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LANCASTER, SC

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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ORDINANCE NO. 2019-1620

AN ORDINANCE

TO AMEND ORDINANCE 2016-1442, THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”), CHAPTER 2.4, DISTRICT DEVELOPMENT STANDARDS; CHAPTER 4, AVIATION OVERLAY; CHAPTER 5, USE REGULATIONS; CHAPTER 7.2.4, PARKING; AND CHAPTER 10, DEFINITIONS, TO ALLOW THREE FAMILY (TRIPLEX) DWELLINGS AND FOUR FAMILY (QUADRAPLEX) DWELLINGS AS PERMITTED DWELLING UNIT TYPES.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) The UDO currently permits two-family dwellings, townhomes and multi-family, in addition to single-family dwellings.
- (b) Permitting three-family (triplex) and four-family (quadraplex) dwellings will provide another housing option in Lancaster County.
- (c) There appears to be a need and a desire for three-family and four-family uses in rural areas within the County and on smaller lots and multi-family uses are common throughout the county.
- (d) The proposed text amendments accommodate three-family (triplex) and four-family (quadraplex) dwelling unit types while providing consideration and protection to adjacent low-density residential properties.

Section 2. Amendment of Ordinance 2016-1442

Ordinance 2016-1442 (Unified Development Ordinance) Chapter 2.4, District Development Standards; Chapter 4, Aviation Overlay; Chapter 5, Use Regulations; Chapter 7.2.4, Parking; 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:

Chapter 2.4, District Development Standards: Amend table by permitting three-family and four-family uses within the Professional Business (PB) District.

Chapter 4.2.1, McWhirter Field Aviation Overlay District: Amend to add three-family and four-family.

Chapter 5.2, Use Regulations: Amend chapter to add three-family and four-family to Residential Uses section.

Chapter 7.2.4, Parking: Amend to add three-family and four-family.

Chapter 10, Definitions: Add applicable definitions.

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.

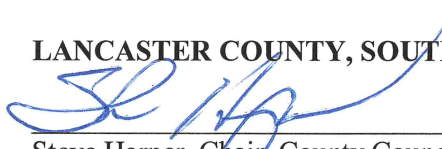
Section 5. Effective Date.

This ordinance is effective upon Third Reading.

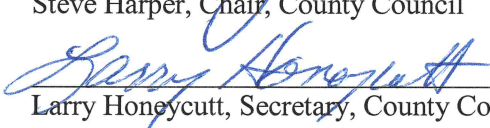
AND IT IS SO ORDAINED

Dated this 9th day of December, 2019.

LANCASTER COUNTY, SOUTH CAROLINA



Steve Harper, Chair, County Council



Larry Honeycutt, Secretary, County Council

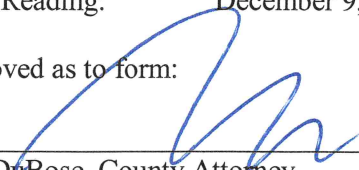
ATTEST:



Sherrie Simpson, Clerk to Council

First Reading: November 12, 2019
Second Reading: November 25, 2019
Public Hearing: November 25, 2019
Third Reading: December 9, 2019

Approved as to form:



John DuBose, County Attorney

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

USE TYPES	RURAL				TRANSITIONAL								SPECIAL				NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
A. RESIDENTIAL																						
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	-	-	-
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling = Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.7

4 OVERLAY DISTRICTS

4.2.1 MCWHIRTER FIELD AVIATION OVERLAY DISTRICT (MFA0)

Table 3: Conditional Land Uses

Zone Type	Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants	Condition Summary
Airport Land Use	A	None	None	None	None	None	None	None	None	None
	B1& C2	Medium density commercial uses medium density industrial uses	Medium density residential uses such as: apartment complexes, duplexes, <u>triplexes</u> , <u>quadraplexes</u> , townhomes	Medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices	Medium density industrial uses such as: machine shops, general manufacturing, recycling centers	Low and medium density institutional uses except for: schools, hospitals, nursing homes, day-cares, libraries, museums, religious assemblies, municipal/county administration offices, public community centers, convention	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, small gyms, dance studios	None	None	Part 77 Avigation Easement + Hold Harmless Agreement
	C1	Low density residential uses (lots less than 1 acre) medium density uses	Medium density residential uses such as: apartment complexes, duplexes, <u>triplexes</u> , <u>quadraplexes</u> , townhomes	Medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices	Medium density industrial uses such as: machine shops, general manufacturing, recycling centers	Medium density institutional uses such as: small libraries, small museums, small religious assemblies	Medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks	None	Detention ponds	Avigation Easement if necessary for current/planned instrument approaches + Disclosure Letter
	B2	Medium density residential uses medium density institutional uses	Medium density residential uses such as: apartment complexes, duplexes, <u>triplexes</u> , <u>quadraplexes</u> , townhomes	None	None	Medium density institutional uses such as: small libraries, small museums, small religious assemblies	None	Medium size fueling facilities such as: local fuel distribution facilities	All wildlife attractants except for landfills, water treatment facilities and open mining operations with water bodies	Disclosure Letter

* * *

Tallest height of structure (or vegetation) falls between Part 77 surfaces and TSS

