit to conduct the temporary use. A waiver may be granted by the County Administrator for the active building permit due to issues with insurance not being resolved before pursuing the active building permit for the principal building. Progress towards completion of the project is essential in order to continue to hold this permit, and lack thereof over a period of three months or more shall be sufficient grounds for revocation of this temporary use permit.

Section 2. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 3. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

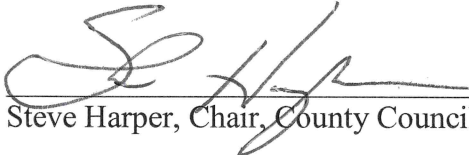
Section 4. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this 10th day of September, 2018.

LANCASTER COUNTY, SOUTH CAROLINA


Steve Harper, Chair, County Council


Larry Honeycutt, Secretary, County Council

Attest:


Sherrie Simpson, Clerk to Council

First Reading: August 13, 2018
Second Reading: August 27, 2018
Third Reading: September 10, 2018