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LANCASTER, SC

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2019-1607

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COUNTY OF LANCASTER

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**AN ORDINANCE**

**TO AMEND ORDINANCE 2016-1442, THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”), CHAPTER 2.5, USES PERMITTED, CHAPTER 5, USE REGULATIONS AND CHAPTER 10, DEFINITIONS IN ORDER TO ACCOMMODATE OPERATIONS, MAINTENANCE, AND FLEET SERVICE FACILITIES**

Be it ordained by the Council of Lancaster County, South Carolina:

**Section 1. Findings and Determinations.**

The Council finds and determines that:

- (a) Operations, Maintenance, and Fleet Service Facilities are not currently listed as permitted uses in the UDO but such uses are found in most jurisdictions and include fleet maintenance buildings, operation centers for public works and utility agencies, and other similar facilities.
- (b) In unincorporated portions of Lancaster County there are facilities meeting the above definition operated by Lancaster County, South Carolina Department of Transportation, Lancaster County Water and Sewer District, and Piedmont Natural Gas.
- (c) The proposed text amendment will accommodate Operations, Maintenance, and Fleet Service Facilities in order to meet the service and infrastructure needs of the county and its citizens.

**Section 2. Amendment of Ordinance 2016-1442**

Ordinance 2016-1442 (Unified Development Ordinance) Chapter 2.5, USES PERMITTED, Chapter 5, USE REGULATIONS, and Chapter 10, DEFINITIONS are amended as reflected on **Exhibit 1** attached to this Ordinance and incorporated herein by reference. The amendments are generally described as follows:

An Operations, Maintenance, and Fleet Service Facilities shall be added to Section 2.5.3 Use Table, F. Educational/Institutional. It will be permitted in the RUB (w/ Special Exception Permit), GB, RB, INS, LI, HI and IMX Zoning Districts.

Chapter 5, Use Regulations: Standards are added for Operations, Maintenance, and Fleet Service Facilities.

Chapter 10, Definitions: A definition of Operations, Maintenance, and Fleet Service Facilities will be added.

**Section 3. 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 4. Conflicting Provisions.**

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

**Section 5. Effective Date.**

This ordinance is effective upon Third Reading.

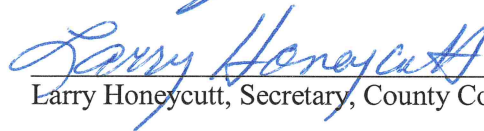
**AND IT IS SO ORDAINED**

Dated this 14<sup>th</sup> day of October, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**



Steve Harper, Chair, County Council



Larry Honeycutt, Secretary, County Council

ATTEST:



Sherrie Simpson, Clerk to Council

First Reading: September 9, 2019  
Second Reading: September 23, 2019  
Public Hearing: September 23, 2019  
Third Reading: October 14, 2019

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## 2 DISTRICT STANDARDS

### Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
<u>Operations, Maintenance, and Fleet Service Facility</u>	-	-	-	<u>S</u>	-	-	-	-	-	<u>PR</u>	<u>RP</u>	<u>PR</u>	-	<u>PR</u>	<u>PR</u>	-	-	-	-	-	<u>PR</u>	<u>5.7.6</u>
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.6Z
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	

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## 5 USE REGULATIONS

### 5.7.6 OPERATIONS, MAINTENANCE AND FLEET SERVICE FACILITIES [RUB, GB, RB, INS, LI, HI, IMX]

- A. Buffering: Facilities shall be buffered from adjoining Residential uses with a Type B buffer as set forth in Section 7.1.5.
- B. Lighting: Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from off-site.

### 5.7.6.7 SCHOOLS – ELEMENTARY AND SECONDARY [AR, RR, RN, RUB, LDR, MDR, PB, NB, GB, RB, INS, UR, HDR, RMX, MX, IMX]

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## 10 DEFINITIONS

Operations, Maintenance, and Fleet Service Facilities: A facility owned and/or operated by the government for the purpose of storage, maintenance, and/or fueling of fleet vehicles, storage of equipment and supplies in warehouses or outdoor storage yards, and/or the dispatching and training of field employees.

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