Residential									
Single Family Residential	-	C 2,4,7	C 2,4,7	C 2,4,7	-	C 7	P	P	P
Multi-Family Residential, Mobile Home Units/Parks	-	C 2,4,7	C 2,4,7	C 2,4,7	-	C 2,6,7	P	P	P
Group Homes, Convalescent Facilities, Nursing/Family Care	-	-	-	-	-	C 2,6,7	P	P	P
Apartments, Duplexes, <u>Triplex</u> , <u>Quadraplex</u> , Townhomes, Condominiums	-	C 2,4,7	C 2,4,7	C 2,4,7	-	C 2,6,7	P	P	P
Temporary Housing	-	C 2,4,7	C 2,4,7	C 2,4,7	-	C 2,6,7	P	P	P
(P) Permitted Land Use (C) Conditional Land Use (-) Prohibited Land Use * See Table Key on page 4-6									

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5 USE REGULATIONS

5.2 RESIDENTIAL USES

5.2.3 DWELLING – THREE FAMILY (TRIPLEX) AND FOUR FAMILY (QUADRAPLEX) [PB]

A. Building Location: Three family and four family dwellings shall be limited to two per block face.

B. Lot Standards:

1. May only be located on pre-existing lots in existence as of the date of this ordinance (xxx date).
2. May not exceed a development size of five acres.

C. Exterior Appearance:

1. Three family dwellings shall be designed such that a maximum of three main entrances are on the fronting façade. Additional building entrances may be provided on the side and rear of the building.
2. Four family dwellings shall be designed such that a maximum of three main entrances are on the fronting façade. Additional building entrances may be provided on the side and rear of the building.
3. Dwelling units on corner lots must be designed such that a building entrance is on each façade fronting a street.

D. Buffer: Type A buffer shall be installed as required in Section 7.1.5, Buffers and Screening of this Ordinance.

E. Density: Developments shall be limited to a density of eight dwelling units per acre.

7 GENERAL DEVELOPMENT STANDARDS

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

Use Category	Minimum Required Auto Spaces
Residential	
Dwelling - Single Family & Two Family	1 per unit
Dwelling - Three Family & Four Family	1.5 per unit
Dwelling - Multifamily & Townhome	1.5 per unit
Dwelling - Accessory	1 space per unit
Live-Work Units	1 per 500 sf
Residential Care Facilities	1 per 2 units
All Other Residential Uses	1 per unit
Lodging - All Uses	1 per room
Office/Service	
Medical Clinic	1 per 350 sf
All Other Office/Service Uses	1 per 500 sf
Commercial/Entertainment	
Amusements (Indoor & Outdoor)	No requirement
Restaurant	1 per 250 sf
Theater (Indoor & Outdoor)	1 per 80 sf in auditorium
All Other Commercial/Entertainment Uses	1 per 400 sf
Civic	
Places of Assembly (Residential Districts)	No requirement
Places of Assembly (All Other Districts)	1 per 80 sf in main assembly hall
Private Recreational Facility	1 per 250 sf
All Other Civic Uses	1 per 500 sf
Educational/Institutional	
Child/Adult Day Care Centers (6 of more persons)	1 per 500 sf
All Other Educational/Institutional Uses	1 per 1000 sf
Automotive	
Vehicle Services - Minor Maintenance/Repair	1 per gas pump and repair bay
Vehicle Services - Major Repair/Body Work	2 per repair bay
All Other Automotive Uses	1 per 400 sf of office space
Industrial/Wholesale/Storage - All Uses	No requirement
Agricultural - All Uses	No requirement
Infrastructure - All Uses	No requirement

10 DEFINITIONS

Dwelling – Four Family (Quadraplex): Four dwelling units, including modular homes, attached side by side or one on top of another and sharing common walls or common floors and ceilings.

Dwelling, quadraplex

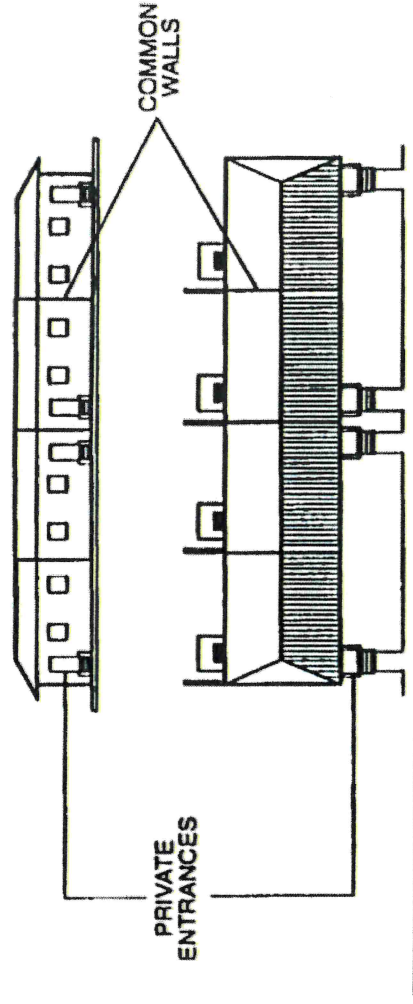


Exhibit 1

Dwelling – Three Family (Triplex): Three dwelling units, including modular homes, attached side by side or one on top of another and sharing common walls or common floors and ceilings.

